



# Armada Township PLANNING COMMISSION

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

Armada, Michigan 48005

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

859910077

## AGENDA

July 6, 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://meet.goto.com/join/859910077>

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

+1(571) 317-3112

ACCESS CODE: 859-910-077.

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

<https://meet.goto.com/859910077>

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](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record during the meeting.

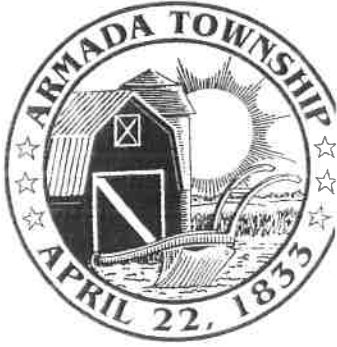
The agenda for the regular meeting of **Wednesday, July 6, 2022** is as follows:

### Regular Meeting

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

Next Scheduled Regular Meeting: August 3, 2022





# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

June 1, 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 April 6 , 2022**
6. Public Comments
7. Public Hearing
8. Reports & 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, administration review, Zoning Districts; table of permitted uses**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: July 6, 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 Wieske, seconded by Murray, to approve the agenda as presented. (5) Five Ayes: (1) Nay: Abercrombie. Motion Carried.

**Approval of Minutes:** Regular meeting minutes April 6, 2022. Motion made by Murray, seconded by Kehrig, to approve the minutes as presented. All Ayes: Motion Carried.

**Public Comments:** None.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig reported on a county meeting regarding road funding options for Blake Farms. A seminar he attended on making defensible decisions regarding the zoning ordinances, he will send out a link to the commission. Noted a list of questions from Abercrombie in regard to administrative review, letter from Don Brown to Senator Lauwers, a memo in regard to a



preliminary meeting for the re-zoning of the Armada Center Car Wash and a copy of the zoning ordinance on conditional re-zoning.

**Motion made by Abercrombie, seconded by Murray, to receive and file as presented. All Ayes: Motion Carried.**

**New Business: A.) Township Park Lighting:** Mr. Gary Goetdel, the Township Park Director, presented that six new pole lights at the township park on North Ave. are being proposed. He is working with Chad Nikkel from the Armada Baseball Association. They are seeking to partner with the Township to install these lights on the east ballfield. Planner Haw went through her review with the commission noting all applicable zoning ordinances. The proposal to install the lighting is in keeping with the Township's adopted Parks and Recreation Master Plan and the applicant has provided adjustments to the original lighting plan to better align the lighting to the surrounding area. The commission discussed the maximum illumination and adjusting with visors, to have no light visible except onto the field. Games go until eleven p.m. unless special approval is given by the township board. Height of the poles was also discussed. Plans will still have to go through engineering. **Motion made by Abercrombie, seconded by Jabara, to approve the proposed site plan with (6) six pole lights at the maximum of (50) fifty feet for the township park east ball field, contingent that a visor is added to the fixtures to maintain a .25-foot candle at property boundary line, and that as-built plans are supplied to the Building Department upon project completion, as recommended by the planner Laura Haw. All Ayes: Motion Carried.**

**B.) Re-Zoning Armada Center Car Wash:** Mr. Bob Kirk, attorney for the applicant and Mr. Andrew Mazer presented their proposal to add on an automatic car wash bay, demo the west vacuum island, use existing power to run a new digital road sign, add a fire lane around the east of building, seal coat and stripe the parking lot, add extension for dryers, update existing electrical service, install a pay box, update exterior paint, and redo wall of all bays. This will be a self-service car wash with an automatic bay. The property is currently non-conforming, due to a car wash only allowed in the B-2 district. The applicant is requesting a conditional re-zoning from B-1 to B-2. The conditions that have been offered by the applicant currently are to not have Bowling Alleys, pool or billiard parlor or club, indoor archery and indoor tennis clubs, and other similar indoor commercial recreational establishments, adult entertainment and business uses (Section 16.03), automobile repair and service centers excluding paint and collision shops (Section 16.06), hotels and motels. All other permitted uses and special land uses in the B-2 general business district and the B-1 business district would be allowed. No site plan has been reviewed by the planner. A public hearing and recommendation for re-zoning would go to the township board. The south part of the property is undeveloped and if rezoned would allow for any of the permitted and special land uses in the B-2 general district and the B-1 business district. Also, if the property is not re-zoned the applicant would not be able to add on to the car wash, as the under the current zoning, the property is non-conforming. Only the applicant can offer conditions. The commission can express concerns and offer feed-back. A special land use would be required if re-zoning did occur. A condition agreement will be provided before July 6, 2022 and the legal description of the property. Attorney Christine Anderson will review the agreement. **Motion made by Jabara, seconded by Murray, to set public hearing for the Armada Center Car Wash, located at 22920 Armada Center Rd. on July 6, 2022 at (7) seven p.m. for conditional re-zoning from B-1 to B-2. All Ayes. Motion Carried.**

