

Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

AGENDA

June 1, 2022

7:00 p.m.

In-person and Virtual

Please take notice that a regular meeting of the Armada Township Planning Commission will be held on Wednesday, April 6, 2022 at 7:00 p.m. in person and by electronic remote access in accordance with the Emergency Order under MCL 333.2253, implemented in response to COVID-19 social distancing requirements and Michigan Department of Health and Humans Services. Per state directives, public meeting access and participation is permitted though conference calling, real time streaming, and other technologies in compliance with Public Act 267 of 1976, the Open Meeting Act (OMA). The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link:

<https://global.gotomeeting.com/join/541795605>

Members of the public may also participate in the Board meeting by calling in to the following number:

+1(646) 749-3122

ACCESS CODE: 541-795-605

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

[tps://global.gotomeeting.com/install/541795605](https://global.gotomeeting.com/install/541795605)

In the event a member of the public wishes to submit questions or provide input to Board members prior to the meeting, they should contact the Township Planning Commission members by emailing their input to planning@armadatwp.org. All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for the regular meeting of **Wednesday, June 1, 2022** is as follows:

Regular Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes: **Regular Meeting Minutes April 6, 2022**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. New Business: **A.) Township Park Lighting**
B.) Re-Zoning Armada Center Car Wash
10. Unfinished Business
11. PC Projects: **A.) Ordinance Updates – Shipping Containers, Small Scale Entertainment, second homes on property; seasonal worker clause, attached garage size limitation, administrative review, Zoning Districts; table of permitted uses**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: July 6, 2022



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MINUTES

April 6, 2022

In Person & Virtual Meeting

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 3, 2021**
6. Public Comments
7. Public Hearing
8. Reports & Correspondence
9. New Business:
 - A.) **Annual Report**
 - B.) **Meeting Dates for 2022 Open Resolution**
 - C.) **Election of Officer's**
10. Unfinished Business
11. PC Projects: **A.) Ordinance Updates- second homes on property; seasonal worker clause, limit size of attachment on garages, accessory structures, shipping containers, administration review-fence conflict**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: May 4, 2022

Call to order: Chair Kehrig called the meeting to order at 7:00 p.m.

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

Roll Call: Present: Kehrig, Finlay, Jabara, Murray, Wieske and Abercrombie. Also, present: Planner Laura Haw and Recording Secretary Christine White. Absent: Finn

Approve Agenda: Motion made by Abercrombie, seconded by Wieske, to amend the agenda by adding D.) Administration Review Discussion. All Ayes: Motion Carried.

Approval of Minutes: Regular meeting minutes November 3, 2021. Motion made by Abercrombie, seconded by Murray, to approve the minutes as presented. All Ayes: Motion Carried. Jabara provided a request by Monica Job for a webinar that Chair Kehrig attended.

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted the Blake Farm's traffic study, the administrative review for Achatz fence, the review does not violate the Open Meetings Act, a decision would. Planner Haw went through her review and there was a discussion regarding their original site plan. Citizen

Planner newsletter, Kehrig and Jabara would like to attend classes, and Planning & Zoning News for November, December, January, and February. 2022 Spring CES Presentation by ROWE, Notice of Intent to Update Master Plan from Ray Township, email from attorney Christine Anderson in regard to Administrative Review, updated copies of the zoning ordinances. Replacement pages will be provided for the zoning ordinance books. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

New Business:

A.) Annual Report: Commission discussed how impressive and easy to read the report is. Strike the word partnership on page two under June. Planner Haw went over the master plan implementation section of the annual report with the commission, and suggested identifying and prioritizing some of the text amendments to further align with the master plan. There was additional discussion regarding the 32 Mile Rd. Road study, water, sewer, internet and grants. **Motion made by Jabara, seconded by Abercrombie, to present amended report to the township board. All Ayes. Motion Carried.**

B.) Meeting Dates for 2022 Open Resolution: The township board will adopt in the future. **Motion made by Murray, seconded by Finlay, to adopt the open meeting date resolution. First Wednesday of each month at 7:00 p.m. All Ayes. Motion Carried.**

C.) Election of Officer's: **Motion made by Finlay, to have Abercrombie as chair. Abercrombie declined. No second. Motion Failed.**

Motion made by Murray, seconded by Finlay, to have Kehrig as chair. Kehrig nominated Abercrombie for vice-chair. Abercrombie accepted. Kehrig nominated Jabara for secretary. Jabara accepted. All in favor of Kehrig for Chair, Abercrombie for Vice-Chair, Jabara for Secretary. All Ayes. Motion Carried.

D.) Administrative Review Discussion: Abercrombie provided a list of suggested guidelines to the commission in regard to administrative review. She went over some reasons she felt the guidelines were necessary. Mention was made that the Township Board adopted the ordinance in November. **Motion made by Abercrombie, seconded by Jabara, to halt administrative reviews until specific guidelines are adopted by the planning commission or decision is made to do away with the ordinance. All Ayes. Motion Carried.**

Unfinished Business: None.

PC Projects: A.) Ordinance Updates: Second homes on property; seasonal worker clause, limit size of attachment on garages, accessory structures, shipping containers, administrative review-fence conflict: Planner Haw passed out worksheets for the commission and went through them looking for the commission to prioritize three different areas to work on moving forward. These would be text amendments to support the master plan. She suggested a design overlay for the 32 Mile Rd. and North Ave. corridor. She will bring samples for the commission. She also went over a schedule of permitted uses, that will not change the ordinances, but would compile information to be more user friendly. Discussion continued regarding trails and a diversity of housing types.

Shipping Containers: Kehrig read comments from the township board as to what their concerns were. Planner Haw went through her review with the commission. The ordinance currently provides latitude for appearance. Part C to be added for exterior finishing materials that obscure the shipping container's appearance and provide continuity to surrounding residential building designs are encouraged. To be painted a natural earth tone color. A flat roof was acceptable. Added a concrete or crushed stone base acceptable to the Building Inspector. The planner will provide a clean copy and Building Inspector will review.

Small Scale Entertainment: Planner Haw said that she could not find any information from the Health Department. She went through some of the current zoning ordinance language. She recommended not changing the 1500 person maximum, but consider a separation distant of 100 feet or more, and to reaffirm hours of operation. Permanent seating will be removed. Hours of operation and capacity will be looked at next month. Tabled.

Garage Size Limitation: Planner Haw went through new information and examples from other communities with the commission. Tabled.

Accessory Structures: The commission discussed why this is back on the agenda. Finlay went through a handout with the commission. **Motion made by Kehrig, seconded by Wieske, to keep Section 2.03**

Section 4c special land use as is. Finlay; Nay, Jabara; Aye, Wieske; Aye, Kehrig; Aye, Abercrombie; Nay; Murray; Aye: Two (2) Nays; Four (4) Ayes: Motion Carried.

Second homes on property; seasonal worker clause: Tabled.

Discussion of when the attorney reviews zoning ordinance amendments.

Administrative review-fence conflict: Kehrig explained this was put on for discussion, particularly now the planner would handle a modified smaller site plan review.

Public Comments: Monica Job made comments in regard to zoning ordinances.

Adjournment: Motion made by Finn, seconded by Abercrombie, to adjourn at 9:28 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White

Christine White,

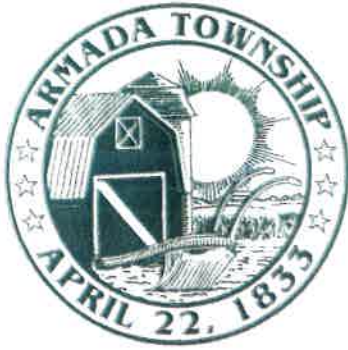
Recording Secretary

Approved:

DJ Kehrig,

Chairperson

Date



Armada Township

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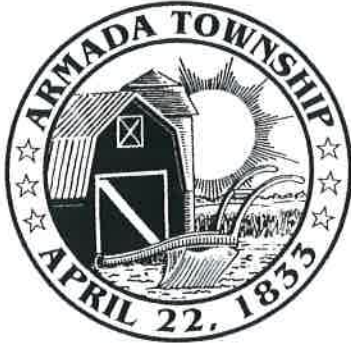
Memo

From: Christine White
Planning & Zoning Secretary
planning@armadatwp.org

To: Planning Commissioners

Re: Reports and Correspondences
June 1, 2022

- Blake Road Report Update
- Copy of questions from Beth Abercrombie Re: Administrative Review
- Letter from Don Brown to Senator Lauwers
- Memo Re: Preliminary Meeting for Armada Center Car Wash
- Copy of Zoning Ordinance on Conditional Re-Zoning



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A zoom meeting was held May 11 at 2pm to discuss the Blakes traffic study. It was attended by members of Macomb County Road Comm, Planning and the Executive offices. Also Armada Twp board and PC and members from Blakes Farm team.

Discussion centered on the Blakes purchase of the adjacent farm to the west, they will be providing an updated list of their properties to MC, a tunnel that could accommodate pedestrians and tractors and additional lanes and approaches. MCRC stated they don't like the idea of a raised median on Center Rd.

John Paul Rea stated there is a lot of federal infrastructure money available and he is working with state senators and reps to help secure funds. More info will be brought to the next meeting regarding grants and the additional property with the engineers.

DJ

GUIDELINES FOR ADMINISTRATIVE REVIEW THOUGHTS

1. ORIGINAL DATE OF SITE PLAN AND UPDATE

(TO BE PROVIDED BY THE APPLICANT AND BE LESS THAN ONE-YEAR-OLD. ONLY ORIGINAL PROJECTS THAT ARE IN THE PROCESS OF ORIGINAL CONSTRUCTION WITHIN THE CORRECT TIME FRAME. UPDATE NOTED ON BLUE PRINT, SIGNED AND DATED BY PROFESSIONAL ON THE DRAWING)

2. ADMINISTRATIVE REVIEW MEETING

(BE IN PERSON WITH APPLICANT, PLANNER, SECRETARY, CHAIR AND VICE CHAIR and ANY OTHER PROFESSIONALS THAT ARE NEEDED WITH ALL THE PROPER DOCUMENTS UPDATED WITH THE CHANGES)

3. REVIEW FEES

(APPLICANTS TO PAY ALL FEES. NO FEES SHALL BE PAID OUT OF RETAINERS FROM THE TOWNSHIP PROFESSIONALS. ALL APPLICANTS MUST BE TREATED EQUAL)

4. PROJECT STARTED OR COMPLETED PRIOR TO ADMINISTRATIVE REVIEW REQUEST

(WILL NOT BE ALLOWED ADMINISTRATIVE REVIEW MUST PRESENT SITE PLAN TO PLANNING COMMISSION)

5. APPLICATION FOR AN ADMINISTRATIVE REVIEW.

(FORM IS NEEDED FOR THE REQUEST AND SHALL BE COMPLETELY FILLED OUT SIGNED AND DATED BY APPLICANT, STAMPED THE DATE RECEIVED BY THE TOWNSHIP)

PLEASE SHARE YOUR THOUGHTS AND SUGGESTIONS AND BRING THEM TO THE NEXT MEETING FOR DISCUSSION..

THANK YOU FOR YOUR TIME ON THIS
BETH



Macomb County Board of Commissioners

One South Main Street, 9th Floor
Mount Clemens, Michigan 48043
(586) 469-5125; bocadmin@macombgov.org
bocmacomb.org

"One Team - One Mission"

Copies to:
☒ Paterek
☒ Goetzinger
☒ Swiacki
☒ Grembi
☒ Murray

☒ File **PC**
☐
☐
☐

March 18, 2022

The Honorable Senator Dan Lauwers
S-2 Capital Building
P.O. Box 30036
Lansing, MI 48909-7536

Senator Lauwers,

I am writing to gain support for the funding of two important projects in Armada Township, which are outlined below with supporting documents attached. Armada Township is well-managed and has always made investments to improve the quality of their community. Like many local units of government the need to maintain aging infrastructure is surpassing their ability to fund them. Their most pressing needs include:

Powell Road - \$1,104,334.27: Sanitary sewer and water main improvement. This is an industrial corridor that would benefit from this work.

Armada Center Road - \$1,746,683: Reconstruction to meet the traffic patterns. This would increase safety on the road and lessen the congestion currently experienced.

Enhancing this community through any of these critical infrastructure improvements would help relieve a significant burden and continue development of a fast-growing area. Given the significant amount of money now available to fund infrastructure improvements statewide I wanted you to know of our local needs.

