



# 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

**Wednesday, November 2, 2022**

**7:00 p.m.**

**In-person and Virtual**

Members of the public will be allowed electronic remote access to the meeting. Planning Commission members will be present at the Township Hall to conduct the Board meeting. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone.

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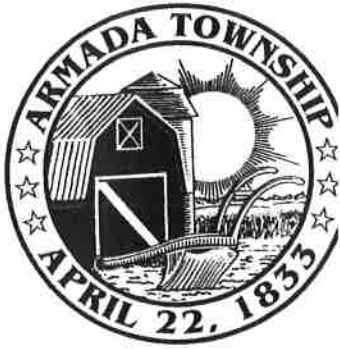
In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to [planning@armadatwp.org](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for the regular meeting of Wednesday, November 2, 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 July 6, 2022**  
**Regular Meeting Minutes September 7, 2022**
6. Public Comments – Agenda Items
7. Public Hearing: None
8. Reports and Correspondence: **Trillium Farms**
9. New Business:
  - a. **Site Plan Review - Larry's Towing proposed parking lot**
10. Unfinished Business
  - a. **Master Plan discussion**
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 – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday December 7, 2022



# Armada Township

## PLANNING COMMISSION

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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

**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 that he thought the Achatz fence was not a good choice for administrative review and have the liaison take it to the board, 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 extensively discussed water and sewer service and requested more info from the township. Annexation by Romeo, having more community involvement and a flexible development definition was requested. 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 \_\_\_\_\_



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

September 7, 2022

In Person & Virtual Meeting

7:00 p.m.

#### Regular Meeting

1. Call to Order
  - a. Chair Kehrig called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
  - a. Chair Kehrig led the Pledge of Allegiance
3. Roll Call
  - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Abercrombie, Commissioners Finlay, Jabara and Wieske, Council Liason Murray.
  - b. **Absent** at Roll Call: Commissioner Finn
  - c. **Also present:** Planner Laura Haw and Recording Secretary Scott Czasak.
4. Approve/Amend Agenda
  - a. **Motion** to Approve Agenda as Amended by Commissioner Finlay, 2<sup>nd</sup> by Commissioner Jabara. **Motion Passed.**
5. Approval of Minutes
  - a. **Motion** to Approve Minutes of July 6, 2022 as presented by Liason Murray, 2<sup>nd</sup> by Chair Kehrig. **Motion Failed**
  - b. **Motion** to Table Minutes of July 6, 2022 with instructions to revise by Vice Chair A
  - c. Abercrombie, 2<sup>nd</sup> by Commissioner Finlay. **Motion Passed**
6. Public Comments
  - a. Monica Job – Spoke regarding a possible land purchase and its place in the Master Plan.
7. Public Hearing
  - a. ***Special Land Use – Armada Center Car Wash***
    - i. **Motion** by Vice Chair Abercrombie, 2<sup>nd</sup> by Liason Murray to Open the Public Hearing at 7:17 pm. **Motion Passed.**
      1. Robert Kirk of Kirk, Huth, Lange and Badalementi spoke on behalf of Petitioner Andrew Mazur in favor of the Special Land Use
      2. Planner Laura Haw delivered her report.
    - ii. **Motion** by Vice Chair Abercrombie, 2<sup>nd</sup> by Liason Murray to Close the Public Hearing at 7:29 p.m. **Motion Passed.**
  - b. ***Rezoning – Larry's Tawning Proposed Parking Lot.***

- i. **Motion** by Commissioner Jabara, 2<sup>nd</sup> by Vice Chair Abercrombie to Open the Public Hearing at 7:30 p.m. **Motion Passed.**
  1. Larry Swartz of Larry's Towing spoke in favor of the rezoning.
  2. Planner Laura Haw delivered her report.
- ii. **Motion** by Commissioner Wieske, 2<sup>nd</sup> by Commissioner Finlay to Close the Public Hearing at 7:40 p.m. **Motion Passed.**

8. Reports and Correspondence

- a. Recording Secretary Czasak relayed a report regarding the proposed new building at Blakes, stating after consideration the Township Board directed the Building Department to issue the permits, which were issued, and construction has begun.
- b. Liason Murray reported Supervisor Paterek, and herself would be attending a meeting on the Right to Farm Act in October.
- c. **Motion** to Receive and File the Reports and Correspondence by Vice Chair Abercrombie, 2<sup>nd</sup> by Liason Murray. **Motion Passed.**

