



# 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

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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, 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 Mater 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

DJ Kehrig  Date 7/6/22