Sincerely,

Don Brown, Board Chair
District 7 Commissioner

cc: Armada Township Supervisor John Paterek
Gary Owen, GCSI

Don Brown, Board Chair
District 07

Harold L. Haugh, Vice Chair
District 11

Barbara Zinner, Sergeant-At-Arms
District 10

District 01 – Michelle Nard
District 06 – Jeff Farrington

District 02 – Mai Xiong
District 08 – Phil Kraft

District 03 – Veronica Klinefelt
District 09 – Antoinette Wallace

District 04 – Joseph V. Romano
District 12 – Julie Matuzak

District 05 – Donald VanSyckel
District 13 – Joe Sabatini

Soaring DeDecker
Armada Center Road Reconstruction

Option Description: This option will reconstruct Armada Center Road with a 12" nonreinforced concrete pavement on 12" of 2 1/4" aggregate base with a 3-lane (center left-turn lane) configuration from 330' west of Drive #2 to 330' east of Drive #4 (per MDOT Geometric Guideline #650) including a raised median from 330' west of Drive #2 to Drive #3 while providing a 250' easement left-turn lane at Drive #3. The pavement will have an 8' paved plus 2' gravel shoulder at the edge of the travel lane per MDOT Road Design Manual Appendix 3A.

| Item | Pay Item Code | Unit | Quantity | 2022 | | |
|--|---------------|------|----------|--------------|--------------|---------------|
| | | | | Unit Cost | Item Cost | Subtotal Cost |
| Safety Related Work | | | | | | |
| Mainline Pavement | | | | | | |
| HMA Surface, Rem | 5010005 | Syd | 5 383 | \$4.00 | \$21,572.00 | |
| Subbase, CIP | 3010002 | Cyd | 0 | \$10.00 | \$0.00 | |
| Aggregate Base, 4 inch | 3020010 | Syd | 0 | \$6.00 | \$0.00 | |
| Aggregate Base, 12 inch | 3020030 | Syd | 9 670 | \$18.00 | \$174,060.00 | |
| Underdrain, Subbase, 6 inch | 4040063 | Ft | 861 | \$5.00 | \$4,305.00 | |
| Curb and Gutter, Conc, Det 93 | 6020017 | Ft | 3 129 | \$23.50 | \$73,531.50 | |
| Sidewalk Ramp, Conc, 8 inch | 6030038 | Sft | 304 | \$12.50 | \$3,800.00 | |
| Conc, Pavt, Nonreinf, 12 inch | 6020112 | Syd | 5,313 | \$85.00 | \$451,605.00 | |
| Conc Pavt, Misc, Nonreinf, 8 inch | 6020054 | Syd | 2 781 | \$50.00 | \$139,066.67 | |
| HMA Approach | 5010061 | Ton | 69 | \$120.00 | \$8,316.00 | |
| Joint, Contraction, Co | 6020200 | Ft | 742 | \$9.25 | \$6,863.50 | |
| Joint, Contraction, C3p | 6020201 | Ft | 1 566 | \$3.75 | \$5,872.50 | |
| Turf Grading | 8167011 | Syd | 6,954 | \$2.50 | \$17,385.00 | |
| Seeding, Mixture THM, Modified | 8167011 | Syd | 6,954 | \$2.00 | \$13,908.00 | |
| Embankment, CIP | 2050010 | Cyd | 1 180 | \$9.00 | \$10,620.00 | |
| Excavation, Earth | 2050016 | Cyd | 2,763 | \$6.50 | \$17,959.50 | |
| Sidewalk, Conc, 6 inch | 8030046 | Sft | 2,363 | \$6.00 | \$14,178.00 | |
| Underdrain Outlet, 6 inch | 4040083 | Ft | 444 | \$13.50 | \$5,994.00 | |
| Underdrain, Outlet Ending, 6 inch | 4040113 | Ea | 7 | \$165.00 | \$1,155.00 | |
| Geotextile Separator | 3080005 | Syd | 9486 | \$1.50 | \$14,229.00 | |
| Granular Material, CI II | 2050023 | Cyd | 117 | \$21.00 | \$2,457.00 | \$987,000 |
| Drainage | | | | | | |
| Drainage (5%) | | | | | \$49,000.00 | \$49,000 |
| Permanent Signs | | | | | | |
| Permanent Signing (4%) | | | | | \$39,000.00 | \$39,000 |
| Permanent Pavement Markings | | | | | | |
| Permanent Pavement Markings (2%) | | | | | \$20,000.00 | \$20,000 |
| Environmental | | | | | | |
| Environmental (1%) | | | | | \$10,000.00 | \$10,000 |
| Bridge Work | | | | | | |
| Subtotal Construction Cost | | | | | | \$1,105,000 |
| Miscellaneous | | | | | | |
| Contingency for Context Sensitive Design | 8507051 | LSUM | 0.00% | | \$0.00 | |
| Minor Traf Devices | 8120170 | LSUM | 0.50% | | \$5,525.00 | |
| Mobilization, Max. | 1500001 | LSUM | 5.00% | | \$55,250.00 | |
| Contractor Staking | 8240001 | LSUM | 2.00% | | \$22,100.00 | |
| Project Cleanup | 2090001 | LSUM | 0.25% | | \$2,762.50 | |
| Incentive Contingency | n/a | LSUM | 0.00% | | \$0.00 | |
| Miscellaneous Project Contingency | n/a | LSUM | 15.00% | | \$165,750.00 | |
| MOT Contingency | n/a | LSUM | 5.00% | | \$55,250.00 | |
| Traffic Signal Replacement | n/a | LSUM | 1.00 | \$300,000.00 | \$300,000.00 | |
| Staking Plans Errors and Extras, One Person | 8240020 | Hr | 12.00 | \$42.00 | \$504.00 | |
| Staking Plans Errors and Extras, Two Persons | 8240021 | Hr | 5.00 | \$77.00 | \$385.00 | |
| Staking Plans Errors and Extras, Three Persons | 8240022 | Hr | 7.00 | \$6.75 | \$47.25 | |
| Right-of-Way (Consent to Grade) | n/a | LSUM | | | \$0.00 | |
| Conc Quality Initiative, Special | 6027060 | Dir | | \$34,109.06 | \$34,109.06 | |
| Engineering Costs | | | | | | |
| CE | | | 10.00% | | \$172,000.00 | |
| PE | | | 9.00% | | \$137,000.00 | \$551,000 |
| Total Estimated Construction Costs | | | | | | \$2,056,000 |
| Total Estimated Construction Costs ONLY | | | | | | \$1,746,683 |

| | | | | |
|--------------------------|---|-------------|--------------|-----------------------|
| 24A | 12" C909 WM - Sand Backfill Trench | 416.00 lf | 55 19 lf | \$22,959.04 |
| 238/ 24B | One Each #12 Tracer wire for C909 watermain | 5,108.00 lf | 1.00 lf | \$5,108.00 |
| 41 | 7' Dia. Manhole w/ casting, sonic level transmitter, portableflo- logger, wall mount brackets, and basic nema 4x enclures with parshall flume 3 inch. | 1.00 ea | 59,857.00 ea | \$59,857.00 |
| 40A | Crew Days Additional Days for Meter Pit | 10.00 day | 640.00 day | \$6,400.00 |
| REVISED BID TOTAL | | | | \$1,102,334.27 |

REVISED BID TOTAL \$1,102,334.27

Special Provisions

DTE PRIMARY AND FEES PAID FOR BY OTHERS.

JAMES PIEPRZAK
T.R. PIEPRZAK CO INC.

10/16/2018

DATE

| | | | | |
|----|---|--------------|--------------------|----------------|
| 18 | 4' Dia Sanitary Sewer Manhole (>8'-12' Deep) | 5.00 ea | 2,475.00 ea | \$12,375.00 |
| 19 | 4' Dia Sanitary Sewer Manhole (>12-16' Deep) | 6.00 ea | 2,720.00 ea | \$16,320.00 |
| 20 | 4' Dia Sanitary Sewer Manhole (>16'-20' Deep) | 5.00 ea | 2,860.00 ea | \$17,160.00 |
| 21 | Connect Prop 12" PVC Sanitary Sewer to Exist San MH | 1.00 ea | 4,000.00 ea | \$4,000.00 |
| 22 | 6" San Lead PVC SDR 23.5 | 45.00 lf | 23.00 lf | \$1,035.00 |
| 23 | 12" CL 54 D.I. WM - Standard Backfill Trench | 4,692.00 lf | 55.00 lf | \$258,060.00 |
| 24 | 12" CL 54 D.I. WM - Sand Backfill Trench | 416.00 lf | 59.00 lf | \$24,544.00 |
| 25 | Connect Prop 12" DI WM to Exist 16" DI WM | 1.00 ea | 1,700.00 ea | \$1,700.00 |
| 26 | Standard Hydrant Assembly | 8.00 ea | 3,900.00 ea | \$31,200.00 |
| 27 | 12" Gate Valve in Well, Complete | 8.00 ea | 4,000.00 ea | \$32,000.00 |
| 28 | 12" CMP Culvert | 60.00 lf | 23.00 lf | \$1,380.00 |
| 29 | 12" CMP End Section | 6.00 ea | 85.00 ea | \$510.00 |
| 30 | Aggregate Base, 6 Inch | 1,792.00 sy | 13.00 sy | \$23,296.00 |
| 31 | Driveway, Conc, 8 Inch | 481.00 sy | 64.00 sy | \$30,784.00 |
| 32 | Curb and Gutter, Conc, Modified | 474.00 lf | 31.00 lf | \$14,694.00 |
| 33 | HMA Driveway, 4 Inch | 1,043.00 sy | 38.25 sy | \$39,894.75 |
| 34 | HMA Driveway, 8 Inch | 40.00 sy | 92.05 sy | \$3,682.00 |
| 35 | Relocate Business Sign - 69700 Powell Road | 1.00 ea | 2,700.00 ea | \$2,700.00 |
| 36 | Relocate Business Sign - 69210 Powell Road | 1.00 ea | 2,700.00 ea | \$2,700.00 |
| 37 | Permanent Pavement Markings | 1.00 ls | 1,000.00 ls | \$1,000.00 |
| 38 | Restoration | 1.00 ls | 70,900.00 ls | \$70,900.00 |
| 39 | Permit Allowance | 1,000.00 dlr | 1.00 dlr | \$1,000.00 |
| 40 | Crew Days | 60.00 day | 640.00 day | \$38,400.00 |
| | | | ORIGINAL BID TOTAL | \$1,050,430.75 |

CHANGED ITEMS OF WORK AND MATERIALS

| | | | | |
|-----|--|---------------|----------|----------------|
| 23 | 12" CL 54 D.I. WM - Standard Backfill Trench | (4,692.00) lf | 55.00 lf | (\$258,060.00) |
| 24 | 12" CL 54 D.I. WM - Sand Backfill Trench | (416.00) lf | 59.00 lf | (\$24,544.00) |
| 23A | 12" C909 WM - Standard Backfill Trench | 4,692.00 lf | 51.19 lf | \$240,183.48 |



REVISED October 16, 2018

Spalding DeDecker Engineers and Surveying
905 South Blvd East
Rochester Hills, MI 48307

Attn: David Richmond

RE: Powell Road Sanitary Sewer and Water Main Project

| | Description | Quantities | Unit Price | Cost |
|----|--|-------------|--------------|--------------|
| 1 | Bonds, Insurance & Mobilization (5% max) | 1.00 ls | 49,283.00 ls | \$49,283.00 |
| 2 | Pre Construction Audio/Visual DVD Coverage | 1.00 ls | 3,500.00 ls | \$3,500.00 |
| 3 | Soil Erosion and Sedimentation Control Measures | 1.00 ls | 6,300.00 ls | \$6,300.00 |
| 4 | Temporary Traffic Control Devices | 1.00 ls | 6,500.00 ls | \$6,500.00 |
| 5 | Construction Protection Fencing - Orange | 500.00 lf | 5.00 lf | \$2,500.00 |
| 6 | Clearing and Grubbing | 1.00 sta | 1,950.00 sta | \$1,950.00 |
| 7 | Remove Tree (8 inch-18 inch), Complete | 18.00 ea | 260.00 ea | \$4,680.00 |
| 8 | HMA Surface, Rem | 1,083.00 sy | 5.00 sy | \$5,415.00 |
| 9 | Pavement, Rem | 481.00 sy | 6.00 sy | \$2,886.00 |
| 10 | Curb and Gutter, Conc, Remove | 474.00 lf | 7.00 lf | \$3,318.00 |
| 11 | Dewatering | 1.00 ls | 1,500.00 ls | \$1,500.00 |
| 12 | 1"x3" Aggregate (As Needed) | 200.00 cyd | 10.00 cyd | \$2,000.00 |
| 13 | 10" PVC Truss Sanitary Sewer Standard Backfill Trench | 5.00 lf | 47.00 lf | \$235.00 |
| 14 | 10" PVC Truss Sanitary Sewer Sand Backfill Trench | 52.00 lf | 92.00 lf | \$4,784.00 |
| 15 | 12" PVC Truss Sanitary Sewer Standard Backfill Trench | 4,395.00 lf | 51.00 lf | \$224,145.00 |
| 16 | 12" PVC Truss Sanitary Sewer Sand Backfill Trench | 800.00 lf | 100.00 lf | \$80,000.00 |
| 17 | 12" PVC Truss Sanitary Sewer - Bore & Jack w/ 24" Dia Steel Casing (0.312 Thick) | 65.00 lf | 340.00 lf | \$22,100.00 |



Armada Township PLANNING COMMISSION

23121 E. Main Street

P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200

Facsimile: (586) 784-5211

This memo is in regard to a preliminary meeting that was held here at the township hall on April 28, 2022. Planner Haw, Christine White, and applicant Andrew Mazer were in attendance.

