



# 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

October 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 August 7, 2013**
6. Public Comments
7. Public Hearing:
8. Reports and Correspondence
9. Unfinished Business:
10. New Business: **a.) Armada Rubber**  
**b.) Blake's Farm**
11. PC Projects: **a.) Review of Master Plan: Goals & Objectives, Land Use Map**  
**b.) Artisan/Cultural Events/Museums/Other (Non-residential uses in a residential district)**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: November 6, 2013

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**Call to order:** Chair Kehrig called the meeting to order at 7:02 p.m.

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

**Roll Call:** Present: Finlay, Kehrig, Abercrombie, LeMieux. Absent: Jabara, Finn, DeCock  
Also present: Chris McLeod, Planner, Christine White, Recording Secretary. DeCock arrived at 7:16 p.m.

**Approve/Amend Agenda:** Motion made by LeMieux, seconded by Abercrombie, to approve the agenda as amended: add under New Business: c.) Fix/Slaughtered at Sundown. All ayes; Motion Carried.

**Approval of Minutes:** Regular Meeting, August 7, 2013. **Motion made by LeMieux, seconded by Kehrig, to approve minutes as presented. All ayes; Motion Carried.**

**Public Comments:** **Ron Delmont** township resident who resides at 72333 Romeo Plank Rd. has concerns about Slaughter at Sundown. The noise levels after midnight until five in the morning. He believes allowing a beer tent will only add to the problem. **Joanie Oliver** township resident who resides at 72235 Romeo Plank Rd. has concerns about Slaughter at Sundown. She was speaking for the neighborhood as a whole, and believes that they have been more than accommodating of the fall events that take place. Her concerns are the noise levels after midnight until five in the morning. Some of the noises are gun shots, brake torques, loud trucks, and after hours parties. She believes that having more alcohol on the property would only perpetuate the problem.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig noted, that he spoke with Ben Delecke, the Planning Chair for the Village of Armada in regard to the nursing home expansion, an application from Fix/Slaughtered at Sundown, letter of intent from Armada Rubber, and a copy section 16.29 of the Armada Township zoning ordinance. **Motion made by Abercrombie, seconded by LeMieux, to receive and file as presented. All ayes; Motion Carried.**

**Unfinished Business:** None.

**New Business:**

- a.) **Armada Rubber:** A letter of intent was received from Armada Rubber. Representatives from Armada Rubber were not in attendance. **Motion made by Abercrombie, seconded by LeMieux, to postpone and move further down in the agenda. All ayes; Motion Carried.**
- b.) **Blake's Farm:** Under the agribusiness ordinance when an agricultural building becomes open to the general public a site plan review is required. The applicants previously appeared before the Planning Commission and it was indicated that the existing building would not expand, only be renovated. The Blake's presented that as they proceeded with the renovations that raccoons had done severe damage and the concrete posed safety issues. The winery facility is being increased by 1,000 square feet, a 20x50 addition. Another 16x80 addition to the building was shown on the plan is an existing area that will be used for production and not open to the general public. The general public will not be seated under the overhang in front of the building. The Planning Commission members were in agreement as to the building on the drawings submitted being modified. The building meets setback requirements. Approximately 2,800 square feet of the building is used for production, and approximately another 2,800 square feet will be used for the tasting area. They are well under 12,000 square feet of retail space and with the calculations it was determined that the parking requirements were easily met. Stamped concrete walkways and sidewalks were installed. The Planning Commission indicated that the information provided was sufficient to conduct the review. **Motion made by LeMieux, seconded by Finlay, to approve the 20x50 addition to be used for the winery and hard cider production and tasting area with surrounding parking and walkways. All ayes; Motion Carried.**
- c.) **Fix/Slaughtered at Sundown:** Dawn Fix owner of Slaughtered at Sundown is seeking site plan approval for an entertainment/beer tent to be held Friday and Saturday nights through the month of October in conjunction with Rainbow Connection under the agri-business ordinance. A tent is considered a building, and under the agribusiness ordinance requires site plan approval. Planning Commission doesn't typically get involved with licensing of alcoholic events. Typically, this is done through the Township Board. However, there is not a use listed under the agri-business ordinance that is directly similar to a beer/entertainment tent, there is a catch all under letter l.) which would allow the Planning Commission the right to approve a use that is

not specifically listed. Through discussion the Planning Commission did not have a problem with the tent. The use of the tent is where the concern is. Dawn Fix stated that she was given permission from the Township Supervisor to sell beer and wine and Rainbow Connection secured the necessary liquor licenses. It was her belief that she was in front of the Planning Commission only to get approval to have the tent open to the general public. The application was just given to the Planning Commission at the start of the meeting. **Motion made by DeCock, seconded by LeMieux, to table until next month for more information from the Planner and Fire Department. All ayes; Motion Carried.**

#### **PC Projects:**

- a.) **Review of Master Plan: Goals and Objectives, Land Use Map:** The planner, Chris McLeod went over the land use map, of the current master plan with the commission. The commission discussed the possibilities of when and where sewer would be brought into the township. The problems of our current industrial district are that they are on well and septic which prohibits them from expanding. Fire suppression systems that operate from wells keep expansion from happening also. A discussion of annexation (boundary adjustments) with the Village of Romeo, and the Village of Armada with various outcomes took place. The trend in master planning has become more generalized. The commission was in agreement that they would like to see more industrial development along 32 Mile Road. An update to the land use map showing this will be available for the next meeting. The legend on page 70 regarding prime farmland will also be updated.

#### **New Business Discussion Resumed:**

a.)**Armada Rubber:** Chair Kehrig went over the letter of intent from Armada Rubber. They are seeking approval for a 13x70 structure on the rear of the building to be used for onsite material storage. They would also like to revamp an existing truck well. The commission went over the Planner's review and discussed each item. The plan needs to reflect exactly how many parking spaces are available. The plan does not show a concrete pad under the overhead door. The zoning ordinance requires a total of eighty five parking spaces based on a building of approximately 40,000 square feet. The site plan shows that lighting will not be altered. It was assumed that some lighting would be provided over doors, that lighting does need to be shown on the plan. The zoning ordinance requires that a pathway be constructed along the frontage of all properties which abut a regional, or secondary thoroughfare, and Armada Ridge is a major roadway within the Township. It was agreed that the pathway should be deferred to a later date. No construction trailer will be placed on site during construction. No additional landscaping is warranted at this time. The performance standards of Section 5.05 are required. No new signage is proposed at this time. **Motion made by Finlay, seconded by LeMieux, for a conditional site plan approval based on items 2,4,and 5 of the planner's review addressed to township satisfaction and the pathway requirement is deferred to a later date. All ayes; Motion Carried.**

#### **PC Projects Discussion Resumed:**

##### **b.) Artisan/Cultural Events/Museums/Other(Non-residential uses in a residential district):**

Discussion of allowing these types of uses and how to regulate and distinguish one person's idea of art to another's took place. One person might want a farm tractor museum, another might want something else. How many other people will come to the commission? This will open up many other issues. How much commercial type activity do we want to allow in a residential district? The bigger discussion is what does the commission want to allow in a residential district, events, storage, etc...and allowing these types of uses along with the potential ramifications. Do we allow these uses and under what conditions. At the next meeting home-based businesses will also be discussed. No action at this time

**Public Comments:** None.

**Adjournment: Motion made by DeCock, seconded by Abercrombie to adjourn at 10:10 p.m. All ayes; Motion Carried.**

Respectfully submitted:

Christine White  
Recording Secretary

Approved:

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