



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586) 784-5211

MINUTES

June 6, 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 – May 2, 2012**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business
 - a. **Discussion of Acceptable Ancillary Uses**
10. New Business
11. PC Projects: **Recreation Master Plan Expiration Dec. 31, 2012**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 1, 2012

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: Kehrig, DeCock, Finlay, LeMieux, Swiacki, Finn at 7:04 p.m., Jabara at 7:05 p.m.
Also present Chris McLeod, planner, Christine White, recording secretary.

Approve/Amend Agenda: Add under New Business: a.: **River access in Township Park; b.: Preliminary Skate Park site plan. Motion made by LeMieux, seconded by DeCock, to approve agenda as amended. All ayes; Motion Carried.**

Approval of Minutes from regular meeting, **May 2, 2012.**

Motion made by Swiacki, seconded by LeMieux, to approve minutes as presented. All ayes; Motion Carried.

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair noted Woody Debris Management 101,
Copy of letter to Sundown Riding Stables from Martin Smith, Code Enforcer,
Advertisement of Mud Bog Event held May 5, 2012,
Copy of emails Re: Mud Bog Event held May 5, 2012,
Copy of emails Re: Waiver for Mud Bog Event,
Revised copy of Waiver,
Copy of Minor's Waiver Dawn Fix brought in as an example,
Memo from Armada Township Fire Department Re: May 12, 2012 Mud Bog Event,
Memo from Supervisor Paterek Re: May 12, 2012 Mud Bog Event.

Chair Kehrig presented an article from the May 16, 2012 Romeo Observer in regard to mud bogs.

Motion made by Swiacki, seconded by Finn, to receive and file as presented. All ayes; Motion Carried.

Unfinished Business: Discussion of Acceptable Ancillary Uses. Chris McLeod, Planner discussed proposed options for section 8.01 Uses Permitted section B. Agribusiness (Value Added Farming Operations). On file in the recording secretary's office, and is available upon request. After discussion of each item change by the planning commission members and research done by the members a **Motion made by Swiacki, seconded by Finn, that at our regular Planning Commission meeting of April 2012, a motion was made to recognize mud bogs subject to a number of conditions as an acceptable ancillary use to agribusiness uses. This motion was made based on a number of statements, assurances and general assumptions regarding the size, intensity and operation of mud bogs. These statements, assurances and general assumptions do not appear to be accurate. Therefore, at this time I make a motion to rescind the Planning Commission's original motion to allow mud bogs as an acceptable ancillary use to an agribusiness, therefore not allowing mud bogs from this point forward as acceptable ancillary uses to an agribusiness and recommend that the Planning Commission draft proper ordinance amendments to require additional reviews and approvals for a mud bog operation regardless of what type of property it is proposed to be located on. All ayes; Motion Carried.**

A moratorium on mud bogs was discussed but, can only be done by the Township Board.

Motion by DeCock, no second, to table proposed ordinance changes to next month's meeting.

Motion Failed. Due to lack of support.

Chris McLeod, Planner presented the commission with an example ordinance for race tracks, motocross tracks, mud bogs, and the like and said they were minimum standards. A copy is on file in the recording secretary's office, and is available upon request. The commission discussed each item. Additions and deletions were made. A decision was made to add section 16.24 and the suggested changes will be forwarded to the planning commission before the August public hearing for consideration. **Motion made by Jabara, seconded by Finlay to set Public Hearing for review of proposed ordinance amendments for August 1, 2012. All ayes; Motion Carried.**

New Business:

- a. River access in Township Park:** LeMieux suggested that volunteer's be sought for the removal of debris in the township park to gain access to the river. An announcement will be placed on the township website. Other suggestions were persons looking to fulfill community service and groups such as PAL, SADD, and others from Armada High School this fall.
- b. Preliminary Skate Park site plan:** Kathy Stork presented the commission with a preliminary site plan of the Armada skate/BMX park. A change from 70 x 100 ft. to 90 x 150 ft. in the same location is needed after research. The 90 x 150 ft. is the smallest size available and after most parks open they realize that even that is too small. Seven maple trees will have to be removed to accomplish the new size because the root system of maples is very intense and will cause damage to concrete.
- Motion made by DeCock, seconded by Finn to approve skate/BMX park from 70 x 100 ft. to 90 x 150 ft. in the same location and to bring final survey and construction plans for public record. All Ayes; Motion Carried.**

PC Projects: Recreation Master Plan Expiration Dec. 31, 2012. Discussion of high, medium, low priorities for existing Township Park and proposed Armada Ridge Park took place. Chris McLeod, Planner handed out a revised Park Improvements for proposed Recreation Master Plan 2013-2018. He will compile priorities and report back to the Planning Commission in August.

Public Comments: Don Eison suggested that the members of the Planning Commission attend some local race tracks, mud bogs, etc..

Adjournment: Motion made by Finlay, seconded by Jabara, to adjourn at 9:44 p.m. All ayes; Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig, Chairperson_____ Date_____