The meeting was to go over proposed modifications to the Center Road Car Wash. The applicant would like to demo the west vacuum island, have a new digital sign, add a fire lane for thru traffic around the east side of the building, seal coat and stripe the parking lot, add an extension for dryers, update the existing electrical service, install a pay box, update the exterior paint and redo FRP walls of all bays. Add on an automatic wash bay.

The planner went thru the requirements for a site plan parking, car stacking, no employees, lighting, landscaping/screening, setback requirements, the zoning of B-1 to B-2, fire department easement. She went thru conditional re-zoning with the applicant.

In cases where the Planning Commission is required to recommend or approve certain use of premises under the provisions of this Ordinance, the applicant shall furnish such surveys, plans or other information as may be reasonably required by said Commission for the proper consideration of the matter.

The Planning Commission shall investigate the circumstances of each such use and shall notify such parties who may, in its opinion, be affected thereby of the time and place of any hearing which may be held relative thereto as required under its rules of procedure.

Any approval granted by the Planning Commission, under which premises are not used or work is not started within one (1) year, or when such use or work has been abandoned for a period of one (1) year, shall lapse and cease to be in effect.

Section 19.06 ORDINANCE AMENDMENTS, INCLUDING REZONING

1. **Initiation of Amendments.** The Township Board may, from time to time, amend, modify, supplement or revise the zoning district boundaries shown on the Official Zoning Map or the provisions of this Ordinance. Amendments to the provisions of this Ordinance may be initiated by the Township Board, the Planning Commission or by petition from one or more residents or property owners of the Township. An amendment to the zoning district boundaries contained on the Official Zoning Map may be initiated by the Township Board, the Planning Commission, or by the owner or owners of property which is the subject of the proposed amendment. An owner of land may voluntarily offer in writing and the Township may approve, certain use and development of land as a condition to the approval of a rezoning consistent with the provisions of Section 405 of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) All proposed amendments to the provisions of this Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board, prior to consideration thereof by the Township Board.
2. **Application Procedure.** An amendment to this Ordinance or the Official Zoning Map, except those initiated by the Township Board or Planning Commission, shall be initiated by submission of a completed application on a form supplied by the Township, including an application fee, which shall be established from time to time by resolution of the Township Board.
 - A. Completed application form and fee to cover administrative cost and review by consultants.
 - B. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
 - C. The name and address of the owner of the subject property, and a statement of the applicant's interest in the subject property if not the owner in fee simple title.
 - D. The existing and proposed zoning district designation of the subject property.
 - E. A written description of how the requested rezoning meets Section 19.06.5, Criteria for Amendment of the Official Zoning Map.
 - F. Conditional rezoning requests shall include the applicant's proposed offer of conditions. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
 - G. A rezoning traffic study, if required based on Section 19.06.5.F, Criteria for Amendment to the Official Zoning Map.
 - H. For any proposed change to zoning that is either (1) inconsistent with the Township's Master Plan, or (2) involves a request other than residential down-zoning, the Planning Commission or the Township Board may request all or a portion of a development impact statement meeting the standards of Section 2.41.

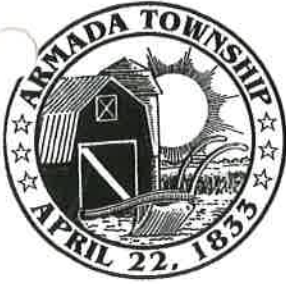
3. Amendment Procedure; Public Hearing and Notice.

- A. An applicant may request and pay a fee for a pre-application conference with Township staff and consultants prior to formal submission of a request for rezoning in order to identify potential issues with the request.
- B. Upon initiation of an amendment, a public hearing to consider the proposed amendment shall be scheduled before the Planning Commission. Notice of the hearing shall be given by one (1) publication in a newspaper of general circulation in the Township. The notice shall be given not less than fifteen (15) days before the public hearing date, in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, (M.C.L. 125.3101 et seq.) and shall describe the nature of the proposed amendment, state the time and place of the public hearing, and indicate when and where written comments will be received. For rezoning requests of an individual property or of ten (10) or fewer adjacent properties, notice shall also be given by mail or personal delivery to the owners of property for which approval is being considered, to all persons whom real property is assessed within 300 feet of the subject property, and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or occupant is located within Armada Township. The notice shall indicate the property that is subject to the request including a listing of all existing street addresses within the subject property.
- C. Following receipt of the findings and recommendation of the Planning Commission, the Township Board shall consider the proposed amendment. In the case of an amendment to the text of this Ordinance, the Township Board may modify or revise the proposed amendment prior to enactment. In the case of an amendment to the Official Zoning Map, the Township Board shall approve or deny the amendment, based on its consideration of the criteria contained in Section 19.06.5 below.
- D. In the case of a conditional rezoning petition, the applicant may voluntarily amend the conditions during the process of rezoning consideration. An applicant may withdraw all or part of its offer of conditions at any time prior to the planning commission's public hearing. The applicant may offer to add more restrictive conditions at the Township Board without requiring a new public hearing.

4. Amendments Required to Conform to Court Decree. Any amendment for the purpose of conforming to a decree of a court of competent jurisdiction shall be adopted by the Township Board and published, without necessity of a public hearing or referral thereof to any other board or agency.

5. Criteria for Amendment to the Official Zoning Map (Rezoning). In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria.

- A. Consistency with the goals, policies and future land use map of the Armada Township Master Plan. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.
- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.
- C. Evidence from the applicant that it cannot receive a reasonable return on investment through developing the property with the uses permitted under the current zoning.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
- E. The capacity of utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township.
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.



Armada Township

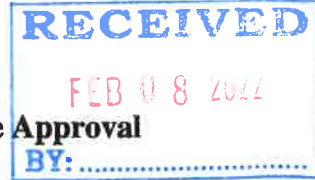
Planning Commission

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

Armada, Michigan 48005

Telephone: (586) 784-5200

Date _____
Application no _____
Review fee _____



Application for Site Plan Review/Special Land Use Approval

Site Plan X Special Land Use _____

Applicant's name Gary Goedtel Address 75250
City Armada State MI ZIP 48062 Phone 248-231-7149
Name of proposed development East Field lighting
Proposed use _____
Parcel number 02-13-300-005
Complete legal description _____ (use back or attach separately)
Existing zoning _____ Size (in acres) _____
Legal owner Armada Township
Legal owner contact information _____
Site Plan Preparer Urban Land Consultants
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) _____

Sixteen (16) copies of the application and plan shall be submitted to the township by 4 p.m. on the second Thursday of each month prior to a scheduled planning commission meeting. The site plan shall include all information required by Article IV of the Armada Township Zoning Ordinance. The applicant or representative must be present at the planning commission meeting. All plans must be folded to 8 1/2 x 11 when presented. A recommendation may or may not be made at the meeting.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the planning commission and/or employees of the building department to enter upon the described premises to visually inspect the proposed site before and after hearings scheduled for this application. Written notification of any inspection shall be given to the applicant by the Township prior to any inspection. Any additional costs incurred by the township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

Signature of applicant _____

Please print/type name here

Signature of legal owner if not applicant _____

Please print/type name here

To whom it may concern:

This letter of intent is in regards to 75250 North Avenue also known as the Armada Township Park. Armada baseball association is looking to team up with the township to provide lighting to the East township field. This is in follow up to the scoreboard installations last year. We look forward to making the park a more enjoyable place for families to come to.

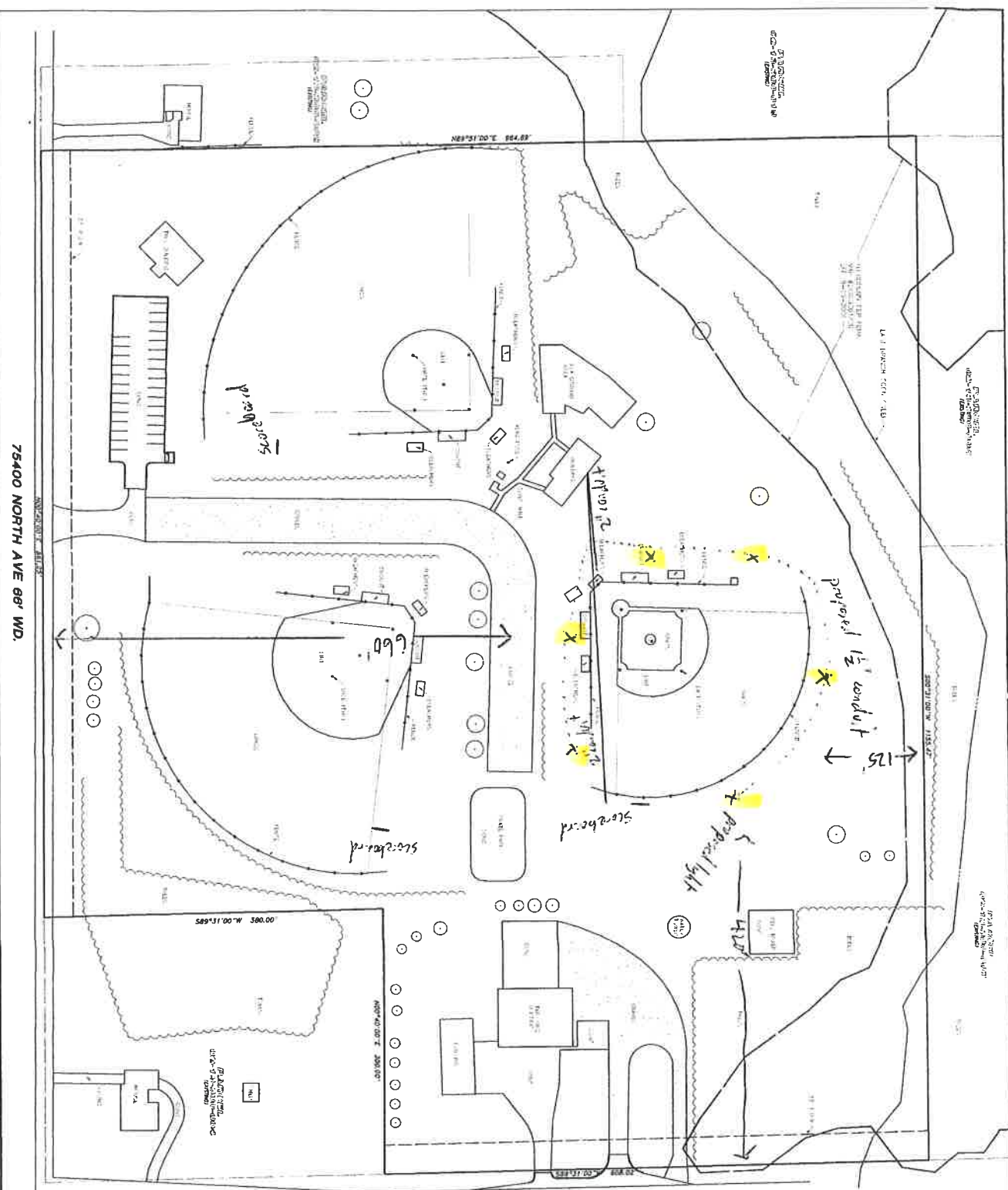
Regards,

Chad Nikkel

ABA President

proposed lights

75400 NORTH AVE 66' WD.



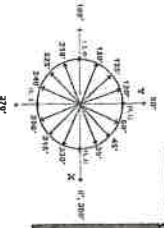
ARMADA CENTER RD. 66' WD.

SCALE: 1"=50'
PARCEL ID
ZONED R-1



PROPERTY DESCRIPTION
 PART OF THE S.W. 1/4 OF SECTION 13, T.5N., R.13E., ARMADA TOWNSHIP, MACOMB COUNTY, MICHIGAN





Plan View
Scale: 1 inch= 75 Ft.

