



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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DRAFT MINUTES

July 3, 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 March 6, 2013**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business
10. New Business:
 - a.) **Site Plan Review-Armada Recycling**
11. PC Projects:
 - a.) **Update Master Plan**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 7, 2013

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Call to order: Chair Kehrig called the meeting to order at 7:10 p.m.

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

Roll Call: Present: Finlay, Jabara, Kehrig, Abercrombie. Absent: Finn, DeCock, LeMieux
Also present: Chris McLeod, Planner, Christine White, Recording Secretary.

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

Approval of Minutes: Regular Meeting, March 6, 2013. **Motion made by Abercrombie, seconded by Finlay, 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 February, March, and April, A memo from Community Planning & Management Re: Zoning vs. Regulatory Ordinance,

an invitation from Consumer's Energy, a public notice from SEMCOG. **Motion made by Abercrombie, seconded by Kehrig, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: None.

New Business:

- a. **Site Plan Review-Armada Recycling:** Greg Kemp, owner, and Ted Whittlesey presented to the planning commission a request for a new building that will be used to store recycled metals in their separated condition until they are resold. The building will be an unheated storage building designed to keep the materials out of the weather.

Planner, Chris McLeod discusses the site is unusual in that it is zoned M-1, but surrounded by residential property. The M-1 district allows for junk yards, auto recycling, storage of industrial waste, and similar uses as a special land use. This should be a special land use. What complicates this matter is section 16.25, the special land use requirements state that the site shall not abut property zoned for residential use. This site is completely surrounded by residential type properties; therefore it does not meet the zoning ordinance, making it a non-conforming use.

The technical stance is that non-conforming uses are not allowed to expand. The planning commission and the township as a whole have a decision to make in terms that the use appears to be already happening at the site. It is a matter of how the use is conducted, and where the material is stored. A simple industrial building is allowed, in the M-1 district. The building itself is not the issue. The use is what is causing the issue. The planning commission could make the determination that the use is not expanding and is coming closer to meeting the ordinance by putting portions inside the building. The building will make the use more acceptable per the ordinance. The ordinance suggests this type of use should be kept indoors, and that is what is occurring here.

Through discussion it appears that this use pre-dates all zoning and has been in existence for many years. The use can exist as is, but when the owner asks to make changes, the township has the right over time to ask the owner to move closer and closer into compliance. Examples would be screening, parking, drainage, etc. Discussion among the commissioners was that he is not expanding the site. It will be aesthetically pleasing to our township to have it enclosed. It is already zoned M-1. The use is already there. The difference between a site plan review and a special land use was also discussed. The size of the building is what is requiring a special land use. It is not likely that there is an existing special land use on this property. A standard should be set for the township and the applicant that will protect both parties moving forward.

Motion made by Abercrombie, seconded by Jabara to set a Public Hearing for the proposed amendment for Special Land Use/site plan for Armada Recycling on August 7, 2013 at 7:05 p.m. All ayes; Motion Carried.

A discussion of some of the items in the first review from the planner and engineer were discussed with the applicant for further direction on how to move forward. Items included evergreen plantings, the parking area, a pathway being installed and drainage.

PC Projects:

- a.) **Update Master Plan:** The master plan was last adopted in 2004 and reviewed in 2009. The planner, Chris McLeod recommended that the master plan be reviewed and updated for 2014. The demographic data has changed significantly since 2004. Visions and goals should be looked at to make sure the plan still says what we want it to. Surrounding communities have had some significant changes as well. Water, sewer and land uses should be reevaluated and reviewed. The vision and goal section of the master plan map especially around the industrial district, thirty-two mile road corridor, and the area around the village will be discussed at next month's meeting. Being more pro-active for businesses in our community was discussed.

Public Comments: Beth Abercrombie commented on the need for a reminder to commissioner's to please notify in advance if you will not be in attendance at the meetings.

Adjournment: Motion made by Abercrombie, seconded by Jabara to adjourn at 9:03 p.m. All ayes; Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____