



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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DRAFT MINUTES

August 7, 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 July 3, 2013**
6. Public Comments
7. Public Hearing : **Special Land Use-Armada Recycling**
8. Reports and Correspondence
9. Unfinished Business
10. New Business:
11. PC Projects: **Review of Master Plan: Goals and Objectives, Land Use Map**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: September 4, 2013

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Call to order: Chair Kehrig called the meeting to order at 7:00 p.m.

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

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

Approve/Amend Agenda: Motion made by LeMieux, seconded by DeCock, to approve the agenda as amended: add under PC Projects: b.) Public Safety opinions c.) Non-conforming lots. All ayes; Motion Carried.

Approval of Minutes: Regular Meeting, July 3, 2013. Motion made by Finlay, seconded by Jabara, to approve minutes as presented. All ayes; Motion Carried.

Public Comments: None.

Public Hearing: Special Land Use-Armada Recycling: Chair Kehrig opened the public hearing at 7:05 p.m., receipt for application of a site plan from Armada Recycling was confirmed. An affidavit of publication was received. Ted Whittlesey was the only one in attendance and presented to the planning commission the proposal of a new building that will be used to store recycled metals in their separated condition until they are resold. The building will be unheated and designed to keep the materials out of the weather. He presented the planning commission with an over view of the property, and stated that

Armada Recycling will continue using the property in the current manner, bringing inside what they do outside. A new site plan will be forthcoming in the next week. The fire department will do a review once the new plan has been received. Jabara asked about a catch basin for fluids being installed for possible ground contamination. The applicant could be requested to provide this information. Copies of soil boring and the depth of the aquifer were requested. **Motion made by LeMieux, seconded by DeCock to table the matter pending an additional site plan and to close the public hearing at 7:16 p.m. All ayes; Motion Carried.**

Reports and Correspondence: Chair Kehrig noted, planning and zoning news for, May, June and July. A memo from Community Planning & Management Re: Master Plan Review, a MTA workshop registration form, and an affidavit of publication, and a handout on non-conforming lots. **Motion made by DeCock, seconded by Kehrig, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: None.

New Business: None.

PC Projects:

- a.) **Review of Master Plan: Goals and Objectives, Land Use Map:** The planner, Chris McLeod went over section five, goals and objectives, of the current master plan with the commission. Any information the planning commission needs moving forward, he would make sure they have, such as road counts, and population projections. Chair Kehrig went over the policies and asked if everyone was still in agreement. A brief discussion of each of the policies ensued. The commission also went over the potential of growing the industrial district, and sewer possibilities. Planner Chris McLeod will provide an update to the policies that were discussed for the next meeting, and the commission was in agreement that, sections five and six of the Master Plan will be discussed at the next meeting.
- b.) **Public Safety Opinions:** LeMieux asked the planning commission for their opinions on public safety. The township board has been investigating possible policing options and stated that since the planning commission members live here in the township and are spread out to different areas what their thoughts were on the current situation. Discussion and various opinions were given.
- c.) **Non-conforming lots:** Jabara presented the planning commission with a hand out from another community on non-conforming lots, and asked various questions to the members for their thoughts in regard to the Armada Township non-conforming lot ordinance. After discussion it was determined that Armada Townships ordinance includes the same.

Public Comments: None.

Adjournment: Motion made by Finn, 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 _____