Project Armada Baseball

Dimensions estimated
Standard 50/30
Draft layout, needs firm placement

Location:

75250 North Ave
Armada, MI 48005

EA Technologies - Pro Sports Tech

3735 Evergreen Pkwy, Evergreen CO 80439
P: 970.581.1810 E: chris@evergreenappliedtechnologies.com
W: www.evergreenappliedtechnologies.com | www.prosportstech.com
Portfolio: www.lightingstuffup.com
Designed By - Christopher Lewis - IES

Version:

Draft 01262022v1
Not for construction

This report was created by Evergreen Applied Technologies. All details including locations, beam angles, aiming marks are considered confidential information. Any publication, sale, distribution or dissemination of this information is prohibited.

HPS / 400 - 1000 watts

MH / 1500 watts

PS / 750 - 1000 watts

Limited Quantities Available

Application

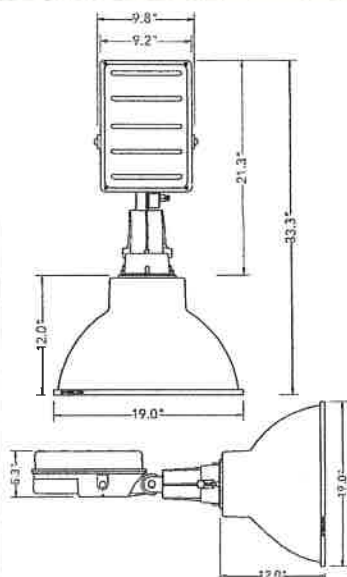
Great for illuminating sporting areas or any external environment requiring bright light



Bottom view with Factory
Installed Option Extended Bolt (B)
(5/8 - 11 thread x 1.5" length
extending from casting)



Side View with Field Installed Yoke

DIMENSIONS

Note:

Reflector dimensions shown

Type 5 19" (FIO Option 9): 19" OD x 12" H

Other reflector dimensions:

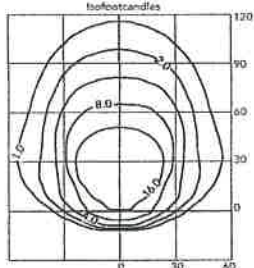
Type 3 (FIO Option 3): 23" OD x 12.5" H

Type 4 (FIO Option 4): 21" OD x 14.5" H

Type 5 (FIO Option 5): 21" OD x 14.5" H

PHOTOMETRICS

1500W MH @ 30' Mounting Height
and aimed 30° Below the Horizon

**Features**

- Die cast aluminum housing with bronze finish is suitable for yoke mount or cross arm mounting. Specify Factory Installed Option "B" for preinstalled cross arm bolt (also used for accessory SLPTM). Bolt is galvanized 5/8"-11 with exposed bolt length of 1.5".
- Suitable for Wet locations.
- Die cast aluminum socket housing with vertical aiming scale.
- Anodized aluminum reflectors for Type 3, 4, or 5 distribution.
- Optical chamber is sealed to inhibit contaminants.
- UL Listed porcelain mogul socket (1500W, 600V, 5kv pulse rated).
- Suitable for -30C MH / -40C HPS.
- Max weight (1500W) 49 lbs.
- EPA: 2.2 sq. ft. (Type 5-19") / 2.5 sq.ft. (Type 4 or 5) / 2.9 sq. ft. (Type 3)

Accessories - Field Installed (sold separately) & Replacement Parts

| Catalog # | Description |
|------------|---|
| SLR-3 | Replacement Type 3 23" Reflector |
| SLR-4 | Replacement Type 4 21" Reflector |
| SLR-5 | Replacement Type 5 21" Reflector |
| SLR-9 | Replacement Type 5 19" Reflector |
| SLR-3-LENS | Replacement Type 3 Lens - Hinged Clamp Band - Gasket Assembly (Clip Closure) |
| SLR-4-LENS | Replacement Type 4 Lens - Hinged Clamp Band - Gasket Assembly (Clip Closure) |
| SLR-5-LENS | Replacement Type 5 Lens - Hinged Clamp Band - Gasket Assembly (Clip Closure) |
| SLR-9-LENS | Replacement Type 5 19" Lens - Hinged Clamp Band - Gasket Assembly (Screw Closure) |
| SLPTM | Textured bronze finished pole top mount that allows aiming of fixture (includes hardware) |
| SLILB | Internal lamp brace that fits inside reflector and provides support for lamp |
| SLYM | Steel yoke mount |

• Specifications are subject to change without notice.

HOWARD
LIGHTING PRODUCTS

Lighting for life.

www.HowardLightingProducts.com • 800.956.3456 • 601.422.1652 (fax)

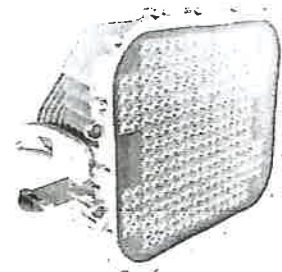
Product Description

- Best Technology to get high efficacy and less glare optic performance
- Glare free from Narrow beam reflector
- Flicker free proven upto 1,500 fps ultra slow-motion
- High CRI & R9 Content better visibility
- Tilt and rotate for easy aiming
- Linkage with wired control system even for event light control

Application

- Sports Stadium
- Indoor Venues
- Port

Certification



SUFA-A 800W Series Specifications

| | | | |
|---------------------|---|-----------|-----------|
| Model Name | SFA800 | | |
| Power Consumption | 800W | | |
| CCT | 5000K (5700K / 4000K / 3000K available) | | |
| Luminous Flux * | 80,000 lm | 84,000 lm | 88,000 lm |
| Luminous Efficacy * | 100 lm/W | 105 lm/W | 110 lm/W |
| CRI | 90 Ra | 80 Ra | 70Ra |
| LED Driving Current | 950 mA | | |
| Light Distribution | 15° / 30° / 45° | | |

| | | |
|--------------------------|---|---|
| Input Voltage | 200 ~ 277 Vac / 220 ~ 240 Vac / 347 ~ 480 Vac | |
| Input Current | Max. 5.0A (@200 Vac) | |
| | Max. 3.5A (@347 Vac) | |
| Power Factor | ≥0.9 at Max load | |
| Frequency | 50 / 60 Hz | |
| Surge Protection | Line – Line 20kV, Line – FG 20kV | |
| Driver Type | Remote Driver | |
| Fixture Manufacturer | GigaTera Inc. / Made in Korea | |
| Size | inch | 16.6 x 13.9 x 12.5 |
| | mm | 421 x 354 x 319 |
| Weight (Driver excluded) | 28.6 lb / 13.0 kg | |
| Material | Body | Cast Aluminum |
| | Optic | Silver Coating Reflector |
| | Cover | Tempered Glass 4.0 T (Clear), Anti UV & Dust, Shatter Proof |
| Finish | Powder Coating | |
| IP Rating | IP66 | |
| Operating Temperature | -22°F ~ 131°F / -30°C ~ 55°C | |
| Option | Control | Wired (RS-485), Wireless |
| Warranty | 5 Years (12 hours usage per day) | |

* Tolerance : ± 5%

LED Flood Lighting SUFA-A 800W Series

GigaTera[®]

SFA800

SUFA-A Series



Size

16.6 x 13.9 x 12.5 (Inch)

421 x 354 x 319 (mm)

Control System (Optional)

RS-485

Wired Control

Input Voltage

15 Vdc

Max. Power Consumption

0.2W (@15 Vdc)

Communication Method

RS-485

Data Rate

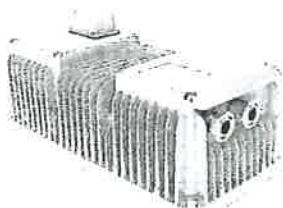
115200 bps, 8-N-1

Dimmer Level

PWM

BLU (Remote Driver)

Specifications



Model Name

BLU

Power Consumption

800W

Input Voltage

200 ~ 277 Vac

Input Current

Max. 5.0A (@200 Vac)

Surge Protection

Line - Line 20kV, Line - FG 20kV

Driver Manufacturer

GigaTera Inc.

Size

Wireless 15.1 x 7.1 x 7.1 (Inch) / 384 x 180 x 180 (mm)

Wired 15.1 x 7.1 x 5.4 (Inch) / 384 x 180 x 137 (mm)

NEMA-7 15.1 x 7.1 x 7.2 (Inch) / 384 x 180 x 183 (mm)

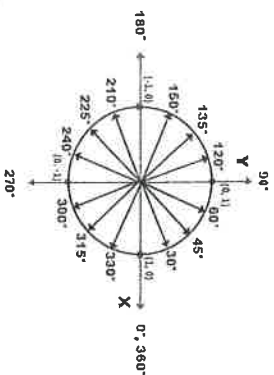
Weight

22 lb / 10 kg

| Luminaire Schedule | | | | |
|--------------------|-----|-------------|-------------|------------|
| Symbol | Qty | Label | Arrangement | Lum. Watts |
| 24 | | EATECH-800W | SINGLE | 800 |
| | | | | 105,000 |

| Calculation Summary | | | | | | | | | |
|---------------------|-------------|-------|-------|------|------|---------|-------|------|------|
| Label | CalcType | Units | Avg | Max | Min | Max/Min | # Pts | CV | UG |
| Infield Cals | ILLUMINANCE | FC | 52.96 | 62.0 | 42.6 | 1.46 | 15 | N.A. | N.A. |
| Outfield Cals | ILLUMINANCE | FC | 37.03 | 48.1 | 29.4 | 1.64 | 31 | N.A. | N.A. |
| | | | | | | | | | 3 |

| Luminaire Location Summary | | | |
|----------------------------|-------------|-----|------|
| LumNo | Label | X | Y |
| 1 | EATECH-800W | -54 | -23 |
| 2 | EATECH-800W | 23 | 54 |
| 3 | EATECH-800W | -54 | -25 |
| 4 | EATECH-800W | 25 | 54 |
| 5 | EATECH-800W | -54 | -27 |
| 6 | EATECH-800W | 27 | 54 |
| 7 | EATECH-800W | -54 | -29 |
| 8 | EATECH-800W | 29 | 54 |
| 11 | EATECH-800W | -40 | -117 |
| 12 | EATECH-800W | 117 | 40 |
| 13 | EATECH-800W | -40 | -119 |
| 14 | EATECH-800W | 119 | 40 |
| 15 | EATECH-800W | -40 | -121 |
| 16 | EATECH-800W | 121 | 40 |
| 17 | EATECH-800W | -40 | -123 |
| 18 | EATECH-800W | 123 | 40 |
| 19 | EATECH-800W | -95 | -210 |
| 20 | EATECH-800W | 210 | -95 |
| 21 | EATECH-800W | -92 | -211 |
| 22 | EATECH-800W | 211 | -92 |
| 23 | EATECH-800W | -89 | -212 |
| 24 | EATECH-800W | 212 | -89 |
| 25 | EATECH-800W | -86 | -213 |
| 26 | EATECH-800W | 213 | -86 |
| Total Quantity: 24 | | | |



Project Armada Baseball

Dimensions estimated
Standard 50/30
Draft layout, needs firm placement

Location:

75250 North Ave
Armada, MI 48005

EA Technologies - Pro Sports Tech

3735 Evergreen Pkwy, Evergreen CO 80439
P: 970.581.1810 E: chris@evergreenappliedtechnologies.com
W: www.evergreenappliedtechnologies.com | www.prosportstech.com
Portfolio: www.lightingstuffup.com
Designed By - Christopher Lewis - IES

Version:

Draft 01262022v1
Not for construction

This report was created by Evergreen Applied Technologies. All details including layout, beam angles, aiming marks are considered confidential information. Any publication, sale, distribution or dissemination of this information is prohibited.



April 29, 2022

Armada Township Planning Commission
23121 East Main Street
P.O. Box 578
Armada, MI 48005

Re: Site Plan Review – Township Park Ballfield Lighting
SDA Review No. AR22101

Dear Commission Members:

We have reviewed the above-referenced site plan for conformance with the Armada Township Ordinance and offer the following comments:

- We have no objection to the proposed lighting improvements.

The above-referenced comments are not to be construed as approvals and are not necessarily conclusive. The final site engineering plans for this development are to be prepared in accordance with the Armada Township Ordinances. It should be noted that the review of the engineering plans cannot begin until the site plan has been approved by the Township.

Sincerely,

SPALDING DEDECKER ASSOCIATES, INC.