9. New Business

**a. *Special Land Use – Armada Center Car Wash***

- i. **Motion** as follows by Liason Murray, 2<sup>nd</sup> by Commissioner Jabara. **Motion Passed.**
- ii. Recommend approval of the proposed special land use for a car wash facility at 22920 Armada Center Road (Parcel ID #: 13-02-23-226-017) to the Township Board, contingent upon site plan approval and based on compliance with section 16.01 and the following findings of fact:
  1. Approval of the special land use allows for the expansion of an existing, viable commercial business.
  2. Approval of the special land use aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as “commercial” and further supports policy goals of the Master Plan.
  3. Access to the site is provided from Armada Center Road, which is classified as a ‘major road’ in the Township.
  4. There remains sufficient space for both the stacking and exiting of the facility by vehicles.
  5. The site can be designed to comply with the dimensional requirements of the B-2, General Business District.
  6. The use is not anticipated to generate external, negative impacts to the surrounding properties.

**b. *Rezoning – Larry's Towing Proposed Parking Lot***

- i. **Motion** as follows by Commissioner Jabara, 2<sup>nd</sup> by Commissioner Wieske. **Motion Passed.**
- ii. Recommend approval of the proposed rezoning from the R-1, Residential District to the B-1, Business District for the 1.925-acres generally located at 72727 North Avenue (for the full parcel legal description, see footnote A to this motion) to the Township Board, based on the following findings of fact:
  1. The request aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as “mixed-use” and the B-1, Business District is the least intensive commercial zoning district available.
  2. The request supports the policies of the Master Plan, including the expansion of the tax base and the concentrated commercial activity within the Township's designed “development area”.

3. The request furthers the logical and orderly development patterns for commercial and industrial uses that are planned (and/or established) within both the Township and Village for this area.
4. The subject site is located on a major road within the Township.

**c. *Miller Farms – Site Plan Review***

- i. **Motion** to Approve Site Plan for Farm Market at 71800 Romeo Plank Road by Commissioner Jabara, 2<sup>nd</sup> by Liason Murray. **Motion Passed**

10. Unfinished Business

- a. Master Plan Discussion
  - i. No action

11. PC Projects

- a. Small Scale Entertainment
  - i. Awaiting a clean copy of proposed language.
- b. Second Homes on Property
  - i. No movement, under legal review.
- c. Seasonal Worker Clause
  - i. No movement, under legal review.
- d. Attached Garage Size Limitation
  - i. Awaiting a clean copy of proposed language.
- e. Zoning Districts
  - i. Ready for adoption, awaiting clean copy.
- f. Table of Permitted Uses
  - i. Ready for adoption, awaiting clean copy
- g. Administrative Review Application Process
  - i. No updates

12. Public Comments

- a. Vice Chair Abercrombie expressed a desire for an updated copy of the Zoning Ordinance to be posted on the Township website and copies provided to the Commission.
- b. Commissioner Jabara recommended updating the Township website to be more user-friendly
- c. Recording Secretary Czasak expressed his thanks for his time with the Township and wished the Township and the Commission well going forward.

13. Adjournment

- a. **Motion** to Adjourn at 8:21 p.m. by Vice Chair Abercrombie, 2<sup>nd</sup> by Liason Murray. **Motion Passed.**

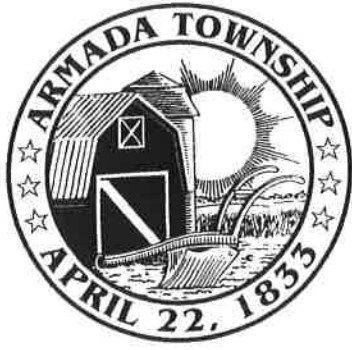
Next Scheduled Regular Meeting: October 5, 2022

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Respectfully submitted:

Scott R. Czasak, MPA,  
Recording Secretary

Approved:



# Armada Township

Planning Commission

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

Armada, Michigan 48005

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

## **Project Status Report for November 2022**

### **Achatz Handmade Pie Company – Fence**

On hold since June 2022, pending decision on Administrative Review Procedures.