**Unfinished Business:** None.

**PC Projects: A.) Ordinance Updates: Shipping Containers:** Township Board requested further review by the commission. Discussion regarding the exterior finish and the need for crushed concrete/stone base. A memo from the building inspector from two years ago, was gone over. **Motion made by Finlay to have earth tone paint, but to eliminate D. placed on a base. No second. Motion Failed.** The board has directed the commission on regard to the exterior finish and the base. Planner said that language is very appropriate. Agreement of earth tone exterior finish was reached. Ordinance is ready for Public Hearing.

**Small Scale Entertainment:** Planner Haw current language states 1500 persons reduced to 200 persons, and it is only allowed in the AG district as a permitted ancillary use to a Value-Added Farming Operation and requires a minimum lot size of 20 acres. Setbacks in the AG is fifty feet. A hundred feet setback could be considered and would be added to the value-added section, along with other uses in the value-added section. Will look at it again next month.



**Second homes on property; seasonal worker clause:** The second home being demolished, when it could be used for storage or re-used was mentioned. The planner will discuss with the attorney.

**Garage Size Limitation:** Planner Haw went through new information. A sentence that attached garages would have a limit to the maximum size of half of the square footage of the dwelling unit, or 850 sq. ft., whichever is less. Floor area is already defined in the zoning ordinance.

**Administrative review:** A list of questions for review procedures were gone over by the commission. Original date of site plan and update, administrative review meeting, review fees, whether the project had been started or completed, and an application process were discussed. Robert Rules should be followed and the committee has the option to send it to the full planning commission. Most communities have administrative review in place and is intended for flexibility. If the chair and vice-chair do not agree a quorum of the committee would be needed. An application and professional plans were agreed upon. The ordinance will not be change, guidelines will be added. The township board would have to adopt the fees as part of the fee schedule. Planner will provide application examples from other communities.

**Zoning Districts; table of permitted uses:** No uses will be changed. A table will be added to make the zoning ordinance book more user friendly. Tables are a feature in new zoning ordinance books. It adds organization. It is recommended that tables being added do go to Public Hearing.

**Public Comments:** Robin Spalding asked about building permit requirements and building in the Right of Way. She was referred to contact the township offices during normal business hours.

**Adjournment: Motion made by Murray, seconded by Finlay, to adjourn at 9:13 p.m. All Ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

Date \_\_\_\_\_





**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF A CONDITIONAL REZONING**

**NOTICE IS HEARBY GIVEN**, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Armada Township Planning Commission at 7:00 PM. Wednesday, July 6, 2022, at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005.

**NOTICE IS FURTHER GIVEN**, that the purpose of the public hearing is to hear and consider a conditional rezoning of the property at 22920 Armada Center Road (parcel ID# 13-02-23-226-017) from the B-1, Business District to the B-2, General Business District. The subject site is approximately 3-acres in size and currently consists of a car wash facility (which is proposed for a minor expansion) and vacant land.

**NOTICE IS FURTHER GIVEN**, that copies of the conditional rezoning application may be examined at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the hearing. Written comments may be addressed to the Planning Commission at the Township Hall address. Oral comments will be taken during the hearing on July 6, 2022.