Taylor E. Reynolds, PE
Project Manager

cc: Laura Haw, McKenna Associates (via email)



Memorandum

TO: Planning Commission, Armada Township
FROM: Laura Haw, AICP, NCI
SUBJECT: Township Park Ballfield Lighting – Site Plan Review #1
DATE: May 9, 2022

The Township Park Director, Mr. Gary Goetdel, has applied for six new pole lights at Township Park (75400 North Avenue). Chad Nikkel with the Armada Baseball Association (ABA) is seeking to partner with the Township to install these lights to the East Township Ballfield. We have conducted a review for consideration by the Planning Commission and offer the following comments: to ensure that they do not negatively impact any adjacent neighborhoods and that they further support the Parks and Recreation Master Plan.

APPLICABLE ZONING STANDARDS

Section 5.04: Lighting requires that proposed lighting in any zoning district meet eight minimum requirements for type, location, and intensity, as follows:

- A. All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences.

Does not comply. The proposed lights are not fully shielded fixtures. Additionally, the light poles appear to be 50-feet in height. This exceeds the height limit of the R-1, Residential District (which carries a maximum height of 35-feet).

- B. All outdoor lighting shall be directed toward and confined to the ground areas of lawns, parking lots or surface areas, except as noted in C. below.

Complies, the proposed lights will be directed towards the infield and outfield of the East Ballfield.

- C. All lighting in non-residential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.

N/A – the subject site is zoned the R-1, Residential District.

- D. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. There shall be no flashing, oscillating, moving or intermittent type of lighting or illumination except for an approved LED display. In addition, there shall be no bare bulb illumination of any kind exposed to public view.

Somewhat complies, the proposed lighting will be stationary and will not create lights that flash, oscillate, or are intermittent. However, the LED bulbs will be visible behind tempered glass.



- E. There shall be no lights which tend to be harmful to natural forms of vegetation in any use district.
Complies, it is not anticipated that the proposed lighting would be harmful to the existing lawn area
- F. The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts:

Schedule of Maximum Illumination
(in foot candles measured at the surface)

| <u>Illumination of</u> | <u>Residential</u> | <u>Office/Public Buildings</u> | <u>Commercial</u> | <u>Industrial</u> |
|------------------------|--------------------|--------------------------------|-------------------|-------------------|
| General | 0.5 | 0.5 | 0.5 | 0.5 |
| Driveway | 1.0 | 3.0 | 4.0 | 2.0 |
| Parking | 1.0 | 3.0 | 4.0 | 3.0 |
| Walks | 0.5 | 1.0 | 2.0 | 1.0 |
| Protective | 0.5 | 2.0 | 3.0 | 2.0 |
| Building | 0.5 | 3.0 | 5.0 | 5.0 |
| Loading areas | N/A | 1.0 | 1.0 | 1.0 |

No light measured (at eye level) at the property line between any use and any residential district or use shall be greater than one-quarter ($\frac{1}{4}$) foot candle at the side and rear property line, nor greater than one-half ($\frac{1}{2}$) foot candle for the intensity of the available street lighting at the front property line, whichever is greater.

Does not comply, the lighting produces illumination levels up to 62.0 foot candles, and the average illumination levels are:

Average Infield: 52.95 foot candles
Average Outfield: 37.03 foot candles

The proposed illumination levels are significantly higher than the maximum permitted in any zoning district.

However, it does not appear that the proposed lights will generate illumination levels that would impact the property boundaries of Township Park itself. To confirm compliance, it is recommended that the applicant provide an illumination reading along the east property line. The closest light pole to the east property line is approximately 125-feet, which contains the nearest residential structure.

- G. The standards contained above shall not preclude the use of ornamental lighting which may not meet the standards contained herein.
Determination required. The proposed lighting has a specific application that is limited to sports areas / stadiums and indoor venues and could be considered an exception to these lighting requirements.
- H. A lighting as-built plan shall be submitted for all developments to which this Ordinance applies.
Can comply. The applicant will be responsible for submitting as-built plans to the Township.

PARKS AND RECREATION MASTER PLAN

The following goals and objectives of the adopted 2013 Parks and Recreation Master Plan support the installation of ballfield lighting for improved active recreation facilities at Township Park:



- Expand the range of equipment and facilities available at Township Park
- Enhance the baseball facilities at Township Park with amenities such as concession stands, lighting, etc
- Continue to work with community groups for the development and use of the Township Park.

The Parks and Recreation Master Plan also discusses population projections (into 2035) and *"the need for park amenities and programs that are geared towards those persons nearing retirement age, along with improvements for younger, more active recreation users"*. This proposal supports programs for active youth.

Finally, the subject site is planned on the Future Land Use Map of the adopted Master Plan to remain as "Public" designated land

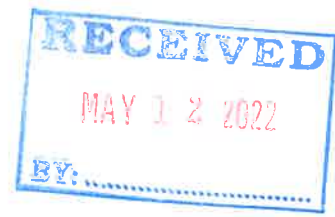
RECOMMENDATION

The proposal to install lighting at the East Ballfield is in keeping with the Township's adopted Parks and Recreation Master Plan. However, we recommend the applicant provide additional information, and if needed, modify the plans to demonstrate that the proposed lighting is the minimum necessary to accomplish the lighting of the ballfield. This includes:

- Provide an illumination reading along the east property line, and ensure levels are no greater than 0.25-foot candles.
- Provide documentation that 50-foot light poles are necessary, or if the height can be slightly reduced.
- Provide additional information on the shielding of the lights and the impacts of glare to adjacent areas.

As additional information is requested, it is not recommended that the Planning Commission grant approval of the proposed six pole lights for Township Park at this time. Thank you

Orchard Construction, Inc
73261 S. Fulton
Armada, Mi. 48005
586-784-5454



May, 11 2022

Armada Township East Field Light Project

To Whom It May Concern:

This Letter is in response to the May 9, 2022 plan review. There were 3 items of concern from the planner.

- 1) Provide an illumination reading along the east property line, and ensure levels are no greater than 0.25 foot candles

New photo metric is supplied showing 0.25 foot candles before the property line

- 2) Provide documentation that 50-foot light poles are necessary, or if the height can be slightly reduced.

Shorter light poles are available, but that would reduce the angle from the poles to the ground, which would actually send the light further away from the field and into neighboring areas. 60' poles would increase the angle of light to the field and reduce any light shed. The cost for the project would increase with taller poles.

- 3) Provide additional information on the shielding of the lights and the impacts of glare to adjacent areas

Per email from Chris Lewis, the light source is not on the face of the fixture and isn't visible outside of the beam area. With that being said He is able to fabricate a shield if the Township would require it.

Respectfully,

Chad Nikkel
Orchard Construction Inc
810-343-5062
chad@post-frame.com

EA Technologies - Pro Sports Tech

3735 Evergreen Pkwy, Evergreen CO 80439
P: 970.581.1810 E: chris@evergreenappliedtechnologies.com
W: www.evergreenappliedtechnologies.com | www.prosportstech.com
Portfolio: www.lightingstuffup.com
Designed By - Christopher Lewis - IES

Location:

75250 N. Ave

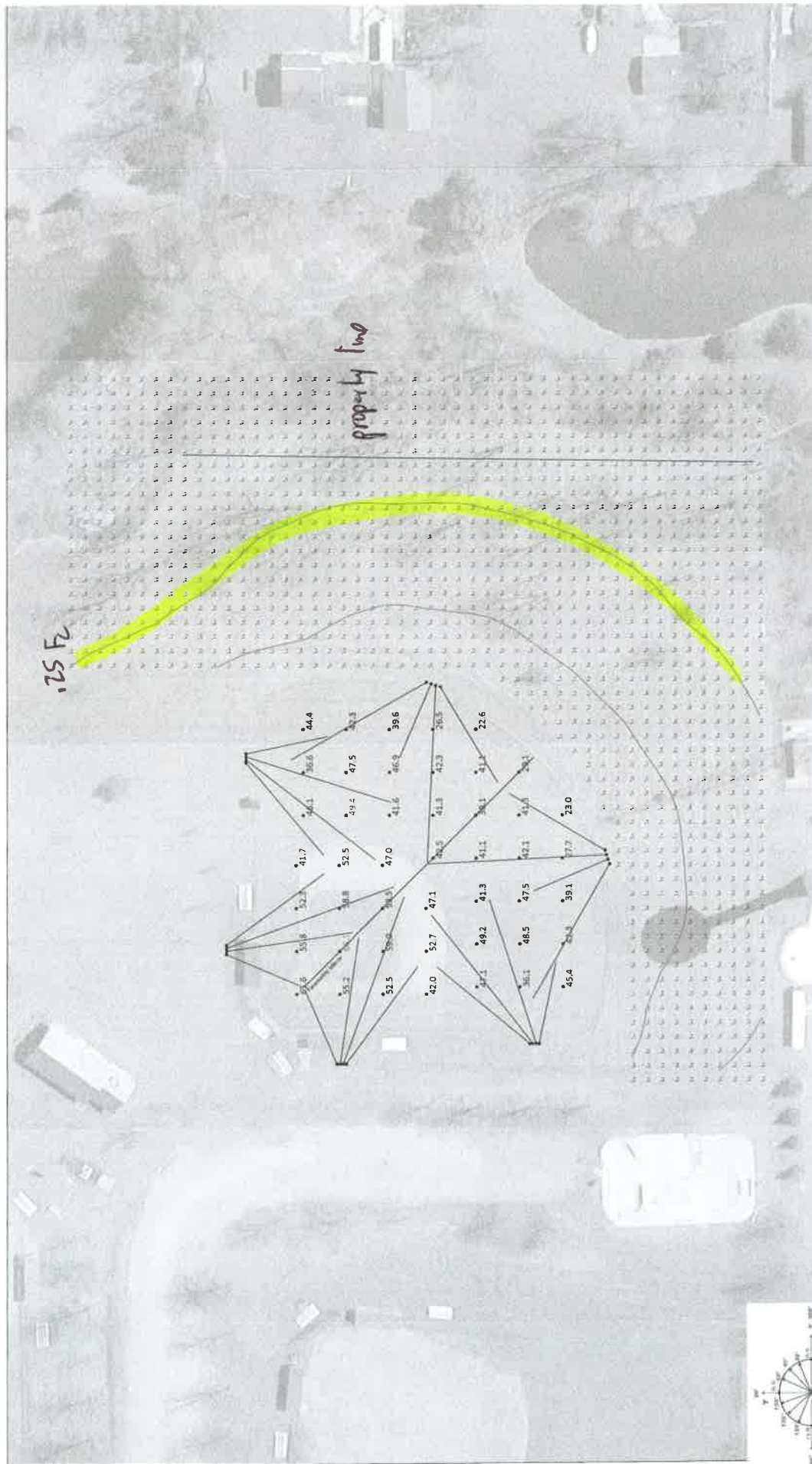
Version:

Draft 02232021v1
Not for construction

Dimensions estimated

Standard 75 fc
Ceiling structure needs clarification

This report was created by Evergreen Applied Technologies
All details including location, beam angles, aiming marks are considered confidential information.
Any publication, sale, distribution or dissemination of this information is prohibited.