### **Blake's Traffic Study / Landscaping**

Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

### **Armada Center Car Wash**

Conditional rezoning was approved at the July 2022 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Site plan was submitted with the Special land use. Applicant needs to address Engineer's recommended changes in order to move forward.

### **Larry's Parking Lot**

Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

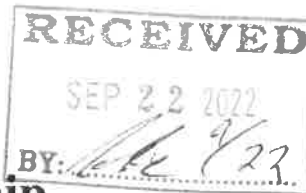
### **Henshaw Custom Automation**

Pre-planning meeting was held with the planner on Monday, September 19, 2022.

### **Trillium Farm Wedding Barn**

Preplanning meeting was held in November, 2021. Owner reached out to planning in October 2022 to restart project.





Date	9/22/2022
Application no	2022-09-01
Review fee	\$1,473.25

## Armada Township

Planning Commission  
23121 E. Main Street, P.O. Box 578  
Armada, Michigan 48005  
Telephone: (586) 784-5200

### Application for Site Plan Review/Special Land Use Approval

Site Plan ☒ Special Land Use ☐

Applicant's name LARRY'S SERVICE Address 73111 FULTON  
City ARMADA State MI ZIP 48005 Phone 586-531-2022  
Name of proposed development LARRY'S SERVICE PARKING LOT  
Proposed use PARKING LOT  
Parcel number \_\_\_\_\_  
Complete legal description \_\_\_\_\_ (use back or attach separately) SEE ATTACHED  
Existing zoning B-1 Size (in acres) 1.925  
Legal owner DAN FOX  
Legal owner contact information 586-822-8108  
Site Plan Preparer RA DUTCHER  
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) 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.

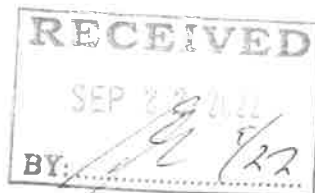
The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the planning commission and/or employees of the building department to enter upon the described premises to visually inspect the proposed site before 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]  
Signature of applicant

LARRY SWARTZ  
Please print/type name here

[Signature]  
Signature of legal owner if not applicant

DAN FOX  
Please print/type name here



Version: 2  
Date: 2/13/2015

## Armada Township Site Plan Review Checklist

SDA Review No. \_\_\_\_\_

Project Name Lady's Service Parking Lot Date 9-20-22

Location \_\_\_\_\_

Designer \_\_\_\_\_

Reviewed By \_\_\_\_\_

### Article IV Required Items

Yes/No/NA

- |   |            |
|---|------------|
| 1) Legal description of property being developed.   | <u>YES</u> |
| 2) Acreage of property being developed.   | <u>YES</u> |
| 3) Current and/or proposed zoning of property being developed and adjacent properties.  | <u>YES</u> |
| 4) Site location sketch (1"=2000" or larger) shown on plans.  | <u>YES</u> |
| 5) Site plan sealed by Professional Engineer, Professional Surveyor or Architect.   | <u>YES</u> |
| 6) North arrow and drawing scale.   | <u>YES</u> |
| 7) Boundary line of proposed development, with bearings, distances and tie to section corner.   | <u>YES</u> |
| 8) Property lines and parcel identification numbers of adjacent tracts, within 100'.  | <u>YES</u> |
| 9) Topography drawn as contours (on USGS datum) with an interval of at least two (2) feet.  | <u>NA</u>  |
| 10) Location and names of existing public and/or private streets within 100' of subject property.   | <u>YES</u> |
| 11) Show all public or private easements on and/or within 100' of the subject property.   | <u>YES</u> |
| 12) Existing buildings on subject property and adjacent parcels.  | <u>YES</u> |
| 13) Location of existing sewers, water mains, storm drains and other underground facilities within 100' of the property being developed.  | <u>YES</u> |
| 14) Drainage features depicted on a topographic map, including rivers, streams, ditches and retention areas, county drains, natural water courses & culverts  | <u>NA</u>  |
| 15) Show the boundary (ies) of any floodplains, water bodies, problem soil area, wetlands, etc. site vegetation inventoried and shown on plans, indicating type, size and locations, with emphasis given to trees of five (5) inches or more in diameter. Stands (groupings) of trees may be depicted by their outer boundaries, with a description of the types, sizes and number of trees involved. If the project is not within a floodplain, wetland, etc, a note must be provided indicating so. | <u>YES</u> |
| 16) Layout of proposed streets with street names, right of way widths and locations and connections with adjoining platted streets, and also widths and locations of easements.   | <u>YES</u> |
| 17) An indication of the storm drainage proposed by a method approved by the Macomb County Public Works Commissioner and/or other agency having jurisdiction.   | <u>NA</u>  |
| 18) Proposed drainage patterns, showing direction of flow arrows on ditches, enclosed drains, etc.  | <u>YES</u> |
| 19) Pedestrian circulation.   | <u>YES</u> |
| 20) Details of drive and street approaches to existing public and/or private road rights of way.  | <u>YES</u> |
| 21) Parking Spaces.   | <u>YES</u> |
| 22) Dumpster Locations & Screening Walls, Landscaping, Sidewalks, Handicap Ramps.   | <u>YES</u> |
| 23) Proposed Address, If Available  | <u>YES</u> |
| 24) Yard/Building Setbacks and critical dimensions between buildings and other site improvements  | <u>YES</u> |
| 25) Type of surfacing indicated (paving)  | <u>YES</u> |
| 26) Location and details of fences, screen walls or similar structures  | <u>YES</u> |
| 27) All signage to be located on site indicated (including location, size, height, area of sign surface and illumination.   | <u>YES</u> |

