



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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DRAFT MINUTES

April 4, 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 – January 4, 2012
6. Public Comments
7. Public Hearing –
8. Reports and Correspondence
9. Unfinished Business - None
10. New Business
 - a. Election of Officers
 - b. Annual Report for 2011
 - c. Takata Cold Storage Addition
 - d. Wetland Ordinance Review
 - e. Sundown-Mud Bogs
11. PC Projects: Recreation Master Plan Expiration Dec.31, 2012
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: May 2, 2012

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

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

Roll Call: Present: Kehrig, DeCock, Finlay, LeMieux, Swiacki, Finn

Absent: Jabara

Also present Chris McLeod, Planner, Christine White, Recording Secretary.

Approve/Amend Agenda: Add under New Business f.: Parking

Motion made by Swiacki, seconded by LeMieux, to approve agenda as amended. All ayes; Motion Carried.

Approval of Minutes from regular meeting, January 4, 2012.

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

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair noted the Planning and Zoning News for January, February, & March, also that a 2012 Playground Design Guide is available in the office. **Motion made by LeMieux, seconded by Swiacki, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: None.

New Business:

- a. **Election of Officers:** A Chair, Vice-Chair and Secretary shall be elected by a majority vote of the members of the Commission present in session each year at a regular meeting. The Chair shall preside at all meetings. He or she shall be an ex-officio member of all committees. The Vice-Chair shall preside and exercise all the duties of the Chair in his or her absence. The Secretary shall preside and exercise all the duties of the Vice-Chair in his or her absence. **Motion made by Swiacki, seconded by Finn, to keep officers the same as last year. Motion Failed.**

Finlay asked to have them done separately.

Motion made by Swiacki, seconded by Finn, to nominate D.J. Kehrig for Chairman. Kehrig accepted. All ayes; Motion Carried.

Motion made by Finlay, seconded by LeMieux, to nominate Ken DeCock as Vice-Chairman. DeCock accepted. All ayes; Motion Carried.

Motion made by Finlay, seconded by Swiacki, to nominate Maureen Finn for Secretary. Finn accepted. All ayes; Motion Carried.

- b. **Annual Report for 2011: Motion made by DeCock, seconded by Finlay, to forward the annual report to the Township Board as presented. All ayes; Motion Carried.**
- c. **Takata Cold Storage Addition:** Mark Dikzas of the Northwood Group presented a proposed 30'x 74' pole barn addition to an existing building for Takata Group that will be used for cold storage. Items such as a Hi-lo, Bobcat, unused machines, welders and the like will be stored in building. Chemicals used on site are regulated by the ATF, with regular inspections done. The addition will match all existing features of existing building. Chris McLeod, Planner, reviewed the site plan and has no objections to the proposed site plan application. The Armada Fire Department sees no problems with the site plan review. The engineer review done by Spalding DeDecker has a concern in regards to the concrete slab located outside the overhead door of the proposed addition. It appears to be intended as a

drive lane as access to the addition. As a result, the pavement cross section shall be a minimum thickness of 6" of concrete on 6" of angular grade stone. U.S.G.S. Bench Marks shall be used when determining elevations on site. A benchmark shall be established on the property. These issues will be addressed during the engineering process, and during the pre-construction meeting. **Motion made by Finlay, seconded by Swiacki, to approve site plan as presented. All ayes; Motion Carried.**

