



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

December 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 September 5, 2012**
6. Public Comments
7. Public Hearing: **Proposed Recreation Plan Public Input Session II**
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: January 2, 2013

.....

Call to order: Chair Kehrig called the meeting to order at 7:06 p.m.

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

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

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

Approval of Minutes: Regular Meeting, September 5, 2012. Motion made by Swiacki, seconded by DeCock, to approve minutes as presented. All ayes; Motion Carried.

Public Comments: None.

Public Hearing: Proposed Recreation Plan Public Input Session II

Motion made by Swiacki, seconded by Finlay, to open the public hearing at 7:10 p.m. All ayes; Motion Carried.

Chair Kehrig explained the public hearing process.

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

Kehrig asked for public comments: None.

Planner Chris McLeod went over the draft recreation master plan. The parks priority list was reviewed from high, medium, to low and what is to be accomplished over the next five years. Pathways to connect to the Macomb Orchard Trail were discussed. A connection up Romeo Plank through the Huron Clinton Metro Parks was discussed. The idea is to follow the river, as funding is much more likely. Chair Kehrig proposed four changes in language to the draft. Finlay thought language should be added for the expansion of the Armada Ridge Park through land acquisition and that it should be added to goals and objectives. Chair Kehrig also noted changes should include picnic areas on the priority list and that the Armada Ridge Park extends past the trail on the map. The recreation plan may be amended anytime. The definition of complete streets was defined as a street that has multiple modern means of transportation, which would be bike pathways, sidewalks and bus-stops. Planner Chris McLeod will make the necessary adjustments to the draft for the next meeting. A 30-day review period is to be posted, with comments forwarded to the planning commission.

Motion made by Finlay, seconded by Jabara, to close public hearing at 8:44 p.m. All ayes; Motion carried.

Reports and Correspondence: Chair Kehrig noted a memo in regards to the changes of the Planning Commission, Recreation Grant Program requirements, Planning and Zoning News for July, August, September, and October. The Village and Township of Almont requesting input for their Master Plan update. **Motion made by Swiacki, seconded by DeCock, to receive and file as presented. All ayes; Motion Carried.**

Unfinished Business: Zoning Ordinance Amendments

Chris McLeod, planner presented the proposed changes of the draft ordinance #4 as follows: **Title 16.24 Race Tracks, Motocross Tracks, Tractor Pulls, Mud Bogs and the Like for motorized vehicles.** The following is a list of proposed changes:

A special land use shall not be permitted in the R-1 Single Family Residential district.

2. Within the required setback, the Planning Commission may require landscaping in an amount sufficient to reduce the physical impacts generated by the use.

8. A plan for how spilled or lost fluids will be recovered from the track, driving or pit areas if such fluids are lost as a result of engine break or other issue which releases fluid onto the track or any dirt surface.

11. The location of acceptable restroom facilities shall be shown, either temporary or permanent. If permanent, the location of the appropriate hook up to an approved public system or a septic field as approved by the Health Department shall be shown. If temporary, the plan for cleaning, emptying and the removal of the temporary facilities on a regular basis should be provided.

20. The Township may require appropriate as built drawings and initial operational studies (such as lighting, noise, etc.) for the layout and operation of the facility, after the first event, to ensure that the requirements of this Ordinance are being met. These studies shall be provided by certified professionals.

Motorized uses do not work under the value-added agri-business ordinance. There are no ordinances that regulate these uses at this time. The premise of zoning is that unless it is specifically provided for in your ordinance it is strictly prohibited. A review and discussion of the entire draft was conducted with two proposed changes.

The title should read motorized vehicles **and the Like**.

Number four should be sixty five (65) decibels to be consistent with the current ordinance book.

Motion made by DeCock, seconded by Finlay to forward Section 16.24 to the Township Board to recommend adoption as amended. All ayes; Motion Carried.

New Business: 2013 Meeting Dates: Motion made by DeCock, seconded by Jabara to approve dates and send to the Township Board for approval. All ayes; Motion Carried.

PC Projects: Recreation Master Plan Expiration Dec. 31, 2012: A 30-day review period is to be posted, with any comments forwarded to the Planning commission for final review. This will be the next agenda, and then will be moved to the Township Board for final adoption.

Public Comments: None.

Adjournment: Motion made by Swiacki, seconded by DeCock, to adjourn at 8:37 p.m. All ayes; Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson_____Date_____