### Relevant Items Not Required By Article IV

Yes/No/NA

- |  |            |
|--|------------|
| 1) Parcel identification (tax code) number of property being developed.                              | <u>YES</u> |
| 2) Two (minimum) USGS bench marks shown on plans.  | <u>YES</u> |
| 3) Title block information filled in.  | <u>YES</u> |
| 4) Layout, including lot numbers, dimensions and building setback lines.                             | <u>YES</u> |
| 5) Indications of parcels of land intended to be dedicated or set aside for public use or for use of | <u>YES</u> |



# SPALDING DEDecker

Engineering & Surveying Excellence since 1954

October 14, 2022

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

Re: Larry's Service Parking Lot – 1st Site Plan Review  
SDA Review No. AR22-104

Dear Commission Members:

We have received the preliminary site plan submittal for the above referenced project prepared by R.A. Duthler, dated September 16, 2022 and were received by our office on October 10, 2022. The plans were reviewed in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards and the following comments are our observations.

A. General

The site is located on the west side of North Ave and south of Romeo Orchard Trail. It is noted as 1.925 acres total area. The site is currently vacant. The application for special land use review is being submitted to allow for the construction of a parking lot with 50 parking spaces, along with a driveway off North Ave.

1. The existing site is indicated to be located within floodplain areas. According to EGLE wetland maps viewer, the site is also located within wetland areas, we have attached this map with this letter for your reference. These locations shall be shown on the proposed plans.
  - a. EGLE Permits will be required for any proposed work within these areas.
  - b. Please provide a grading plan to determine the impact on these areas.
2. Provide a topographic survey indicating all existing topography with an interval of at least two (2) feet.
  - a. Provide the legal description of the property, including sidwell number, as determined by an existing title policy or a recent boundary survey.

B. Water Main

No proposed water main is shown on the plan.

C. Sanitary Sewer

No proposed sanitary sewer is shown on the plan.

D. Storm Drainage/Grading

Storm water runoff is conveyed via sheet flow into the existing East Branch of the Coon Creek natural watercourse. The current plans indicate no proposed storm sewer on site. Coordination with Macomb County will be needed to confirm that no stormwater system and stormwater pre-

treatment is required on site to accommodate the stormwater flow from the proposed impervious area.

1. All run-off generated by proposed impervious surfaces, unless otherwise permitted by Armada Township, must be conveyed into a storm water storage facility for water quality treatment and retention/detention prior to being discharged from the site.
2. Provide comparison calculations of the runoff coefficient between the existing site and post development.

**E. Paving**

The proposed site is accessed by one asphalt driveway off North Ave. It includes a proposed gravel parking lot with 32 car spaces, 7 truck and trailer spaces and 11 van body truck spaces.

1. All parking areas shall be paved with minimum thickness of either six inches of concrete placed over six inches of angular graded stoned or four inches of bituminous concrete surface course placed over nine inches of angular graded stone for residential areas. A six-inch high concrete curb shall be provided around the perimeter of the paved residential parking areas.
2. All proposed paving shall include the current Armada Township Paving Details.

