



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

December 4, 2013 – 7:00 p.m.

Regular Meeting

Call to order

1. Pledge of Allegiance
2. Roll Call
3. Approve/Amend Agenda
4. Approval of minutes: **Regular Meeting November 6, 2013**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. Unfinished Business
9. New Business: **a.) Set Meeting Dates for 2014**
10. 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)
c.) Tents and temporary structures
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: February 5, 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: Finlay, Jabara, Kehrig, Abercrombie. Absent: Finn, LeMieux, DeCock
Also present: Patrick Meagher, Planner, Christine White, Recording Secretary.

Approve/Amend Agenda: Motion made by Abercrombie, seconded by Jabara, to approve the agenda as presented. All ayes; Motion Carried.

Approval of Minutes: Regular Meeting, November 6, 2013. Motion made by Abercrombie, seconded by Jabara, to approve minutes as presented. All ayes; Motion Carried.

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted Planning and Zoning News for the month of October 2013, meeting dates for 2014, memo and budget from Clerk Mary Swiacki, blood donors needed for Fire Department drive, draft #1 proposed ordinance amendment for parking, updated concept map, examples of wedding barns. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: None.

New Business: Set Meeting Dates for 2014: The commission discussed a list of dates presented for next year's meetings. January 1, 2014 was cancelled due the fact that it is a holiday. All other dates stand as presented. **Motion made by Finlay, seconded by Abercrombie to adopt the dates as presented with the exception of January 1, 2014 for the open meetings resolution. All ayes; Motion Carried.**

PC Projects:

- a.) **Review of Master Plan: Goals and Objectives, Land Use Map:** The planner, Patrick Meagher presented to the commission an updated copy of the land use map with the corrections from last month's meeting. The commission discussed having the map updated further by removing a road that no longer exists, adding commercial areas on both sides of Wolcott (west and east) at Thirty-two Mile Rd., adding on the fire station property on Romeo Plank Rd. and showing the Macomb County Orchard Trail on the map.
- b.) **Artisan/Cultural Events/Museums/Other (Non-residential uses in a residential district):**
The planning commission discussed if they wanted to allow limited commercial use in a residential area. If allowed it should be done under special land use. Weddings being held in barns and the potential impact to emergency services, and possible liabilities were discussed. The commission also discussed the agri-business and home occupation ordinances. Safety of older accessory structures and how they would be inspected was discussed. An opinion from the Building Inspector was requested for next month's meeting. A review board with professionals for certain activities was also discussed. The planner stated that if a special land use is done, the township is stuck with them. A more conservative approach is to go with a special event permit process. A special event permit ordinance that is regulatory could be put into place, for example, that would allow for maybe twelve events per year and would have set criteria for each event. Each time someone would like to hold an event, they would have to come in ahead of time, meet the requirements, go through the review process, and have all necessary inspections done prior to each event. The planner said that unless you really want to specifically develop an area commercially you do not want to give a special land use. A regulatory ordinance can be eliminated if it is not working out. A special land use cannot. Information about a special event permit process and the agribusiness ordinance will be discussed next month. It needs to be clear in both instances. Information from the fire and building departments will also be looked at.
- c.) **Tents and temporary structures:** Tents and other temporary structures, located at agri-business uses, and general residential uses were discussed. Should site plan approval and permits be required and in what situations. Information on the building code was presented to the commission. The planner will look into the matter further, but does believe there should be a provision for review and inspection. He will look into the ordinance as it stands now and check into the building code for clarification for next month's meeting.

Public Comments: None.

**Adjournment: Motion made by Finlay, seconded by Jabara to adjourn at 8:40 p.m. All ayes;
Motion Carried.**

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson_____Date_____