1

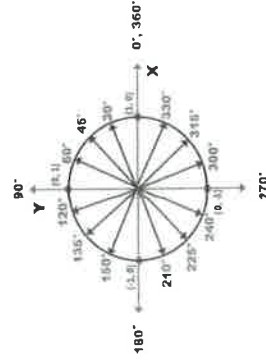
2

| Luminaire Schedule | | | | |
|--------------------|-----|-------------------|-------------|------------|
| Symbol | Qty | Label | Arrangement | Lum. Watts |
| □ | 24 | SFA800-H500307 PL | SINGLE | 800.1 |
| | | | | 100449 |

| Calculation Summary | | | | | | | | | |
|---------------------|-------------|-------|-------|------|------|---------|-------|------|------|
| Label | CalcType | Units | Avg | Max | Min | Max/Min | # Pts | CV | UG |
| Infield Calcs | Illuminance | Fc | 53.45 | 66.1 | 41.7 | 1.59 | 15 | N.A. | N.A. |
| Outfield Calcs | Illuminance | Fc | 40.31 | 49.4 | 22.6 | 2.19 | 31 | N.A. | N.A. |
| Spill Calcs | Illuminance | Fc | 0.55 | 6.3 | 0.0 | N.A. | 1372 | N.A. | N.A. |
| | | | | | | | | | 0 |

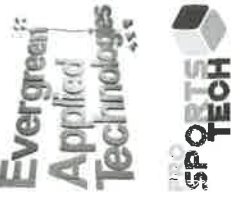
| Luminaire Location Summary | | | |
|----------------------------|-------------------|-----|------|
| LumNo | Label | X | Y |
| 1 | SFA800-H500307 PL | -54 | -23 |
| 2 | SFA800-H500307 PL | 23 | 54 |
| 3 | SFA800-H500307 PL | -54 | -25 |
| 4 | SFA800-H500307 PL | 25 | 54 |
| 5 | SFA800-H500307 PL | -54 | -27 |
| 6 | SFA800-H500307 PL | 27 | 54 |
| 7 | SFA800-H500307 PL | -54 | -29 |
| 8 | SFA800-H500307 PL | 29 | 54 |
| 11 | SFA800-H500307 PL | -40 | -157 |
| 12 | SFA800-H500307 PL | 157 | 40 |
| 13 | SFA800-H500307 PL | -40 | -159 |
| 14 | SFA800-H500307 PL | 159 | 40 |
| 15 | SFA800-H500307 PL | -40 | -161 |
| 16 | SFA800-H500307 PL | 161 | 40 |
| 17 | SFA800-H500307 PL | -40 | -163 |
| 18 | SFA800-H500307 PL | 163 | 40 |
| 19 | SFA800-H500307 PL | 95 | -210 |
| 20 | SFA800-H500307 PL | 210 | -95 |
| 21 | SFA800-H500307 PL | 92 | -211 |
| 22 | SFA800-H500307 PL | 211 | -92 |
| 23 | SFA800-H500307 PL | 89 | -212 |
| 24 | SFA800-H500307 PL | 212 | -89 |
| 25 | SFA800-H500307 PL | 86 | -213 |
| 26 | SFA800-H500307 PL | 213 | -86 |
| Total Quantity: 24 | | | |

Pole Height 50'



Location:
75250 N. Ave

Version:
Draft 02232021v1
Not for construction



EA Technologies - Pro Sports Tech

3735 Evergreen Pkwy, Evergreen CO 80439
P: 970.581.1810 E: chris@evergreenappliedtechnologies.com
W: www.evergreenappliedtechnologies.com | www.prosportstech.com
Portfolio: www.lightingstuffup.com
Designed By - Christopher Lewis - IES



Chad

From: Chris Lewis <chris@lightdisty.com>
Sent: Thursday, May 12, 2022 5:14 PM
To: Chad Nikkel
Subject: Re: Fwd: Armada Twp Park drawing
Attachments: Armada Baseball Layout_v2.pdf; SUFA-A_1K2_Series.pdf

Hello Chad,

Here's the revised layout. I pushed the midfield poles a little deeper which draws our East Side spill inward. I also reaimed a little deeper and shallower to minimize the effect beyond the outfield. If they were super concerned we could go to a 60' pole to further limit the impact.

Our fixtures use deep-set reflector optics. That means the light source is **not on the face of the fixture and isn't visible outside of the beam area**. This is a pro-level standard. We can also fab a top and side visor to further limit the impact. I'll just throw that in there as an add, no charge.

*Attached is the spec sheet. **Page 2 is the newest 800 watt fixture**. This is the same fixture I installed for the Tampa Bay Rays.

Chris Lewis | *E.A. Technologies*
chris@lightdisty.com | chris@evergreenappliedtechnologies.com
970-581-1810 cell | 877-533-3002 company
Retail: www.lightdisty.com | www.electricalgopher.com
Distribution: www.evergreenappliedtechnologies.com
Manufacturing: www.prosportstech.com
Portfolio - www.lightingstuffup.com

On 5/12/2022 2:59 PM, Chad Nikkel wrote:

Regards,

Chad Nikkel
V.P. Operations
Orchard Construction Inc
C-810-343-5062
O-586-784-5454
F-586-784-8151
Chad@post-frame.com

Begin forwarded message:

LED Sports Flood Lighting

SUFA-A Series

GigaTera[®]
beyond light

SFA1K2 / SFA800

SUFA-A Series Specifications

| | | | | | | | | | | | | | |
|----------------------------|------------------|--|--------|--------|--------|---------|--------|--------|--------|--------|--------|---------|---------|
| Model Name | | SFA800 (Plus Reflector) | | | | | | | | | | | |
| Power Consumption | | 800W (800W x 1modules) | | | | | | | | | | | |
| CCT | | 5700K | | | | | 5000K | | | | | | |
| Luminous Flux * (lm) | | 84,000 | 80,000 | 92,000 | 88,000 | 100,000 | 96,000 | 88,000 | 84,000 | 96,000 | 92,000 | 104,000 | 100,000 |
| Luminous Efficacy * (lm/W) | | 105 | 100 | 115 | 110 | 125 | 120 | 110 | 105 | 120 | 115 | 130 | 125 |
| Reflector | | 15° | 30° | 15° | 30° | 15° | 30° | 15° | 30° | 15° | 30° | 15° | 30° |
| CRI | | 90Ra | | 80Ra | | 70Ra | | 90Ra | | 80Ra | | 70Ra | |
| LED Driving Current | | 1,000 mA | | | | | | | | | | | |
| Light Distribution | | 15° / 30° / 45° | | | | | | | | | | | |
| Input Voltage | | DC200V (through BLU) | | | | | | | | | | | |
| Fixture Manufacturer | | GigaTera Lighting Inc. (Made in Korea) | | | | | | | | | | | |
| Weight (Exclude Driver) | | 28.6 lb / 13.0 kg | | | | | | | | | | | |
| Material | Body | Cast Aluminum | | | | | | | | | | | |
| | Optic | AL Coating Reflector | | | | | | | | | | | |
| | Cover | Tempered Glass 4.0 T (Clear) | | | | | | | | | | | |
| Finish | | Powder Coating | | | | | | | | | | | |
| IP Rating | | IP66 | | | | | | | | | | | |
| Effective Projected Area | Front (ft² / m²) | 1.520 / 0.141 | | | | | | | | | | | |
| | Side (ft² / m²) | 0.880 / 0.082 | | | | | | | | | | | |
| Operating Temperature | | -30°C ~ 50°C | | | | | | | | | | | |
| Warranty | | 5 Years (12 hours usage per day) | | | | | | | | | | | |

* Tolerance : ± 10%

Remote Driver Specifications

| | | | |
|----------------------|---|-------------------------|--|
| Model Name | RED1K2 | | BLU1K0 |
| Power Consumption | 1,300W | | 855W |
| Compatible Model | SFA1K2 | | SFA800 |
| Input Voltage | 200 ~ 277 Vac / 200 ~ 240 Vac / 347 ~ 480 Vac | | |
| Output Voltage | DC100V | | DC200V |
| Input Current | Max. 7.6A (@200 Vac) | | Max. 5.0A (@200 Vac) |
| | Max. 4.4A (@347 Vac) | | Max. 2.9A (@347 Vac) |
| Power Factor | ≥0.9 at Max load | | |
| Frequency | 50 / 60 Hz | | |
| Surge Protection | Line – Line 20kV, Line – FG 20kV | | |
| Fixture Manufacturer | GigaTera Lighting Inc. (Made in Korea) | | |
| Weight | Exclude IP box | 28.7 lb / 13.0 kg | 22.0 lb / 10.0 kg |
| | Include IP box | 44.1 lb / 20 kg | |
| Option | Control | Wired (RS-485, DMX-512) | Wired (RS-485, DMX-512), Wireless (Zigbee), NEMA-7 |
| IP Rating | IP66 (When IP box applied) | | IP66 |
| Warranty | 5 Years (12 hours usage per day) | | |



Memorandum

TO: Planning Commission, Armada Township
FROM: Laura Haw, AICP, NCI
SUBJECT: Township Park Ballfield Lighting – Site Plan Review #2
Revised site plan received May 16, 2022
DATE: May 23, 2022

The Township Park Director, Mr. Gary Goetdel, has applied for six new pole lights at Township Park (75400 North Avenue). Chad Nikkel with the Armada Baseball Association (ABA) is seeking to partner with the Township to install these lights to the East Ballfield. We have conducted a review to ensure the proposed lights do not negatively impact the adjacent neighborhoods and that they further support the Parks and Recreation Master Plan. Our comments are as follows:

APPLICABLE ZONING STANDARDS

Section 5.04: Lighting requires that lighting in any zoning district meet eight requirements for type, location, and intensity, as follows:

- A. All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences.**

The proposed lights are fully shielded fixtures; the light source is not on the face of the fixture, which complies with the Ordinance. The fabricator has offered to provide a top and side visor to further limit light trespass; it is recommended the Township require the visor.

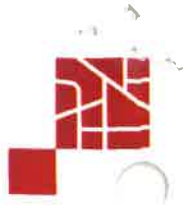
- B. All outdoor lighting shall be directed toward and confined to the ground areas of lawns, parking lots or surface areas, except as noted in C. below.**

The proposed height of the lights requires determination and consideration by the Commission. The light poles are approximately 50-feet in height, which exceeds the maximum height permitted in the R-1, Residential District (35-feet). The applicant notes that while shorter light poles are available, this would reduce the angle of the lighting and create additional light trespass, beyond the ballfield.

- C. All lighting in non-residential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.**

N/A – the subject site is zoned the R-1, Residential District.

- D. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. There shall be no flashing, oscillating, moving or intermittent type of lighting or**



illumination except for an approved LED display. In addition, there shall be no bare bulb illumination of any kind exposed to public view.

Complies; the proposed lighting will be stationary and will not create lights that flash, oscillate, or are intermittent.

- E. There shall be no lights which tend to be harmful to natural forms of vegetation in any use district.
Complies, it is not anticipated that the proposed lighting would be harmful to the existing lawn area.

- F. The intensity of outdoor lighting in all use districts shall be limited to the following maximum amounts:

| Schedule of Maximum Illumination (in foot candles measured at the surface) | | | | |
|---|-------------|-------------------------|------------|------------|
| Illumination of | Residential | Office/Public Buildings | Commercial | Industrial |
| General | 0.5 | 0.5 | 0.5 | 0.5 |
| Driveway | 1.0 | 3.0 | 4.0 | 2.0 |
| Parking | 1.0 | 3.0 | 4.0 | 3.0 |
| Walks | 0.5 | 1.0 | 2.0 | 1.0 |
| Protective | 0.5 | 2.0 | 3.0 | 2.0 |
| Building | 0.5 | 3.0 | 5.0 | 5.0 |
| Loading areas | N/A | 1.0 | 1.0 | 1.0 |

No light measured (at eye level) at the property line between any use and any residential district or use shall be greater than one-quarter (¼) foot candle at the side and rear property line, nor greater than one-half (½) foot candle for the intensity of the available street lighting at the front property line, whichever is greater.

Does not comply, the lighting produces illumination levels up to 66 foot candles, and the average illumination levels are as follows:

Average Infield: 52.5 foot candles

Average Outfield: 40.3 foot candles

The proposed illumination levels are significantly higher than the maximum permitted in any zoning district. However, the proposed lights generate illumination levels below the maximum allowed along the property boundaries of Township Park itself (maximum of 0.25 foot candles permitted, <0.25 foot candles proposed). The closest light pole to the east property line is approximately 125-feet, which contains the nearest residential structure.

- G. The standards contained above shall not preclude the use of ornamental lighting which may not meet the standards contained herein.

Determination required: the proposed lighting has a specific application that is limited to sports areas / stadiums and indoor venues and could be considered an exception to these lighting requirements.

- H. A lighting as-built plan shall be submitted for all developments to which this Ordinance applies.
Can comply; the applicant will be responsible for submitting as-built plans to the Township.



PARKS AND RECREATION MASTER PLAN

The following goals and objectives of the adopted 2013 Parks and Recreation Master Plan support the installation of ballfield lighting for improved active recreation facilities at Township Park:

- Expand the range of equipment and facilities available at Township Park.
- Enhance the baseball facilities at Township Park with amenities such as concession stands, lighting, etc.
- Continue to work with community groups for the development and use of the Township Park.

The Parks and Recreation Master Plan also discusses population projections (into 2035) and “*the need for park amenities and programs that are geared towards those persons nearing retirement age, along with improvements for younger, more active recreation users*”. This proposal supports programs for active youth.

Finally, the subject site is planned on the Future Land Use Map of the adopted Master Plan to remain as “Public” designated land.

RECOMMENDATION

The proposal to install lighting at the East Ballfield is in keeping with the Township's adopted Parks and Recreation Master Plan and the applicant has provide adjustments to the original lighting plan to better align the ballfield lighting to the surrounding area.

Based on these findings, and provided that the Planning Commission finds the proposed fixture height of 50-feet and maximum illumination levels area acceptable, it is recommended that approval of the proposed six pole lights be granted for the Township Park East Ballfield, contingent that a visor is added to the fixtures and that as-built plans are supplied to the Building Department upon project completion.

Thank you.



