



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### DRAFT MINUTES

January 2, 2013 – 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 December 5, 2012**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **Zoning Ordinance Amendments**
10. New Business: **Blake's Orchard Winery and Hard Cider**
11. PC Projects: **Recreation Master Plan Review and Recommend to Township Board**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: February 6, 2013

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**Call to order:** Vice-Chair DeCock called the meeting to order at 7:02 p.m.

**Pledge of Allegiance:** Vice-Chair DeCock led the group in the Pledge of Allegiance.

**Roll Call:** Present: Finlay, Finn, DeCock, Abercrombie. Absent: Kehrig, LeMieux, Jabara  
Also present: Chris McLeod, Planner, Christine White, Recording Secretary. Jabara arrived at 7:17 p.m.

**Approve/Amend Agenda:** Motion made by Finlay, seconded by Finn, to change the agenda, New Business will be heard prior to Unfinished Business. All ayes; Motion Carried.

**Approval of Minutes:** Regular Meeting, December 5, 2012. Motion made by Finlay, seconded by Finn, to approve minutes as presented. All ayes; Motion Carried.

**Public Comments:** None.

**Public Hearing:** None.

**Reports and Correspondence:** Vice- Chair DeCock noted a memo in regards to the changes of the Planning Commission and the Notice to Review the Park and Recreation Master Plan. **Motion made by Finlay, seconded by Finn, to receive and file as presented. All ayes; Motion Carried.**

**New Business: Blake's Orchard Winery and Hard Cider**

Mr. Paul Blake of Blake's Orchard presented a plan that explained his family's idea to promote Ag Tourism and to diversify their current business into something more exciting and viable by producing hard cider and eventually wine and a tasting room to their current business. He explained how he has visited other orchards and farm markets throughout the state that have been doing this with good results. A separate LLC was to be put into place to track revenue and costs. This type of use is regulated heavily through state and federal laws. The building that will be used is currently open to the public for doughnut and cider sales. They are looking at the necessary equipment. It is intended to be converted into a tasting area and viewing room. The Fire Chief did a preliminary inspection of the site and his findings were given to each member. This is an acceptable ancillary use in the agricultural preservation district. Discussion regarding ventilation, parking, and the produce to be used took place. **Motion made by Abercrombie, seconded by Finlay to accept the site plan as presented. All ayes; Motion Carried.**

**Unfinished Business: Zoning Ordinance Amendments**

A draft was sent to the Township Board for review and approval. The Township Board sent it back to the Planning Commission to look into rezoning areas in the master plan that fit these types of events. Chris McLeod, planner presented the draft ordinance #5. **Title 16.24 Race Tracks, Motocross Tracks, Tractor Pulls, Mud Bogs and the Like for motorized vehicles.** He did not think going as far as opening the master plan was needed. He thought that this could be accomplished by taking another look at the draft ordinance. He presented the following options: additional provisions as to where these will be located by adding additional acreage, limit the roadways, keep it as is and use the Special Land Use aspect, that will dictate where these uses will go in the township, come up with another alternative altogether, or the commission could ask the Township Board to further define what it is they are looking for.

Vice-Chair DeCock asked for public comments: Nick Fix, concerned over number four of the ordinance, stated that 65 decibels is basic conversation. Chris McLeod, planner explained it is basically saying you are not going to hear this type of activity from the property line. Nick Fix wanted to then know how he would cut his grass. Planner, Chris McLeod explained the township recognizes normal activities on property from a day to day basis. In terms of a Special Land Use, the township has every right to place noise requirements that would not make this use any noisier than would normally be anticipated on any AG or M-1 property. Dawn Fix stated this is incorrect because her lawn mower is louder than 65 decibels from her property line. Chris McLeod, planner stated the 65 decibel is for a special land use. The township does not require a special land use to cut your grass. Nick Fix understands that and still believes 65 decibel to be unpractical. Commissioner Finn explains an auditory protection plan.

Commissioner Finlay likes the ordinance as is, and is not sure what the board is asking.

Vice-Chair DeCock asks planner about designated areas. Chris McLeod, planner states if permitted in a certain area, it would not go through a special land use. The township would retain certain rights. A site plan review, and meeting the ordinance requirements. It is a plausible alternative. The issue is that the people that are located within whatever areas of the township that would be designated is that they will not be happy, especially if they are not partaking in that kind of use.

