



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

September 5, 2012 – 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 1, 2012**
6. Public Comments
7. Public Hearing: **Proposed Recreation Plan Public Input Session**
8. Reports and Correspondence
9. Unfinished Business: **Zoning Ordinance Amendments**
10. New Business: **None**
11. PC Projects: **Recreation Master Plan Expiration Dec. 31, 2012**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: October 3, 2012

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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: Kehrig, Finlay, LeMieux, Swiacki, Jabara. Absent: DeCock, Finn
Also present: Chris McLeod, Planner, Christine White, Recording Secretary.
Finn arrived at the meeting at 7:07 p.m.

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

Approval of Minutes: Regular Meeting, August 1, 2012. Motion made by Swiacki, seconded by LeMieux, to approve minutes as presented. All ayes; Motion Carried.

Public Comments: None.

Public Hearing: Proposed Recreation Plan Public Input Session

Motion made by Finn, seconded by Swiacki, to open the public hearing at 7:08 p.m. All ayes; Motion Carried.

Kehrig confirmed the affidavit of publication, and that it is on file for public inspection.

Kehrig asked for public comments. There were no public comments.

Motion made by Finlay, seconded by Swiacki, to close public hearing at 7:13 p.m. All ayes; Motion carried.

Reports and Correspondence: Chair Kehrig noted a copy of the order of permanent injunction requested by Armada Township in regard to the mud bogs. **Motion made by Swiacki, seconded by LeMieux, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: Zoning Ordinance Amendments

Chris McLeod, planner presented the proposed changes of the ordinance as follows: Agricultural Preservation Zoning District, by amending Section 8.01 Uses permitted, by amending Subsection (B.) Agribusiness (Value Added Farming Operations), Subsection (2.) Acceptable Ancillary Uses,

Subsection (l.) Accessory or other similar uses to those listed above as approved by the Planning Commission. If the Commission determines that the type of use is not similar to an above stated acceptable ancillary use or that the impacts from such a use may be of a more intense nature, the Planning Commission may consider the use as a special land use approval and if approved, may place appropriate conditions on the use to ensure that the health, safety, and general welfare of the Township are protected.

Subsection (m.) Accessory uses which include mud bogs, race tracks, tractor pulls, the use of motor vehicles or off road vehicles for entertainment, charitable or for profit purposes, shall not be considered acceptable ancillary uses. This shall not include the use of tractors for hayrides or other similar events or normal farm related activities.

7. Conditions of Agribusiness Operations

(e.) Uses shall provide an emergency action/access plan (as approved by the Fire Department) for emergency response for each aspect of the agribusiness use (if and as determined necessary by the Township).

Motion made by Jabara, seconded by Finn, to recommend to the Township Board to adopt the above language for Section 8.01 Uses Permitted l., and m., also Number 7. e. for approval into the ordinances. All Ayes; Motion Carried.

The zoning ordinance amendments: Section 16.24 Race Tracks, Motocross Tracks, Tractor Pulls, Mud Bogs, and the Like. The procedure of a special land use and the approval process was discussed. Chris McLeod, planner presented the proposed changes discussed from last month's meeting which were parking lot requirements and the regulation of overnight stays. Chair Kehrig went over the eight standards of the special land use requirements. Enforcement issues were discussed with this type of use. A discussion of whether or not this should be an allowable use in the township was discussed. Other items which include a minimum number of acres, side yard setbacks, landscaping barriers and noise levels were discussed. **Motion made by Swiacki, seconded by LeMieux, to table until next meeting to gather more information. All ayes; Motion Carried.**

New Business: None

PC Projects: Recreation Master Plan Expiration Dec. 31, 2012: Planner Chris McLeod went over the proposed recreation master plan. The planning commission went over all the various areas of the parks. The main concerns were an area for the skate park which showed on one plan and not the other, soccer fields being converted into a baseball field at the park on North Ave, disc golf, and parking modification for the park on Armada Ridge Rd. The planner will make all the changes that were discussed and have the information for the next meeting. It was also determined that the second public input session should be held in December.

Public Comments: Commissioner Finlay discussed bringing more of a tax-base into the Township, with a suggestion about upscale housing with airport access.

Adjournment: Motion made by Swiacki, seconded by Jabara, to adjourn at 9:00 p.m. All ayes; Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson_____Date_____