



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

July 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 June 1, 2022**
6. Public Comments
7. Public Hearing: **Re-Zoning Armada Center Car Wash**
8. Reports & 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, administration review, Zoning Districts; table of permitted uses**  
**B.) Administrative Review Application Process**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 3, 2022

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**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, Finn, Murray, Wieske and Abercrombie. Also, present: Planner Laura Haw and Recording Secretary Christine White.

**Approve Agenda:** Motion made by Murray, seconded by Kehrig, to approve the agenda as presented. (6) Six Ayes: (1) Nay: Abercrombie. Motion Carried.

**Approval of Minutes:** Regular meeting minutes June 1, 2022. Motion made by Murray, seconded by Wieske, to approve the minutes as presented. (6) Ayes: Motion Carried. Finn abstained.

**Public Comments:** None.

**Public Hearing: Re-Zoning Armada Center Car Wash:** Chair Kehrig explained that the public hearing was to gather information and hear about any conflicts or support from the public. He went over the notice publications. **Motion made by Abercrombie, seconded by Murray to open the Public Hearing at 7:04 p.m. All Ayes: Motion Carried.** Attorney Bob Kirk, representing Andrew Mazer presented that they are seeking a Conditional Re-Zoning for the Armada Center Car Wash, located at 22920 Armada Center Rd. from B-1, Business District to the B-2, General Business District. The use once allowed for a

car wash in the B-1 district. The zoning ordinance has changed through the years and now only allows for a car wash in the B-2 district. The applicant would like to add an automatic bay, and update the site. They voluntarily provided conditions to the planning commission that the following uses would be excluded from future development: 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.

Rhosan Beatham Zebelian, 74965 Fulton, Armada. Wondering when zoning changed and what does it mean. Kehrig explained more intense uses are allowed in the B-2 and explained that the car wash is currently now conforming and by changing the zoning they would be allowed to expand. Planner Haw also gave her a copy of the current zoning ordinance and went through it with her. The applicant explained that one bay was proposed and how that would be laid out on the property. Mrs. Zebelian stated she lived on the corner and how awful that part of town is with traffic and noise. She asked about the ditch and expressed it could be a problem. Macomb County Roads is responsible for the ditch. Said that the car wash owners have been good neighbors.

Monica Job, 19040 33 Mile Rd., Armada, MI, asked when the zoning changed for the car wash. Sometime around 2006 is an estimation.

**Motion made by Abercrombie, seconded by Murray, to close the Public Hearing at 7:12 p.m. All Ayes: Motion Carried.**

**Reports and Correspondence:** Chair Kehrig went through reports and correspondence which included an email in regard to Achatz fence, a copy of the board minutes for information on the funding of the park lighting project, a letter from Bob Kirk, attorney representing the conditional re-zoning applicant explaining the conditions, an email from Planner Laura Haw stating that Blake Farms need site plan approval for a proposed new barn due to location, a letter received from Blake Farms attorney, an email from the township supervisor with attachment of 2018 attorney general opinion, response email from the building department, and an email in response from the attorney. **Motion made by Jabara, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

**New Business: A.) Conditional Re-Zoning Armada Center Car Wash:** Planner Laura Haw went through her review of the fourteen (14) criteria for evaluating a conditional re-zoning of the property located at 22920 Armada Center Rd. The applicant is seeking to rezone the property from the B-1, Business District to the B-2, General Business District in order to expand the existing self-service carwash with automatic bay and to allow for additional uses to be developed on the southern portion of the site. The property is currently used for a legal non-conforming use. The B-2 district allows for "Full and Self-Service Car Wash" as a special land use. Conditions are voluntarily offered. The applicant offered restrictions to be placed on the property as follows: 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 applicant 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. **Motion made by Jabara, seconded by Murray, to recommend, approval of the proposed Conditional Re-zoning from B-1, Business District to the B-2, General Business District for 22920 Armada Center Rd. (Parcel ID #: 13-02-23-226-017) to the Township Board, contingent on the application being signed by the legal owner, based on the following findings of fact:**

- 1.) The proposed Conditional Re-Zoning 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 re-zoning 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.**

**All Ayes: Motion Carried.**

**B.) Master Plan Discussion:** Chair Kehrig went over an email provided by Trustee Murray in regard to the master plan. She would like to have the commission look at updating the plan by working with Ray Township on the 32 Mile Rd. corridor. The last brief review was in 2020, and last major review was done in 2015. The commission discussed water and sewer service, having more community involvement. Copies were made of the last brief review, and given to each commissioner. Tabled for future discussion.

**Unfinished Business:** None.

**PC Projects: A.) Ordinance Updates: Shipping Container's:** Clean copy provided. Ready for public hearing.

**Small Scale Entertainment:** A hundred feet setback was added to the value-added section, and definition updated. A clean copy will be provided. Ready for public hearing.

**Second homes on property; seasonal worker clause:** Planner has not heard from the township attorney. Planner will reach out to her.

**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, was agreed that did not work. Discussion of having the maximum limit be the same size as the house. Planner will re-work language and bring back next month.

**Administrative review:** 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.

**Administrative Review Application Process:** Nothing new this month, tabled until next month.

**Public Comments:** Chair thanked Christine White for many years of service and that it has been a pleasure working together.

**Adjournment: Motion made by Abercrombie, seconded by Murray, to adjourn at 8:42 p.m. All Ayes: Motion Carried.**

Respectfully submitted:

Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_