



Armada Township

PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586) 784-5211

MINUTES

September 3, 2014 7:00 p.m.

Regular Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes: **Regular Meeting August 6, 2014**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business
10. New Business:
11. PC Projects:
 - a.) **Review of Master Plan: Land Use Map**
 - b.) **Artisan/Cultural Events/Museums/Other (Non-residential uses in a residential district)**
 - c.) **Industrial Parking**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: October 1, 2014

Call to order: Chair Kehrig called the meeting to order at 7:03 p.m.

Pledge of Allegiance: Chair Kehrig led the group in the Pledge of Allegiance.

Roll Call: Present: Jabara, Wieske, Kehrig, LeMieux, and Abercrombie. Absent: Finlay, DeCock
Also present: Planner Rod Arroyo and Recording Secretary Christine White
DeCock arrived at 7:17 p.m.

Approve/Amend Agenda: Commissioner Dennis LeMieux requested adding 11. d) Update on Armada Ridge Park. **Motion made by LeMieux, seconded by Abercrombie, to approve the amended agenda by adding 11. d.) Update on Armada Ridge Park. All ayes: Motion Carried.**

Approval of Minutes: Regular meeting minutes August 6, 2014. **Motion made by LeMieux, seconded by Abercrombie, to approve minutes as presented. All ayes: Motion Carried.**

Public Comments: Township resident Chris Fix, 71700 Romeo Plank Rd. commented about how he would like his property rezoned from R-1 to AG.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted upcoming MTA workshop. **Motion made by Abercrombie, seconded by LeMieux, to receive and file as presented. All ayes: Motion Carried.**

Unfinished Business: None.

New Business: None.

PC Projects:

- a.) **Review of Master Plan: Planned Section:** Mr. Joe Tangari from Clearzoning presented the commission with an updated copy of the Planned Section of the Master Plan. He went over the full text with the commission which included updated language, and photos. One new change included a flexible residential and development area. Discussion will continue next month.
- b.) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):**
The commission went over a possible definition of a cultural center as a building or area used to present exhibits of cultural, scientific or academic material or fine arts, live theater and dance performances, musical concerts or lectures to the general public as a nonprofit enterprise. The current ordinance book does not have a definition. Also, language was presented for specific requirements and conditions. The commission will be reviewing this more in depth next month.
- c.) **Industrial Parking:** Planner Rod Arroyo introduced a sample ordinance to the commission for Industrial/Manufacturing and Wholesale parking. The commission discussed the possible changes and went over a possible new section for mixed-used developments. This could be applied to various situations. An example would be office/restaurant. Office typically has peak hours during the day, while a restaurant would peak in the evening. This would be a separate provision, and would not replace what is already there. It would allow for flexibility. The commission will continue discussion next month.
- d.) **Update on Armada Ridge Park:** Commissioner LeMieux updated the commission on the progress of the approach to Armada Ridge Park. He received prices for the approach from a couple different engineers. When presenting to the township board, he was made aware that property near the township park on North Ave. recently became available for purchasing. The Township Board would like to pursue that option at this time.

Public Comments: None.

Adjournment: Motion by DeCock, seconded by Wieske, to adjourn at 9:06 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____