**Permits Required**

At this time, there is not enough information provided to accurately know what permits will be required. Additional permits may be required once a full site plan is submitted. Based on the improvements shown, the following permits could be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

**Macomb County:**

1. Macomb County Public Works Office (MCPWO) approval or Letter of No Jurisdiction.
2. Soil Erosion and Sedimentation Control permit from Macomb County Department of Public Works Office (MCPWO).

**Michigan Department of Environment, Great Lakes, and Energy (EGLE):**

1. EGLE Permit for any proposed work in 100-year flood plain, if applicable.
2. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**RECOMMENDATION**

It is our recommendation that the above comments be addressed to the satisfaction of the Township Planner & the Township Planning Commission prior to approval.



# SPALDING DEDECKER

Engineering & Surveying Excellence since 1954

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, which include the Engineering Design and Construction Standards. It should be noted that the review of the engineering plans cannot begin until the site plan has been approved by the Township.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Taylor E. Reynolds, PE  
Project Manager

Encl: EGLE Wetlands Map

cc: Laura Haw, McKenna Associates (via email)

# National Flood Hazard Layer FIRMette



82°53'24"W 42°50'20"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AB, B
	With BFE or Depth Zone AE, AD, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees. See Notes. Zone X
OTHER AREAS	Area with Flood Risk due to Levees Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
MAP PANELS	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/12/2022 at 11:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.




This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

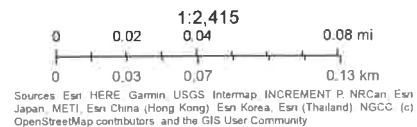
## Wetlands Map Viewer



October 13, 2022

Part 303 Final Wetlands Inventory

-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



Disclaimer: This map is not intended to be used to determine the specific



**Planning@armadatwp.org**

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**From:** Reynolds, Taylor <treynolds@sda-eng.com>  
**Sent:** Friday, October 14, 2022 2:07 PM  
**To:** Planning@armadatwp.org  
**Cc:** Laura Haw  
**Subject:** AR22104 Larry's Service Parking Lot  
**Attachments:** AR22104 Larry's Service Parking Lot SP1 22-10-14.pdf

Please find attached our site plan review for the above-referenced project.

Thank you,

**Taylor E. Reynolds, PE**  
**Public Engineering Project Coordinator**  
she/her/hers

(248) 844-5400 Office  
(248) 844-6266 Direct  
905 East South Blvd. | Rochester Hills, MI  
48307







October 19, 2022

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

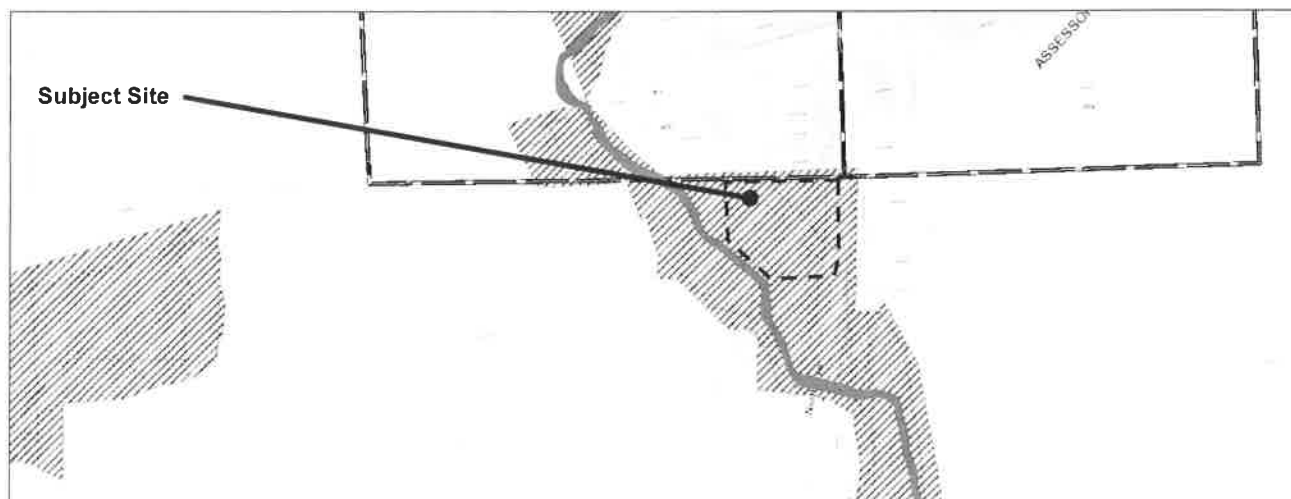
**Subject:** Site Plan Request – Larry's Automotive Parking Lot  
**Location:** 72727 North Avenue (Current Parcel ID#: 13-02-26-200-027 – pending lot split)  
**Current Zoning:** B-1, Business District  
**Review No:** Written Review #1