Review Fee _____



APPLICATION FOR REZONING – ARMADA TOWNSHIP

APPLICANTS NAME: Andrew Mazer ADDRESS: 20502 Windham
CITY: Marion ZIP: 48044 PHONE: 586-219-7607
PROPERTY IDENTIFICATION NO: 13-02-23-226-017
COMPLETE LEGAL DESCRIPTION (Use opposite site or attach separately)
EXISTING ZONING: B1 PROPOSED ZONING: B2 SIZE (in Acres): 3.025
PROPOSED USE OF PROPERTY: Self serve car wash w/ Automatic Bay
LEGAL OWNER: Basco company P.O. Box 37 810-523-2885
Name Address Phone

If petitioner is not the owner, state basis for representative (i.e., Attorney, Representative, Option-to-Buy, etc):

Option to Buy

The applicant should submit a concept plan sketch, demonstrating the feasibility of developing the property for its intended use. The following information should be included: 1) Parcel size and shape; 2) Size and general location of all building(s) to be included on site; 3) Access to the site and arrangement of the parking area; and 4) Location and use of adjacent buildings.

Sixteen (16) copies of the application and feasibility sketch (all materials shall be folded to 8 ½ x 11) shall be submitted to the Township by 4:00 p.m. the **second Thursday** of each month prior to a scheduled Planning Commission meeting. The Planning Commission will set a public hearing for the following meeting. A recommendation may or may not be made at the meeting.

The undersigned authorizes the members of the Planning Commission and any employees of the Building Department to enter upon the described premises to visually inspect the proposed site before and after any hearing scheduled for this application. Written notification of any inspection shall be given to the applicant by the Township prior to any inspection. Any additional costs, incurred by the Township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

Andrew Mazer
Signature of Applicant
Andrew Mazer

(Please print/type name below signature)

Signature of Legal Owner (if not Applicant)

(Please print/type name below signature)

Conditional Rezoning:

1. From B-1 to B-2 on parcel 13-02-23-226-017, located at address: 22920 ARMADA CENTER RD ARMADA, MI 48005.
2. Site meets all area and placement requirements for B-2 Zoning
3. The current car wash will stay status quo and operational with an additional structure added onto bay3 for the automatic system from Belanger systems. (Brochure attached)
4. The preliminary site plan attached has all necessary modifications as discussed with Planning and Zoning Administrator as well as the Senior planner from Mckenna.
5. By granting the B-2 zoning, the land located behind the car wash will have more uses and potential benefit for the surrounding community.
6. Site's B-2 zoning will permit all legal uses and special land uses except:

-Hotels and Motels

-Adult Entertainment and Business Uses (Section 16.03)

-Automobile Repair and Service Centers excluding Paint and Collision Shops (Section 16.06)

-Bowling Alleys, Pool or Billiard Parlor or Club, Indoor Archery and Indoor Tennis Clubs, and other similar indoor commercial recreation establishments

The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

$$f(x) = \int_0^x \frac{1}{1+t^2} dt, \quad x \in \mathbb{R}.$$

It is shown that the function $f(x)$ is strictly increasing and concave down on the interval $(-\infty, \infty)$.

In the second part, we consider the function $g(x)$ defined by the equation

$$g(x) = \int_0^x \frac{1}{1+t^4} dt, \quad x \in \mathbb{R}.$$

It is shown that the function $g(x)$ is strictly increasing and concave down on the interval $(-\infty, \infty)$.

$$g(x) = \int_0^x \frac{1}{1+t^4} dt, \quad x \in \mathbb{R}.$$

It is shown that the function $g(x)$ is strictly increasing and concave down on the interval $(-\infty, \infty)$.

Finally, we consider the function $h(x)$ defined by the equation

$$h(x) = \int_0^x \frac{1}{1+t^6} dt, \quad x \in \mathbb{R}.$$

It is shown that the function $h(x)$ is strictly increasing and concave down on the interval $(-\infty, \infty)$.

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Light Up Your Business & Reach The Street

Kondor fits any size bay,
for any size budget!

BELANGER. 

DRIVE | CLEAN

RECEIVED

RECEIVED



LED Navigation System™ lights the way for safe driver entry & correct vehicle positioning



DryLite® dryers with 6 color-changing patented LED lights attract customers into your wash bay 24/7



Deliver up to 1,200 psi high-pressure cleaning power with the industry-best 25HP CAT 3535 pump

KONDOR®

Built to Fit Your Bay, Budget & Business

One look at the Kondor® touchless in-bay automatic's innovative design tells you that it's a gamechanger. With installation options for nearly every bay size, the Kondor line is a sure fit for both new and existing bays. Choose from one- or two-arm models, along with extra service options and appearance upgrades to captivate customers and satisfy your budget.



Total Control

The Kondor puts the control in your hands with remote access capabilities, including adjustable wash speeds, customizable menu packages, resettable faults, diagnostics, and email notifications. With remote access, anything that can be done from an operator console can be done from a PC or mobile device anywhere in the world. Industry-leading controls and software offer the programming flexibility of 2 sets of 4 wash packages—8 total. VFD motor controls let you distinctively control the speed of every movement—of each pass on every wash package—for an entirely customizable setup.

Premium Cleaning Power

Every Kondor features the 25HP CAT 3535 pump, which delivers up to 1,200 psi of high-pressure cleaning power. The Kondor's solution delivery options can provide presoaks and waxes using either injectors or chemical pumps. Other application options include triple foam, spot-free rinse, additional waxes, and bug spray for ultimate marketing flexibility.



Maximum Uptime

Standard Auto-Resetting Breakaway Arms reset themselves without intervention to keep you washing, increasing your uptime while saving labor time, costs, and frustration. When a vehicle strike occurs, the Kondor arms give way and automatically begin the reset process, which decreases the risk of vehicle damage. Furthermore, the premium parts and components used to manufacture the Kondor deliver long-term durability and repeatable performance while maximizing your profitability.



Available DuraBlaster® CF high-pressure cleaner removes soils & snow from wheels & rocker panels



Installation flexibility to install the Kondor in virtually any new or existing bay



Flexible programming & chemical applications with VFD control to tailor & enhance your cleaning performance



Memorandum

TO: Ms. Christine White, Planning and Zoning Administrator
Planning Commission, Armada Township

FROM: Laura Haw, AICP, NCI

SUBJECT: On-Going Zoning Ordinance Considerations for the Planning Commission –
Update for the June 1, 2022 Meeting

DATE: May 23, 2022

Throughout 2022, the Planning Commission will continue to review the Zoning Ordinance and recommend amendments to improve / clarify the code. The following is a compilation of the current ordinance provisions under consideration; this document will be updated for each Planning Commission meeting to maintain momentum on proposed text amendments.

On-going text amendments to the Township Zoning Ordinance #114 for discussion / consideration include:

1. **Shipping Containers** – *Township Board requested further review by the Planning Commission; discussion regarding the exterior finish of shipping containers and the need for a crushed concrete / stone base was discussed at the April 7, 2022 Commission meeting. Revised language is enclosed for your consideration.*
2. **Small Scale Entertainment** – *A revised definition to limit the number of participants to 200 persons (from 1,500) is enclosed for your consideration.*
3. **Garage Size Limitations** – *Recommend adding a provision to section 2.03 to limit the maximum size of attached garages to half of the square footage of the dwelling unit, or 850 square feet, whichever is less. This language is enclosed for your consideration.*
4. **Second Home on a Property / Seasonal Workers Clause** – *Draft language is being considered by the Township Attorney; updates will be provided when possible.*
5. **Administrative Review Procedures** – *At the April 7, 2022, Planning Commission meeting, the Commission moved to place a moratorium on all administrative site plans until administrative review processes can be adopted. Vice-Chair Abercrombie presented several recommendations, which are to be distributed to the Commission for further discussion.*
6. **Article 7: Zoning Districts: Table of Permitted Uses** – *A new table in section 7.00 which lists all the zoning districts, as well as a new table of permitted uses (section 7.01), is enclosed for your consideration. These two tables are intended to make the zoning ordinance more user friendly. While these tables still require some refinement, the current draft provides a general overview of the permitted and special land uses in each zoning district today.*



REGULATING SHIPPING CONTAINERS AS ACCESSORY BUILDINGS

Provisions to permit shipping containers as accessory structures within one-family residential districts was discussed at several meetings throughout 2021. An amendment to section 2.03 was recommended to the Township Board; however, this amendment was then rescinded back to the Planning Commission in 2022 for further review: clarity was requested regarding provisions on the exterior finish material and appearance.

Proposed text amendments:

Article XX – Construction of Language and Definitions; Section 20.01: Definitions

SHIPPING CONTAINER: An industrial, standardized, reusable, and portable metal container originally and specifically designed for the intermodal shipping of goods or commodities by transport on trucks, rail cars, and ships and typically made of steel. A cargo container may also be known as a cargo container, ISO (International Standard Organization) container, intermodal container, conex (container for export) box, or sea can.

TRUCK TRAILER: A trailer designed to be towed behind a semi-truck or other vehicle for purposes of carrying cargo. Truck trailers are not permitted as accessory structures on non-agricultural properties.

Article II – General Provisions; Section 2.03: Accessory Buildings to One-Family Residential Uses

5. Shipping containers used as an accessory building to a one-family residential use shall meet the following:
 - a. Shipping containers shall meet all requirements of Section 2.03.1-4 and shall be included in the total number of accessory buildings and square footage of permitted accessory buildings for a property.
 - b. Shipping containers shall not be used for advertising and shall not include signage and/or writing.
 - c. The exterior of shipping containers shall be painted a uniform, natural earth tone (i.e., beige, taupe, brown, gray or dark green).
 - d. Shipping containers shall be placed on a base of crushed concrete or stone, or similar material as found acceptable to the Building Inspector.

NOTES

The Ordinance currently requires the following of certain accessory buildings: **Section 2.05 APPEARANCE.** *In any case where a principal non-residential building or accessory building is erected or placed within 200-feet of the front lot line, the front walls of said building or accessory building shall be constructed of a predominance of face brick, unless otherwise approved by the Planning Commission. The approved exterior treatment shall be uniform on all sides of the building that are visible from a public right-of-way or abut a single-family residential district or use. Any ancillary buildings or out-lots shall be architecturally compatible with the principal building.*

Section 2.22 provides the Building Inspector with latitude in determining the aesthetic compatibility of a building: *In making such determination of compatibility, the Township Building Inspector may consider the following factors: total square footage; length- to-depth proportions; value and quality of construction; exterior building materials; architectural style and design and roof line; as well as the character, design and appearance of a majority of the residential dwellings located outside of mobile home parks within 2,000 feet of the subject dwelling.*

The word "natural" is already used in the Ordinance regarding the color of wind turbines and their ancillary support structures, the word "neutral" does not appear.



SMALL SCALE ENTERTAINMENT

At the May 5, 2021, Planning Commission meeting, the Commission discussed the existing provision and agreed that the intent was to allow for non-permanent seating. The language below has been revised to reflect that.

The maximum capacity of 1,500 persons was also discussed, concern was expressed that this number may be too high. Based on capacity standards for parking (3:1), 1,500 persons attending an event would likely generate at least 500 vehicles.

Recommend reducing the maximum number of 200 persons, or the maximum occupancy of the space where the event is held, whichever is less.

Proposed text amendments:

Section 20.01: Definitions

SMALL SCALE ENTERTAINMENT - A specified area or areas dedicated for the purpose of providing a family orientated entertainment which has a general, non-permanent seating capacity of not more than two hundred (200) persons, or the maximum occupancy of the space where the event is held, whichever is less. ~~Seating shall consist of individual seats, bleachers (two linear feet of bleacher equals one (1) seat), or five (5) square feet of general seating area, (such area shall equal one seat).~~ Small scale entertainment uses shall not be conducted for more than three (3) consecutive hours or for more than three (3) hours in any twelve (12) hour span. No event shall be conducted between the hours of 11:00 PM and 8:00 AM.

NOTES

Small Scale Entertainment is only permitted in the AG District, as a permitted ancillary use to a Value-Added Farming Operation and requires a minimum lot size of 20 acres.

Establish a minimum separation distance. Ex: Dexter Township requires at least 100-feet separation from any lot line and the entertainment use. Agri-Business buildings are required to be setback a minimum of 50-feet from the rear and side lot lines, however, a temporary use would not be required to follow the same standard.

Establish hours of operation, ex: may not take place during the hours of Midnight and 7:00 AM. Hours of operation are currently listed for Special Outdoor Events (section 16.40).