Christine White  
Armada Township  
Planning and Zoning Administrator

Publish by: June 22, 2022



**PUBLIC NOTICE  
ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION  
OF A CONDITIONAL REZONING**

NOTICE IS HEARBY GIVEN, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Armada Township Planning Commission at 7:00 PM, Wednesday, July 6, 2022, at Armada Township Hall Offices 23121 East Main Street, Armada, MI 48005.

NOTICE IS FURTHER GIVEN, that the purpose of the public hearing is to hear and consider a conditional rezoning of the property at 22920 Armada Center Road (parcel ID# 13-02-23-226-017) from the B-1, Business District to the B-2, General Business District. The subject site is approximately 3-acres in size and currently consists of a car wash facility (which is proposed for a minor expansion) and vacant land.

NOTICE IS FURTHER GIVEN, that copies of the conditional rezoning application may be examined at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the hearing. Written comments may be addressed to the Planning Commission at the Township Hall address. Oral comments will be taken during the hearing on July 6, 2022.

Christine White  
Armada Township  
Planning and Zoning Administrator

Publish: 6/22/22





# Armada Township

## PLANNING COMMISSION

23121 E. Main Street

P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200

Facsimile: (586) 784-5211

## Memo

From: Christine White  
Planning & Zoning Secretary  
[planning@armadatwp.org](mailto:planning@armadatwp.org)

To: Planning Commissioners

Re: Reports and Correspondences  
July 6, 2022

- E-mail copy for Chair Kehrig in regard to Achatz fence
- Copy of board minutes in regard to twp. Park lighting project



## Planning@armadatwp.org

---

**From:** dj kehrig <kehrigmfg@hotmail.com>  
**Sent:** Wednesday, June 8, 2022 9:11 PM  
**To:** Twp Planning; 'Laura Haw'; TWP Beth Abercrombie; dj kehrig  
**Subject:** Achatz Admin review

If we are all in agreement, I would like to recommend to the board,  
that the Achatz fence is probably not a good choice for an admin review.

DJ





ARMADA TOWNSHIP BOARD  
23121 East Main  
Armada, MI 48005

Regular Meeting Minutes

April 13, 2022 7:00 p.m.

**Park: Funding approval for lighting project:** Motion by Swiacki seconded by Goetzinger to approve funding in the amount of \$80,000 from budgeted park expense line item #101.756.821.000 Park Improvements-North Avenue in order to move forward with the ballfield lighting project, contingent upon:

1. Planning Commission site plan review/approval.
2. Engineering review/approval.
3. Pull all necessary building permits
4. All contractors shall provide a W-9, certificate of workers compensation and liability insurance adding the Township of Armada as additionally insured PRIOR to starting the project.

Motion by Swiacki seconded by Goetzinger to amend motion to at the there be a contract between the contractor and township and to have the contract vetted by our attorney.

**All Ayes**

**Motion CARRIED**

**BOARD COMMENTS:** Trustee Goetzinger, Trustee Grembi, Treasurer Murray, Clerk Swiacki, Supervisor Paterek.

**CLOSED SESSION:** None

**ADJOURNMENT:** Motion by Paterek seconded by Swiacki to adjourn at 8:59 p.m.

**Motion CARRIED**

\_\_\_\_\_  
Mary K. Swiacki, CMMC, MiPMC  
Armada Township Clerk

\_\_\_\_\_  
John W. Paterek  
Supervisor

Published: 4.20.22



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

Dear Commissioners,

Subject Site



Communities for real life.



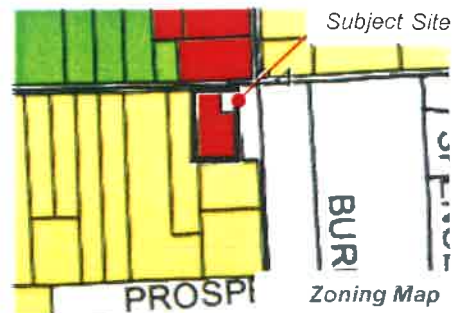
## BACKGROUND

### Existing and Future Conditions:

Location	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Carwash	B-1, Business District	Commercial
North	Agricultural Equipment Storage	B-1, Business District	Commercial
South	Undeveloped	R-1, Residential District	Commercial
East	Single-Family Dwelling	R-1, Single Family Residential (Village of Armada)	Single Family Neighborhood (Village of Armada)
West	Single-Family Dwelling	R-1, Residential District	Single Family

**Use and Zoning Compatibility.** The subject site is zoned the B-1, Business District where carwash facilities are not a use permitted; this makes the current use of the site a legal non-conforming use.