Dear Commissioners,

We have reviewed the site plan at the property generally located at 72727 North Avenue in order for Larry's Automotive Service and Towing company to construct a secondary parking lot for the temporary parking of their vehicles (both personal vehicles and trucks). Their current automotive establishment is located at 73111 Fulton Street (within the Village of Armada), approximately 300-feet north of the subject property. The proposed gravel parking lot will be screened, landscaped, and gated; public access is restricted as the lot will be utilized by only the employees, generating little traffic as a vehicle could remain parked on lot for several weeks at a time.

The subject site is 1.925-acres in size and consists of vacant land. As a newly created parcel, the site does not currently have an assigned parcel ID number or address, however the general location and size of the parcel is detailed below.

The subject site was approved for a rezoning to the current B-1, Business District Zoning District in August and September of 2022.





# Site Plan Review

Per Section 4.01: Planning Standards, the following three standards must be met when evaluating a site plan:

## #1: VEHICULAR ACCESS AND CIRCULATION

**Standard:** *The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety, and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required.*

### Findings:

- **Access.** The site is located on and proposes one access point (30' in width) from North Avenue, which is classified as a 'major road' within the Township. The single driveway and its width comply with the requirements of Section 6.03(L). It is not anticipated that traffic volumes generated from the proposed use of a parking lot would generate adverse traffic impacts for this roadway.
- **Parking.** A total of 50 parking spaces are proposed: 32 personal vehicles spaces (cars at 10'x20'); 7 truck and trailer spaces (12'x75'); and 11 van body truck spaces (10'x30'). The dimensions of these spaces and maneuvering lanes exceed the minimum dimensions required in Section 6.03. Please note however, these spaces are not intended to be stripped as they will not be accessible to the public.
- **Parking Lot Surface.** The proposed parking lot features an asphalt curb approach and gravel parking lot. Per Section 6.03(E) of the Ordinance, parking lots must be generally constructed out of paved surfaces:

*The entire parking area, including parking spaces, maneuvering lanes and drives required under this Section shall be provided with an asphaltic or concrete surfacing unless a waiver is granted by the Board of Appeals for a specified period of time. Areas used as secondary parking areas (above that required by Ordinance) or those areas intended for storage may be gravel.*

Since the parking lot will not be used by the public and is restricted to the storage of vehicles for another operation, it is recommended that the Planning Commission find that the proposed gravel parking lot acceptable as it meets the standard of Section 6.03(E), as noted above.

## #2: RELATIONSHIP TO SURROUNDING PROPERTY

**Standard:** *All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:*

- *Channeling excessive traffic onto local residential streets.*
- *The lack of adequate screening of parking or service areas.*
- *The impediments to the access of emergency vehicles.*
- *Channeling excessive traffic onto local residential streets.*



- The lack of adequate screening of parking or service areas.
- The impediments to the access of emergency vehicles.

#### Findings:

- **Use.** The proposed commercial parking lot furthers the development patterns established and envisioned by both the Township and the Village. Commercially zoned land and uses exist to the east, and to the north, the Village plans for this area to be developed as Industrial, as detailed in the following table:

Location	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Vacant Land	R-1, Residential	Mixed-Use
North	Single Family Residence	I, Industrial (Village of Armada)	Light Industrial (Village of Armada)
South	Single Family Residence / Agriculture	R-1, Residential	Single Family
East	Insurance Agency / Bank	B-1, Business	Mixed-Use
West	Agriculture	R-1, Residential	Single Family

- **Dimensional Standards.** Dimensional standards of the B-1, Business District are noted on the following page. The off-street parking lot is not defined as a "structure" per the Ordinance and the encroachment of the parking lot into the required yard setbacks can be permitted per Section 12.03(A):

*Parking may be permitted within the front, side, and rear yards if, after review of the parking layout and points of access on the site plan, the Planning Commission determines that no detrimental traffic problems or adverse effects upon the surrounding area will result. In any case, a greenbelt shall be provided in the first 25-feet of the front yard area, which shall be constructed and maintained according to the standards of this Ordinance.*

The proposed parking lot encroaches into the front, rear, and side (north) yard setbacks and must be found acceptable to the Planning Commission. While a greenbelt is provided along North Avenue, it is only 15-feet in width; this greenbelt must be increased to 25-feet in width to meet the above standard.