GARAGE SIZE LIMITATIONS

Per section 2.03: *Where the accessory building is structurally attached to the principal building, it shall conform to all regulations applicable to the principal building and shall be considered a garage not an accessory building.*

Garages are defined as: **GARAGE, PRIVATE:** *An accessory building or portion of a main building designed or used solely for the storage of motor-driven vehicles, boats and similar vehicles owned and used by the occupants of the building to which it is accessory, with no facilities for mechanical service or repair of a commercial or public nature.*

In an Open Space Community (section 2.23), the following standards apply: *Garages - A minimum of 50 percent of all dwelling units shall have side, rear, or alley entry garages, or other garage configurations not opening to the road or street. Garages that face the roadway shall not extend beyond the front plane of the house and are encouraged to be recessed at least five feet from the front plane of the house.*

The underlined text below is recommended for discussion among the Commission.

Proposed text amendments:

Section 2.03: ACCESSORY BUILDINGS TO ONE-FAMILY RESIDENTIAL USES.

Accessory buildings or structures in all residential districts **shall be customarily incidental to and subordinate in size and scope to the principal building or use**, and shall be subject to the following regulations. Farm structures shall not be regulated by the following regulations, however, such structures shall meet the required setbacks of the district in which they are located.

1. Where the accessory building is structurally attached to the principal building, it shall conform to all regulations applicable to the principal building and shall be considered a garage not an accessory building. The maximum size for attached residential garages shall not exceed half of the floor area of the dwelling unit, or 850 square feet, whichever is less.



SECOND HOMES ON A LOT AND SEASONAL WORKERS

Currently, the zoning ordinance regulates Seasonal Farm Labor Housing in section 2.38. Farm labor housing has played an important role in Michigan farming operations over the decades; for instance, in 2021, it was approximated that 40,000 seasonal workers were employed and housed in the Grand Traverse region.

Examples of the Michigan MDARD housing requirements include electrical and heating affidavits.

The underlined text below is recommended for discussion among the Commission.

Section 2.38. SEASONAL FARM LABOR HOUSING.

It is the intent of this section to provide for the establishment of dwellings as part of an active farm operation. Such dwellings shall consist of seasonal / farm labor residences for migratory laborers and their family members and shall be reviewed and approved by the Planning Commission as a Special Land Use, subject to the following standards:

- A. Seasonal and farm labor housing shall be subject to the requirements of this Ordinance and all applicable County and State regulations. This includes living quarters for five (5) or more migratory laborers [on a property] engaged in agricultural activities must be inspected and licensed prior to occupancy by MDARD.
- B. The minimum parcel size shall be 10 acres.
- C. Housing for seasonal and farm labor shall be considered accessory uses to a bona fide farming operation and shall be located on the same property as the principal use. It is the responsibility of the property owner to provide evidence of annual occupancy to the Township.
- D. Housing structures shall be setback a minimum of 100 feet from parcel lines and public roads.
- E. The minimum living area per unit shall be one hundred (100) square feet.
- F. Termination. If not used for two (2) seasons in a row, such housing must be demolished within six (6) months of the close of the second season, and the land graded and seeded. A season consists of the time between April 15th to November 15th.

ARTICLE VII ZONING DISTRICTS

Section 7.00. DISTRICTS AND ZONING MAP.

For the purpose of this Ordinance, the Township of Armada is hereby divided into zones or districts as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted and declared to be a part of this Ordinance.

| SYMBOL | DISTRICT TITLE | ARTICLE WITH STANDARDS (A) |
|--|--|----------------------------|
| AGRICULTURAL AND CONSERVATION DISTRICTS | | |
| AG | Agricultural Preservation District | Article 8 |
| SAA | Special Ancillary Agricultural Uses Overlay District | Article 8A |
| RESIDENTIAL DISTRICTS | | |
| R1 | Residential District | Article 9 |
| RM | Moderate Density Residential District | Article 10 |
| LL | Land Lease Development District | Article 11 |
| COMMERCIAL / INDUSTRIAL DISTRICTS | | |
| B-1 | Business District | Article 12 |
| B-2 | General Business District | Article 13 |
| M-1 | Industrial District | Article 14 |
| M-2 | General Industrial District | Article 15 |

(A) Article with Standards: This is the article in which most of the use and developmental standards for that district are located. Other standards and provisions may be located throughout this Ordinance.

The Official Zoning Map shall be identified by the signature of the Supervisor, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in this Ordinance of the Township of Armada (include date of adoption)." If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Township Board, together with an entry on the Official Zoning Map as follows: Amended (date) , Amendment No. () .

The Official Zoning Ordinance and Map are to be maintained and kept up-to-date. This Ordinance and Map shall be filed with the Township Clerk and shall be the official record as to the current zoning status of lands, buildings, and other structures in the Township.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following the Township Limits shall be construed as following the Township Limits.
4. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
5. Boundaries indicated as parallel to, or extensions of, features noted in subsections 1. Through above shall be so construed.
6. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Map.
7. Where physical or natural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections 1. through 6. above, the Board of Appeals shall interpret the district boundaries.

Section 7.01. USE TABLE.

| RESIDENTIAL USE | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|---|----|-----|----|----|----------------|-----|-----|-----|-----|---------------|
| Bed and Breakfasts | S | | S | | | | | | | Section 16.07 |
| Convalescent, nursing homes or hospices | | | | S | | | | | | Section 16.13 |
| Day care centers and nursery schools | S | | | S | | P | P | | | Section 16.14 |
| Group day-care (7-12 children) | S | | S | S | | | | | | Section 16.21 |
| Family day-care (1-6 children) | P | | P | P | | | | | | |
| Home based business | | | P | P | | | | | | |
| Housing for the elderly or senior citizen housing | | | | S | | | | | | Section 16.23 |
| Mobile home park | | | | | P ² | | | | | |
| Multiple-family dwellings | | | | P | | | | | | |
| Open space communities | P | | P | | | | | | | |
| Single-family dwellings | P | | P | P | | | | | | Section x |
| Two-family dwellings | | | S | P | | | | | | Section 16.34 |

| | |
|---|------------------|
| P | Permitted Use |
| S | Special Land Use |

² Accessory commercial uses may be conducted in manufactured housing communities in separate, permanent buildings and for such purposes as the office of the manager, laundry and dry-cleaning facilities, or other services for the residents of the park.

| COMMERCIAL LAND USE | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|------------------|
| Adult entertainment and business uses | | | | | | | \$ | | | Section 16.03 |
| Car wash full-service | | | | | | | \$ | | | Section 16.16 |
| Car wash self-service | | | | | | | \$ | | | Section 16.16 |
| Drive-thru facilities | | | | | | \$ | \$ | | | Section 16.15 |
| Event hosting facilities | | \$ | | | | | | | | Section 16.39 |
| Funeral homes and mortuaries, not including crematoriums | | | | | | \$ | P | | | Section 16.17 |
| Gasoline service stations | | | | | | | \$ | | | Section 16.18 |
| Manufacturing of food and beverages, including the distillation, fermentation, brewing, and related packaging of alcoholic beverages | | \$ | | | | | | | | Section 16.41 |
| Motel or hotel | | | | | | | \$ | | | |
| Motor vehicle sales including farm implement, house trailer, and travel trailer | | | | | | | \$ | | | Section 16.09 |
| Personal service establishment (ex. beauty shops and self-service laundries) | | | | | | P | P | | | |
| Private clubs, fraternal organizations, lodge halls, cultural centers and union halls | \$ | | \$ | \$ | | P | P | | | Section 16.29 |
| Professional and business offices banks, medical and dental offices and clinics | | | | | | P | P | | | |
| Raising of fur-bearing animals, including kennels | \$ | | | | | | \$ | | | Section 16.31 |
| Restaurant / banquet halls | | | | | | \$ | | | | Section 16.44 |
| Retail businesses whose principal activity is sale of merchandise in an enclosed building | | | | | | P | P | | | |
| Self-storage facility | | | | | | | \$ | | | Section 16.32 |
| Self-service laundry and dry-cleaning establishments | | | | | | | P | | | |
| Service establishment of an office, showroom or workshop nature that requires a retail adjunct | | | | | | P | P | | | |
| Sit-down restaurant, excluding fast-food restaurants with drive-thru windows | | | | | | | P | | | |
| Special outdoor events | | \$ | | | | | | | | Section 16.40 |
| Veterinary clinic and facilities provided no outdoor runs or kennels are proposed | | | | | | | P | | | |
| Year-round kitchens with seating areas/tasting rooms | | \$ | | | | | | | | Section 16.42 |

| | |
|----|------------------|
| P | Permitted Use |
| \$ | Special Land Use |

INDUSTRIAL LAND USE

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 ¹ | M-2 | USE STANDARDS |
|---|----|-----|----|----|----|-----|-----|------------------|-----|---------------|
| Automobile Heavy Repair Garage | | | | | | | | \$ | \$ | Section 16.05 |
| Automobile repair and service centers excluding paint and collision shops | | | | | | | \$ | P | P | Section 16.06 |
| Farms as defined in section 8.01 A., E., F | | | | | | | | P | P | Section 8.01 |
| Junkyard | | | | | | | | \$ | \$ | Section 16.25 |
| Manufacturing / compounding / assembling / improvement of articles or merchandise from previously prepared materials (ex: paper, textiles, wood, etc.) | | | | | | | | P | P | |
| Manufacturing / compounding / assembling / treatment of products (ex: bakery goods, candy, toiletries, food products, hardware and cutlery) | | | | | | | | P | P | |
| Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and similar | | | | | | | | P | P | |
| Manufacturing of pottery and figurines or other similar ceramic products | | | | | | | | P | P | |
| Manufacturing of musical instruments, toys, novelties, and metal, plastic or rubber stamps, or other small, molded products | | | | | | | | P | P | |
| Mining and extraction | | \$ | | | | | | | | Section 16.26 |
| Outdoor storage | | | | | | | | \$ | \$ | Section 16.28 |
| Utility service buildings, water supply and water and gas tanks | | | | | | | P | P | P | |
| Various retail use | | | | | | | | \$ | \$ | Section 16.35 |
| Warehouse / wholesale establishments / storage and mini warehouses | | | | | | | | P | P | |
| Wireless communication towers | | | | | | | \$ | \$ | \$ | Section 16.36 |
| Yard composting facilities | | | | | | | | \$ | \$ | Section 16.37 |

| | |
|----|------------------|
| P | Permitted Use |
| \$ | Special Land Use |

¹ Uses expressly prohibited in the M-1 district include used auto parts and used building materials.

PUBLIC AND QUASI- PUBLIC LAND USE

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|---|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Cemetery | \$ | | \$ | | | | | | | Section 16.10 |
| Churches | \$ | | \$ | \$ | | P | P | | | Section 16.11 |
| Colleges and universities | | | | \$ | | | | | | Section 16.12 |
| General hospitals | | | | \$ | | | | | | Section 16.19 |
| Private schools | \$ | | | \$ | | | | | | Section 16.11 |
| Public administration building or assembly hall | | | | | | | | | | |
| Public schools | P | | P | P | | | | | | |
| Public utility / telephone exchange / electric transformer stations and substations / gas regulator stations with service yards, but without storage yards; water and sewage pumping stations | \$ | | \$ | \$ | | \$ | | | | Section 16.30 |
| Township municipal buildings and uses | | | P | P | | | | | | |

RECREATIONAL USE

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Golf courses, ball fields, and athletic fields | \$ | | \$ | \$ | | | | | | Section 16.20 |
| Indoor recreation, such as bowling alleys, pool or billiard parlor or club, archery and tennis clubs, and other similar establishments | | | | | | | P | | | |
| Non-commercial recreation | | | | \$ | | | | | | Section 16.27 |
| Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses | | | | | | | \$ | | | |
| Shooting ranges and gun clubs | \$ | | | | | | | | | Section 16.11 |

OTHER LAND USE

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|---|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Airports and private airstrips | \$ | | | | | | | \$ | \$ | Section 16.04 |
| County, state, or federal uses | | | | | | | | P | P | |
| Farms as defined in section 8.01 A., E., F. and G | | | P | P | | P | P | P | P | Section 8.01 |
| Growing, stripping, and removal therefrom of sod | P | | | | | | | | | |
| Private stable ³ | P | | | | | | | | | |
| Small solar energy system | | | P | P | P | P | P | P | P | |
| Medium solar energy system | | | \$ | | | \$ | | P | P | |
| Large solar energy system | \$ | | \$ | | | \$ | \$ | P | P | |

P

Permitted Use

\$

Special Land Use

³ The keeping of horses, cows, or similar animals for riding, show or personal use shall be permitted only on a lot or parcel of two acres or more. One additional acre is required for each animal after the first. Fowl and small animals may be permitted only on a parcel of land of at least two acres, provided that all such fowl or animals are penned or housed and that such enclosure is located at least 50-feet from any lot line and at least 100-feet from any adjacent dwelling. Horses or other such livestock shall be fenced in or otherwise prevented from roaming at large off the premises.