- d. Wetland Ordinance Review:** Clarification of application of **natural** resource greenbelt and **constructed** wetlands. Section 2.39 NATURAL RESOURCE GREENBELT. An issue presented to the Township in regards to a CONSTRUCTED wetland vs. a NATURAL wetland and the proximity to an adjacent property line created concern for the review of this ordinance. The ordinance is currently in regards to natural resource greenbelts provision which applies to natural wetlands, not constructed man made wetlands. The original interpretation was that a constructed feature would not apply. However, ultimately constructed or not it will be protected and preserved as a wetland. Moving forward constructed as well as natural wetlands will have a 25 feet greenbelt in place at all time and cannot be retroactive. **Motion made by Finn, seconded by Finlay, to approve Natural Resource Greenbelt as presented and holding off on Public Hearing until a future date. All ayes; Motion Carried.**
- e. Sundown-Mud Bogs:** Dawn Fix presented proposed use of Mud Bogs as an ancillary use to their farm. Her explanation of a Mud Bog is, an area that is wet, that they add water to, kids bring trucks and whoop it up on her property. At one time eight trucks are in bog area. One person going through pit at a time. There are 5 different pits and another area where they do doughnuts on just flat slippery ground. The bog area is ½ mile back from the road. There are no neighbors. Three power washers are set up for trucks to clear the mud off before entering the road way. They have enough insurance coverage if something were to happen on their property. They have several guys that regulate to make sure people are not being stupid riding in back of trucks. She has 15 employees. The event is during the day only, nothing after dark. They have 200 to 250 people attending the event, coming and going through the day. She does not regulate age of driver's or if alcohol is present. She does have 2 signs that say no alcohol, and has a waiver that everyone signs, regardless of age. Beer cans have been found on the property. Not all vehicles are street legal. Some are brought in on a trailer. Most are driven to the event. It is a family event. Noise is not an issue. Cannot hear any noise from her barn. She wants to be able to host event once a month on the 2nd Saturday of each month April thru September. The bog area is 400 ft. by 300 ft. There is a 3 ft. deep ditch with a 2 ft. berm on top of that separating the spectators from the bog area. 12 acres of parking is available. Pizza, pop, and water are sold at the event. All items are premade or delivered and therefore there are no requirements. A driver's meeting takes place before the event starts to go over the rules and regulations. Gates open at 11 a.m., bog area opens at Noon.

Chris McLeod states this is not a special land use like the Haunted House. This is being considered under an ancillary use to a farming operation. Once the Planning Commission investigates, a determination of whether or not this use is appropriate to a farm type use with the understanding that every decision that is made, the idea that this can go on here and at all other farms. It will not come back to the planning commission. The planning commission can decide what is appropriate or not.

Chair Kehrig reviewed acceptable ancillary uses in the ordinance book and went over the following:

The minimum site requirements for an ancillary use is 10 acres. The applicant has thirty-five acres.

The setbacks for all Agri-Business buildings is not an issue. The applicant is well within setbacks.

Pedestrian Circulation: Logs determine driveways and walkways. The ticket area is strictly pedestrian. Vehicles cannot drive in this area. A 3 ft. deep ditch with a 2 ft. berm on top of that separates the bog area from the spectators. There are no grandstands, people usually sit on tailgates.

Parking not an issue, 12 acres are available.

Noise emanating from such use shall meet the acceptable decibel requirements set forth in the Ordinance.

Lighting is not an issue because it is a daytime only event.

DeCock makes a motion, seconded by Finlay, to approve it as an ancillary use to a farm with the following conditions:

That the mud bogging trucks going through the pits only goes from 12:00 p.m. to 6:00 p.m. which gives two hours to clean up afterwards.

Proof of liability insurance to be provided to the township.

Approval of the lay out by the Fire Department each year before it starts.

An ambulance must be on site.

Event only goes April through September, on one (1) Saturday a month.

No public allowed in the buildings specific to the Mud Bogs.

No bonfires.

No spectators in the Bog area.

Finlay makes amendment to motion, no second. To keep spectators away from the bog area in case of an injury. He would like spectators 40 feet or more away from bog area. He would like to see employees only in the bog area and that there are barriers in place that separate the bog area from the spectator area. **Failed due to lack of support.**

Finn makes amendment to motion, no second. That there is a waiver with the list of rules that the Planning Commission develops. So participants and spectators are aware of them, and which will also be given to the drivers. The waiver needs to be given to the township before they can operate. **Failed due to lack of support.**

Planning Commission discusses the hours of operation.