- **Fence:** A 6-foot in height chain link fence is proposed to enclose the parking lot with a gate; see page 6 for details.
- **Lighting.** No lighting is proposed.
- **Dumpster.** No dumpster is proposed.
- **Screening of the Northern Property Line.** The proposed parking lot directly abuts the northern property lines, which, while it is zoned and planned by the Village as "Industrial", currently contains a residential use. It is recommended that additional screening (beyond the proposed chain link fence) is incorporated into a revised site plan.



#### Dimensional Table:

Standard	Requirement	Proposed	Notes
Min. Lot Size	30,000 square feet	83,853 square feet	Compiles.
Min. Lot Width	120-feet	299.75-feet	Compiles.
Min. Front Yard Setback	110-feet (to the centerline)	<u>Incorrectly noted at 75-feet, must be revised</u>	<u>Must be labeled on the final site plan for future reference.</u> <u>Additionally, the front yard must maintain a 25-foot-wide greenbelt, the proposed greenbelt is only 15-feet in width.</u>
Min. Side Yard Setback	15-feet, each side	North: 0-feet South: $\pm$ 100-feet	<u>Must be labeled on the final site plan for future reference.</u>
Min. Rear Yard Setback	50-feet	<u>Incorrectly labeled as 60-feet, must be revised</u>	<u>Must be labeled on the final site plan for future reference.</u> <u><math>\pm</math>45-feet to the western edge of the parking lot.</u>
Max. Building Height	2-stories; 35-feet	0-feet	Not applicable; no structures are proposed at this time.
Max. Lot Coverage	25%	0%	Complies; no structures are proposed at this time.

### #3: RELATIONSHIP TO NATURAL FEATURES

**Standard:** All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not have an adverse impact on the natural environment of the site or the surrounding area.

#### Findings:

- **Wetlands.** The proposed site is shown on the Macomb GIS portal to contain 'potential wetlands' as the site is directly east and north of the East Branch Coon Creek. The Engineering Report (dated October 14, 2022) notes that EGLE permits will be required for any work within the wetlands and that wetlands must be detailed on the final plans.
- **Stormwater.** The Engineering Report (dated October 14, 2022) notes that Macomb County approval to not construct a stormwater system and pre-treatment system is necessary.
- **Landscaping.** The site plan incorrectly states that no landscaping is proposed, this note must be removed, and a complete landscape plan submitted that complies with the following standards:



- **Interior Parking Lot Landscaping.** Section 5.03(A) requires 1 tree (minimum size of 2½-inches caliper) per each 5 parking spaces in curbed islands. As the parking lot is gravel, it is recommended these trees be located along the perimeter of the site to act as screening.
- **Frontage Landscaping.** Section 5.03(B) requires 1 tree per 30-linear feet of public right-of-way; this results in 10 required street trees along North Avenue. While 15 arborvitae are proposed along a portion of North Avenue, they are only 3-feet in height and are considered bushes. 10 street trees must be added to the frontage.



# Fence Review

Per 2.14: Fences, Walls, and Other Protective Barriers, the following five standards apply to the proposed fence:

## #1: LOCATION

**Standard:** No fences shall be erected along the line dividing lots or located within any required side or rear yard in excess of 6-feet or less than 3-feet in height above the average finished grade of the land on either side of said fence.

*Complies: while the proposed fence is located within the required side (north) and rear yard setbacks, the chain link fence is only 6-feet in height.*

## #2: FENCES IN THE FRONT YARD

**Standard:** Only decorative, non-obscuring split-rail, picket, or other open style fences, 24- to 42-inches high, as measured from the average finished grade of the land on either side of said fence, are permitted in a front yard. Similar fences which are utilized and designed for the sole purpose of being an architectural/landscape feature, (including stone or brick walls not exceeding 30-inches in height) may be approved by the Planning Commission.

