



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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DRAFT MINUTES

January 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 – December 7, 2011
6. Public Comments
7. Public Hearing – Tango Landscape – special land use
 - a. Confirmation of receipt and adequacy of
 - i. Publication of notice
 - ii. Distribution list of neighbors
 - b. Applicants presentation of proposal
 - c. Reading of recommendations or correspondence pertinent to proposal
 - d. Board questions and comments
 - e. Citizen's comments
 - f. Other pertinent comments as permitted by the chair
 - g. Adjournment of the public hearing
8. Reports and Correspondence
9. Unfinished Business - none
10. New Business
 - a. Recreation Master Plan Expiration Dec 31, 2012
11. PC Projects
 - a. Outdoor Furnace info from building department
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: February 1, 2012

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

Pledge of Allegiance: Chair led the group in the pledge immediately afterward.

Roll Call:

Present: Kehrig, Jabara, DeCock, Finlay, LeMieux, Swiacki

Absent: Maureen Finn

Also present Chris McLeod, planner, Sam Boelke recording secretary.

Approve/Amend Agenda:

Motion made by Finlay, seconded by Swiacki, to approve agenda as presented. All ayes, motion carried.

Approval of minutes from regular meeting, December 7, 2011.

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

Public Comments - none

Public Hearing – Tango Landscape – special land use

Motion made by Finlay, seconded by Kehrig, to open the public hearing 7:02 p.m. All ayes, hearing open.

Confirmation of receipt and adequacy of notification

- a. Publication of notice – Chair acknowledged publication of notice and affidavit of publication
- b. Distribution list of neighbors – chair acknowledged list of neighbors

Applicant's presentation of proposal

Rich Berman, of Berman Associates Architects of Romeo spoke on behalf of his client Eli Caplanis and his client's father, Ron Caplanis. He indicated his client and father are attempting to develop one acre of land directly to the north of KLM Landscaping. They submitted a new site plan with some revisions based on the planner's comments. The main purpose is to store landscaping equipment and landscaping materials. They will not store any building materials or fuel there; just backhoes and different construction equipment when not on the job. There is currently no driveway and no approach. The building to the south has the approach. The architect indicated he has had some conversations with Road Commission in regard to the approach.

Chris McLeod's discussion of the planning review comments:

1. Regarding setback of storage area: ordinance book says it must be set back 50 feet from the road. In the revised site plan, they did not move the fence back; rather they just made a line inside the fence 25 back indicating no storage will occur between that line and the fence. Planner recommends the fence move back the additional 25 feet to avoid storage creep. Ron Caplanis agreed to move back to comply in order to facilitate it faster.
2. Location and heights of storage –how will items be stored? Pavers will be stored there and they will be on pallets. Three pallets are about six feet tall. There are no plans to store loose mulch or other landscape materials there. They usually deliver all materials to each job site directly.
3. Landscaping along frontage. They increased the number of plantings but are still proposing less than the required amount. There is a berm and additional shrubbery but does not meet ordinance. Planning commission can accept landscaping being

provided or detail something else. Planning commission determined landscaping is adequate for area.

4. Trash: There will be no trash on site.
5. Employee parking: The Township assumes there will be some parking at the site because someone has to come and get the truck. If it's one individual who comes and leaves his car there during the work day while he's out in the equipment, it's probably sufficient. If there are employees coming to site, leaving their cars and traveling to job sites together in the equipment, then Tango is required to have parking and the parking needs to be paved. Both Mr. Caplanis and Mr. Berman assured the commission there will not be any employees parking there.
6. Access to fire: Updated site plan includes a lock box. Details will be left to the Armada Township Fire Department and Tango Landscape to work out.
7. Entrance driveway: On the updated site plan the driveway was widened to the required 30 feet.
8. Location of access drive: The current proposed driveway is within acceleration lane of industrial park to the west. This is not ideal. It should be moved further north, and directly across from McLean Drive would be the best scenario for further development and road safety. Mr. Caplanis stated there will be little to no traffic on the driveway. It is the road commission's call. They do allow some gravel driveways nowadays.
9. Tapers and bypass lane: The acceleration lane should be increased a little bit to the north. The road commission will make the determination
10. Drainage: This is an engineering issue
11. Required pathway: Planning commission can waiver and have done this in the past when there is a lack of connectivity.
12. Performance standards must be met in terms of operation.

Motion by Finlay, seconded by Lemieux, to close public hearing at 7:55 p.m. All ayes; motion carries.

Motion made by DeCock, seconded by LeMieux, to recommend approval to the township board of the special land use request with the following conditions:

- 1) **The fence is moved back an additional 25 feet from Powell Road.**
- 2) **The gravel driveway is allowed as-is pursuant to approval of Dept of Roads without paving, and with a low traffic use. Should the driveway be paved or the use intensified the planning commission reserves the right to reconsider the location of the driveway.**
- 3) **The pathway is waived until necessity requires it**
- 4) **And there is no long-term parking/storage of vehicles outside of fenced in area.**

Reports and Correspondence

Chair read through project status report and noted the Planning and Zoning News for December and January. **Motion made by Swiacki, and seconded by Kehrig, to receive and file as presented. All ayes; motion carried.**

Unfinished Business - none

New Business

Recreation Master Plan Expiration Dec 31, 2012

This is on the agenda now so we have time to discuss. The primary reason for a recreation master plan is to qualify for recreation grants. Planning commission needs to determine how much it wants to change the current plan. Planner recommended all commissioners go through the Rec plan concentrating on pages 67-73 that deal with park priorities. Check off what's been done and then the commission can come together and create a new list and assign priorities.

PC Projects

Outdoor Furnace input from building department

The planning commission asked the building secretary to pull together a list of requests for outdoor furnaces, including where and when the requests came from. Our building permit applications do not capture this information. Christine remembers probably a half dozen requests over the last eight years. Given the small number, less than one a year, the planning commission decided not to go forward. **Motion made by Finlay, seconded by LeMieux, to scrap the idea. All ayes, motion carried.**

Public Comments - none

Adjournment

Motion made by Finlay, seconded by Jabara, to adjourn at 8:46 p.m. All ayes; motion carried.

Respectfully submitted:

Sam Boelke
Recording Secretary

Approved:

DJ Kehrig, Chairperson

date