Finn makes amendment to motion, seconded by Finlay, for the hours to be Noon (12:00 p.m.) to One (1) hour before dusk. All ayes; Amendment Carried.

Finlay makes amendment, seconded by Finn, no foot traffic in bog area except employees, emergency personnel, or drivers. All ayes; Amendment Carried.

Planning Commission discusses what happens when people get stuck and what equipment is used. A bulldozer is onsite and a strap is hooked up to vehicle before it goes into the pit.

Finn makes amendment, no second. That the pedestrian walkways, and any access points, etc. be part of the layout that the fire department approve on a yearly basis. **Failed due to lack of support.**

Planning Commission discusses the waiver and what should be on it with the owner. How many people in a vehicle, must have working seatbelts, no one in truck beds, and no alcohol, are items that must be included in the waiver. Finlay and Finn want to see waiver before event. All trucks must be washed before entering roadways.

Make sure 18 years old to sign waiver.
No glass.
No alcohol allowed.
No off road vehicles, four wheelers, motorcycles, etc.

LeMieux makes amendment, seconded by Swiacki, to maximum occupancy of vehicle to 2 people. Amendment Failed.

DeCock makes amendment, seconded by Kehrig, to limit occupancy of vehicles to manufacturers maximum not to exceed 4 people. All ayes; Amendment Carried.

Finlay makes amendment, seconded by Kehrig, that fire extinguishers must be on site in bog area. All ayes; Amendment Carried.

Review of Motion by Chair Kehrig, that a Mud Bog meeting the following conditions is an acceptable ancillary use to the Agri-business are as follows:

Hours of operation will be Noon (12:00 p.m.) until one (1) hour before dusk.

Proof of insurance of one million (\$1,000,000.) is provided to the township each year.

Layout approved by the fire department each year.

Ambulance must be on site.

Fire extinguishers must be in bog area.

One time a month April through September.

Public Not Allowed in Buildings.

No Foot traffic in Bog Area except for employees and emergency personnel.

Township provided with a waiver that at a minimum includes occupancy of vehicles limited to manufacturers maximum not to exceed 4 persons. Must have working seatbelts, no persons allowed in truck beds, No alcohol on premises, no glass.

Trucks shall be washed before leaving site onto roadway.

Finn makes amendment, seconded by DeCock, that it is mandatory that a licensed driver must be seated in normal driving position at any time engine is running. All ayes; Amendment Carried.

Finn makes amendment, seconded by DeCock, that adequate safety equipment must be provided. No chains, no cables, only pull straps will be used by hosting facility. All ayes; Amendment Carried.

DeCock makes amendment, seconded by Finn, that one vehicle per six thousand (6,000) square ft. of bog area, no time trials, no drag racing. All ayes; Amendment Carried.

DeCock makes motion to call to question, seconded by LeMieux, to stop discussion on motion. All ayes; Motion Carried.

Original motion reconfirmed by DeCock, seconded by Finlay, to accept Mud Bogs subject to above conditions and outlined by Chair Kehrig and as amended, as an ancillary use to an Agri-Business. All ayes; Motion Carried.

- f. Parking:** Chair Kehrig explained that the lot behind the Township Hall that is currently Larry's Automotive could be available to be used as a parking lot. The Village Planning Commission has looked at it and feels it is a good location because of the proximity to the Post Office,

Township Hall, and Village Offices. Thirty one (31) spaces could be available once the building was demolished. **Motion made by Finn, seconded by DeCock, to table until the May meeting. All ayes; Motion Carried.**

PC Projects: Recreation Master Plan Expiration Dec. 31, 2012. More information and input needed. **Motion made by DeCock, seconded by Finn, to table until the May meeting. All ayes; Motion Carried.**

Public Comments: None.

Adjournment: Motion made by DeCock, seconded by Finn, to adjourn at 10:00 p.m. All ayes; Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig, Chairperson _____ Date _____