Planning Commission determination is necessary: the 6-foot in height chain link fence and access gate is located within the required front yard (running ±170-feet in length along North Avenue).

## #3: MATERIALS

**Standard:** All fences shall be constructed of materials customarily used for fences (wood, wood simulated vinyl, chain link, wrought iron) and be properly maintained at all times. Barbed wire, or any other sharp or pointed object(s) of any kind, or electric current applied to said fences is prohibited, unless such are incidental to the agricultural use of land for livestock enclosure purposes.

Complies; the proposed fence is chain link and does not contain barbed wire. However, chain link fencing does not create an effective screen and the vehicles awaiting repair inside will be visible from the roadway and adjoining properties. A more decorative, opaque screen is recommended.

## #4: DECORATIVE FACING

**Standard:** The decorative side of the fence shall be directed outwards and be visible to adjacent properties. Further all fences and walls shall be kept in an acceptable and safe manner.

*Not applicable – the proposed fence is chain link.*

## #5: MAXIMUM HEIGHT

**Standard:** Fences constructed as a part of any non-residential use may be constructed up to a height of six feet in the front yard subject to site plan approval by the Planning Commission.

*See criteria in #2 above.*



# Recommendation

Due to the number of outstanding site items, final site plan approval is not recommended at this time.

However, the applicant is seeking several waivers from the Planning Commission that ultimately impact the final layout of the site and are necessary to establish before a final site plan can be submitted. Thus, it is recommended that the Planning Commission make the following determinations at the November 2, 2022, meeting and advise the applicant, so that a final site plan can be prepared and re-submitted to the Township:

- A. Parking Lot Surface.** The proposed parking lot features an asphalt curb approach and gravel parking lot. Per Section 6.03(E) of the Ordinance, parking lots must be generally constructed out of paved surfaces:

*The entire parking area, including parking spaces, maneuvering lanes and drives required under this Section shall be provided with an asphaltic or concrete surfacing unless a waiver is granted by the Board of Appeals for a specified period of time. Areas used as secondary parking areas (above that required by Ordinance) or those areas intended for storage may be gravel.*

Since the parking lot will not be used by the public and is restricted to the storage of vehicles for another operation, it is recommended that the Planning Commission find that the proposed gravel parking lot acceptable as it meets the standard of Section 6.03(E), as noted above.

- B. Encroachment into Required Yard Setbacks.** The off-street parking lot is not defined as a "structure" per the Ordinance and the encroachment of the parking lot into the required yard setbacks can be permitted per Section 12.03(A):

*Parking may be permitted within the front, side, and rear yards if, after review of the parking layout and points of access on the site plan, the Planning Commission determines that no detrimental traffic problems or adverse effects upon the surrounding area will result. In any case, a greenbelt shall be provided in the first 25-feet of the front yard area, which shall be constructed and maintained according to the standards of this Ordinance.*

The proposed parking lot encroaches into the front, rear, and side (north) yard setbacks and must be found acceptable. While a greenbelt is provided along North Avenue, it is only 15-feet in width; this greenbelt must be increased to 25-feet in width to meet the above standard.

- C. Chain Link Fence.** Two considerations are required for the chain link fence:

- 1. Projection into the Front Yard:** Only decorative, non-obscuring split-rail, picket, or other open style fences, 24- to 42-inches high, as measured from the average finished grade of the land on either side of said fence, are permitted in a front yard. Similar fences which are utilized and designed for the sole purpose of being an architectural/landscape feature, (including stone or brick walls not exceeding 30-inches in height) may be approved by the Planning Commission; the 6-foot in height chain link fence and access gate is located within the required front yard (running ±170-feet in length along North Avenue).
- 2. Material:** A chain link fence does not create an effective screen and the vehicles awaiting repair inside will be visible from the roadway and adjoining properties. A more opaque, decorative screen is recommended.



**D. Screening of the Northern Property Line.** The proposed parking lot directly abuts the northern property lines, which, while it is zoned and planned by the Village as "Industrial", currently contains a residential use. It is recommended that additional screening (beyond the proposed chain link fence) is incorporated into a revised site plan.

Please do not hesitate to contact me if you have any questions. Thank you.

Respectfully submitted,

**McKENNA**

Laura E. Haw  
Senior Principal Planner