



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 7, 2011 – 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 – November 2, 2011
6. Public Comments
7. Public Hearing – DTE Sub-station at Consumer’s Ray Station Compressor Plant.
8. Reports and Correspondence
9. Unfinished Business - none
10. New Business
 - a. Proposed 2012 Meeting Dates
 - b. Set public hearing for Tango Landscape outdoor storage yard special land use
11. PC Projects
 - a. Solar Panels and Outdoor Furnaces – Input from Township
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: January 4, 2012

Call to order: Chair called the meeting to order at 7:02 p.m.

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

Roll Call: Kehrig , Jabara-, Finn, Finlay, LeMieux, Swiacki

Also present Chris McLeod, planner, Sam Boelke recording secretary. Absent: Ken DeCock

Approve/Amend Agenda: Agenda amended by removing “c” under new business.

Motion made by LeMieux, seconded by Swiacki, to approve agenda as amended. All ayes, motion carries.

Approval of minutes: Regular Meeting – November 2, 2011

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

Public Comments: no

Public Hearing – DTE Sub-station at Consumer’s Ray Station Compressor Plant.

Motion made by Finn, seconded by Swiacki, to open the public hearing at 7:06 p.m. All ayes and motion carries.

- Kehrig confirmed the public notices were published and affidavit of publication is on file along with Ray Twp's list of contacted residents.
- Petitioner presentation: Jeannie King of Consumers Energy spoke on the need for the special land use. After evaluating their new compressor station and its energy needs, it was determined it would need more energy than currently available. In working with DTE it was decided the best option was to construct a ‘customer substation’ on their property. They have addressed the comments from the planner and engineer and tomorrow night (Dec. 8), they are appearing before the ZBA to ask for setback variance.
- Regarding the planning concerns :
 1. An updated site plan was submitted clarifying where the substation will be located.
 2. Communication tower is allowable at that particular height and photos were submitted for the record.
 3. The substation is being constructed on CE property.
 4. Setback issue is being addressed at ZBA meeting Dec. 8, 2011.
 5. Staging is outside the substation area and back inside the construction site where there is adequate lighting and security.
 6. The fence will be 6 foot tall with barbed wire on top.
 7. Facility will be lit only for maintenance and in times of emergency using 100-watt bulbs.
 8. Regarding landscaping and softening up the view for the area residents. Consumers’ has some issues with their security requirements, overhead wires, a grounding field and underground piping and pledged to work with us. CE usually uses 4-6 tall arborvitaes. The planning commission would like to see good neighborly screening but will not dictate exact requirements.
 9. Meeting performance standards is an ongoing item and no issues were found regarding the substation meeting the performance standard. The substation transformers do make a buzzing noise; fully loaded their noise level is 93 decibels right next to the equipment. In the middle of Omo road (100 feet away) it drops to 45 decibels - excluding any type of future landscaping in front. If a site does develop a performance standard issue – it is handled like any other ordinance issue.
 10. Armada Township Fire Department currently has an emergency action plan for the site and will work with Consumers to create an addendum to include the substation.

Motion made by Jabara, seconded by Swiacki, to close the public hearing at 7:32 p.m. All ayes. Motion carries.

Motion made by LeMieux, seconded by Jabara, to recommend the site plan to the township board subject to obtaining setback variance and adding some landscaping on the east side of the substation between the fence and the road. All ayes; motion carries.

Reports and Correspondence

Chair read through the list of items including the background on sign request report. After some discussion, the commission felt the best option for the resident with the upcoming sign project was to request a variance.

Motion made by Swiacki, seconded by Kehrig, to receive and file reports and correspondences as presented. All ayes, motion carries.

Unfinished Business - none

New Business

- a. Proposed 2012 Meeting Dates – Open Meetings Resolution
Schedule of dates does not include July because the holiday is on the first Wednesday of the month. **Motion made by Finlay, seconded by Swiacki, to accept proposed meeting dates as presented. All ayes, motion carries.**
- b. Set public hearing for Tango Landscape outdoor storage yard special land use
Chris McLeod suggested there would probably be a revised site plan due to a number of deficiencies. **Motion made by Swiacki, seconded by Finn, to set Tango Landscapes public hearing for Jan 4, 2012. All ayes, motion carries.**

PC Projects

Solar Panels and Outdoor Furnaces – Input from Township

Township building department submitted an e-mail saying they are in accordance with the sample solar panels and outdoor furnaces ordinances and do not see any discrepancies from the Michigan Building Code. Planner asked the planning commission if they want to follow up. After some discussion, it was decided the outdoor furnaces were more likely to create an issue in residential areas and the commission will continue to gather information and keep the topic open.

Planning commission is asking the building secretary to pull together a list of permits for outdoor furnaces in the last two years. The information should include the address where the furnace is to be used so they can look at population density to help determine the need for regulations. Planner McLeod will check with Berlin Twp. to learn what they are doing. **No action taken.**

Public Comments:

One question regarding what the three items were for possible furnace regulations. The answer is setbacks, number of furnaces at each location and acreage they are allowable on.

Adjournment

Motion made by Swiacki, seconded by Kehrig, to adjourn the meeting 8:15 p.m. All ayes, motion carries.

Respectfully submitted:

Sam Boelke
Recording Secretary

Approved:

DJ Kehrig, Chairperson

date