The applicant is requesting to rezone the property to B-2, General Business District where, per section 13.01(F), a "Full and Self-Service Car Wash" is permitted as a Special Land Use. **Should the Conditional Rezoning be approved, the Applicant must then obtain Special Land Use approval prior to the implementation of any of the proposed site improvements.**



**Conditions Voluntarily Offered.** As a conditional rezoning, the applicant has voluntarily offered restrictions to be placed on this property; see the enclosed Conditional Rezoning Agreement and the proposed Conditional Rezoning Preliminary Site Plan for details.

The CRA offers that while the property would be rezoned to the B-2 District, the current use of the subject site would remain at this time, the only proposed change being the addition of a structure onto Bay 3 which would house a new automatic washing system.

As a rezoning, it is critical to consider the wide-range of uses that would be allowed (either as a permitted or special land use) in the new B-2 District. While a car wash facility exists on a portion of the property, the southern (rear) portion of the site is largely vacant land that offers future development possibilities. To that end, the Applicant has also offered that the following uses would be excluded from future redevelopment, should the conditional rezoning be granted:

- *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.*

## **RECOMMENDATION**

Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

*I move to recommend approval of the proposed conditional rezoning from the B-1, Business District to the B-2, General Business District for 22920 Armada Center Road (Parcel ID # 13-02-23-226-017) to the Township Board, based on the following findings of fact:*

- 1. The proposed Conditional Rezoning Agreement limits future commercial uses on the subject site.*
- 2. The request aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as "commercial".*
- 3. The conditional rezoning does not eliminate the requirement for special land use approval for the self-service carwash facility and full site plan review; these approvals must still be secured by the applicant at a future date.*



Per section 19.06(5), the Township's fourteen criteria for evaluating a rezoning request are as follows:

- The proposed conditional rezoning is also consistent with the 2015 Future Land Use Map, which designates the subject parcel as "commercial".

- A significant increase in traffic is not anticipated as a result of the proposed site improvements. However, the Planning Commission has the right to require that a traffic impact study be submitted as part of the special land use review process.





7. **The apparent demand for the types of uses permitted in the requested zoning district relative to the amount of land in the Township currently zoned and available to accommodate the demand.**

The site is located near single-family residential uses in both the township and village. The presence of a car wash in relative proximity to such uses would provide an in-demand service to local residences and businesses, the vast majority of whom rely on private automobiles for their daily transportation.

8. **The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.**

The proposed conditional rezoning will have no impact on the existing boundaries of the subject site. As a legal nonconforming use, the existing setbacks are lawful as long as there is no increase in the nonconformity as a result of the proposed site improvements. However, Special Land Use and final site plan must be approved before any of the proposed improvements to the site may be made.

9. **The requested rezoning is to the most appropriate district.**

Yes, see "10" below.

10. **If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current district to allow the use?**

The B-1, Business District is more accurately describes a downtown district, where a car wash would not be an appropriate land use. The rezoning with conditions to B-2, General Business District is thus a more appropriate action to take for the subject parcel.

11. **The requested rezoning will not create an isolated or unplanned spot zone.**

The subject site is located adjacent to both commercial and residential uses. As such, the expansion of the existing car wash should not result in an isolated or unplanned spot zone.

12. **The request has not previously been submitted within the past one year, unless conditions have changed, or new information has been provided.**

No previous conditional rezoning request for the subject site has been submitted within the past year.

13. **An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.**

It is the opinion of McKenna that the offer of conditions provided by the Applicant meets these criteria.