Special Land Use allows people to apply on any piece of property. The planning commission has the discretion to say the intensity and the type of use for a particular parcel is either too intense or too small. It will vary by applicant.

If an area is defined or designated the less likely it can be denied. The more an applicant can show that they are meeting an ordinance the less ability the township has to deny it.

Commissioner Finlay would like these uses to be on a case by case basis, through special land use. Commissioner Abercrombie suggested a limit to how many would be allowed in the township and if they could be renewed every year. One of the requirements for a special land use is showing there is a need for it. The applicant has to prove there is a need and if the planning commission does not believe there is, it can be denied.

A yearly renewal cannot be done with a special land use. A special land use runs with the property. A special land use can be taken away if violations occur. There is currently no ordinance in place for annual business permits. These are usually done through the building department, sometimes through the fire department. Once in place it could be a requirement of a special land use, but is not at this time.

**Motion made by Finlay, seconded by Finn to send the ordinance back to the Township Board the way it is and have each board member pick out what they like and do not like. Finn added also to look into the rezoning of the master plan to fit these types of events for clarification.**

Discussion of the motion was to look at rezoning area in the master plan that fits these types of events. Commissioner Abercrombie stated we are sending them back the ordinance. The ordinance is separate from the master plan.

**Motion to amend the current motion by Finn to specify the zones they are in or do they want new zones. Lack of support; Motion Failed.**

**Vote on original Motion; Ayes; Finlay: Nays; Abercrombie, Jabara, Finn, DeCock, Motion Failed.**

**Motion made by Jabara, seconded by Abercrombie to ask the Township Board what they stated, to look into rezoning areas in the master plan that fit these types of events for more clarification. Ayes; Abercrombie, Jabara, Finn, DeCock. Nays; Finlay. Motion Carried.**

**PC Projects: Recreation Master Plan Expiration Dec. 31, 2012:** A notice for a thirty day review period was posted. No comments were forwarded to the Planning commission. Chris McLeod, planner went over the changes made at last month's meeting. All the requirements have been satisfied and can be sent to the Township Board. The plan may be amended during the five years. **The plan has been adopted by resolution. Motion made by Abercrombie, seconded by Finn to send a resolution for adoption of the Armada Township Recreation Plan to the Township Board. All ayes; Motion Carried. See attached Resolution.**

**Public Comments:** None.

**Adjournment: Motion made by Finlay, seconded by Finn, to adjourn at 8:22 p.m. All ayes; Motion Carried.**

Respectfully submitted:

Christine White  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_

**RESOLUTION OF ADOPTION**

**ARMADA TOWNSHIP RECREATION PLAN**

WHEREAS, the Board of Trustees of Armada Township, Macomb County, Michigan, is responsible for making decisions regarding the establishment of recreation policies and plans, and

WHEREAS, the Armada Township Planning Commission is responsible for developing the Recreation Plan on behalf of the Armada Township Board of Trustees; and

WHEREAS, the purpose of the Recreation Plan is to identify the short and long range needs of the Township and offer a comprehensive program for addressing these needs; and

WHEREAS, the Recreation Plan will qualify the Township to participate in recreation grant programs available through the State of Michigan; and

WHEREAS, the Recreation Plan has been prepared according to the guidelines of the Michigan Department of Natural Resources; and

WHEREAS, the Recreation Plan has been available for thirty (30) days for public review and comment, and that notices were posted at the Township Hall among other public places; and

WHEREAS, an advertised public hearing is to be held on January 9, 2013 in front of the Armada Township Board of Trustees for the final adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP PLANNING COMMISSION OF THE TOWNSHIP OF ARMADA, MACOMB COUNTY, MICHIGAN, that the 2013-2018 Recreation Plan is recommended for adoption as its policy guide for recreation purposes.

Moved By: Abercrombie

Supported By: Finn

Ayes: Abercrombie, Finn, Finlay, Jabara, DeCock

Nayes:

Abstained:

Absent: Kehrig, LeMieux

I hereby certify that the above resolution is a true and correct copy of the resolution adopted by the Armada Township Planning Commission on January 2, 2013.

\_\_\_\_\_  
DJ Kehrig, Planning Commission Chair

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Date