14. **Other factors as appropriate.**

The proposed conditional rezoning and site plan can comply with the stated policies of the 2015 Master Plan and the dimensional standards of the B-2, General Business District, as proposed in the Applicant's preliminary site plan. However, Special Land Use and site plan review and approval are still required.

Respectfully submitted,

**McKENNA**

Raphael J. Kasen, AICP  
Senior Planner





## Planning@armadatwp.org

---

**From:** Sara Murray <treasurer@armadatwp.org>  
**Sent:** Tuesday, June 28, 2022 3:31 PM  
**To:** Planning@armadatwp.org  
**Cc:** kehrigmfg@hotmail.com  
**Subject:** Planning Commission July 6 meeting

Hi Christine,

Just a quick note to let you know my thoughts behind asking for a master plan update/discussion for the July meeting.

A couple meetings ago, we had a discussion with Laura Haw regarding the potential to work with Ray Twp along the 32 Mile border we share, and I thought that would be a great opportunity for both of our communities, especially in light of both of us losing valuable taxable land in the annexation to the Village of Romeo.

Both Armada and Ray will be looking to increase their tax base, for us as it relates to our Fire/ALS SAD. Also, along that same thought process, was to see if there was any thought to possibly expanding our industrial and/or commercial corridor.

I believe there are opportunities to expand our industrial/commercial corridor without a detrimental effect to the way of life in the township.

Other areas of interest that would be beneficial to the township could be a nominal fee to rent the park pavilion for parties/reunions/etc. Almost all other communities charge a nominal fee, and some even return a portion of the fee if the space is clean after the event. We could also charge a nominal advertising fee for advertising at the parks - as most other communities do through their Parks & Rec departments do. Both of these items would help offset the cost of maintenance for the grounds.

Sara Murray  
Armada Township  
Treasurer





# 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 July 6, 2022 Meeting

**DATE:** June 28, 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 and separation standards have been added.*
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.*

#### **Section 8.01(B): Uses Permitted in the Agri-Business District**

##### *3. Minimum Site Requirements.*

*a. The ancillary uses above, may only be considered for farms or orchards with a minimum land area of ten (10) acres or more, unless otherwise stated above.*

*b. The ancillary uses above, when not completely enclosed in a permanent structure, must be setback a minimum of 100-feet from any property line.*

### 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-foot 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. Floor area, residential, is defined as the sum of the horizontal areas of each story of the building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement is exclusive of basements, unfinished attics, attached garages, breezeways, and enclosed and unclosed porches.



## 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.

## 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 3A
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 <sup>2</sup>					
Multiple-family dwellings				P						
Open space communities	P		P							
Single-family dwellings	P		P	P						Section 2.22
Two-family dwellings			S	P						Section 16.34

P

 Permitted Use
 

S

 Special Land Use

<sup>2</sup> 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<sup>1</sup> M-2 USE STANDARDS

Automobile Heavy Repair Garage								S	S	Section 16.05
Automobile repair and service centers excluding paint and collision shops							S	P	P	Section 16.06
Farms as defined in section 8.01 A., E., F								P	P	Section 8.01
Junkyard								S	S	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	S									Section 16.26
Outdoor storage								S	S	Section 16.28
Utility service buildings, water supply and water and gas tanks							P	P	P	
Various retail use								S	S	Section 16.35
Warehouse / wholesale establishments / storage and mini warehouses								P	P	
Wireless communication towers							S	S	S	Section 16.36
Yard composting facilities								S	S	Section 16.37

P	Permitted Use
S	Special Land Use

<sup>1</sup> 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	S		S							Section 16.10
Churches	S		S	S		P	P			Section 16.11
Colleges and universities				S						Section 16.12
General hospitals				S						Section 16.19
Private schools	S			S						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	S		S	S		S				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	S		S	S						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				S						Section 16.27
Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses							S			
Shooting ranges and gun clubs	S									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	S							S	S	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 <sup>3</sup>	P <sup>3</sup>									
Small solar energy system			P	P	P	P	P	P	P	
Medium solar energy system			S			S		P	P	
Large solar energy system	S		S			S	S	P	P	

P

Permitted Use

S

Special Land Use

<sup>3</sup> 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.