

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### AGENDA

Wednesday, December 7, 2022

7:00 p.m.

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 this regular meeting of Wednesday, December 7, 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 November 2, 2022**
6. Public Comments – Agenda Items
7. Public Hearing:
  - a. ~~Special Land Use – BooBoo's Boneyard, LLC~~
  - b. **Text Amendments to Zoning Ordinance #114**
    - i. **Shipping Containers**
    - ii. **Small Scale Entertainment**
    - iii. **Size limitations on Attached Garages**
    - iv. **Zoning Districts Table of Permitted Uses**
8. Reports and Correspondence:
  - a. **Project Status Report**
9. New Business:
  - a. **Special Land Use – BooBoo's Boneyard, LLC**
  - b. **Text Amendments to Zoning Ordinance #114**
    - i. **Shipping Containers**
    - ii. **Small Scale Entertainment**
    - iii. **Size limitations on Attached Garages**
    - iv. **Zoning Districts Table of Permitted Uses**
10. Unfinished Business
  - a. **Larry's Automotive Parking Lot**
  - b. **Master Plan discussion**
11. PC Projects:
  - a. **Administrative Review Application Process**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday January 4, 2022

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

**NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF TEXT AMENDMENTS TO  
ZONING ORDINANCE #114**

**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, December 7, 2022, at Armada Township Hall (23121 East Main Street, Armada, MI 48005).

**NOTICE IS FURTHER GIVEN**, that the purpose of the public hearing is to hear and consider text amendments to the Zoning Ordinance, as follows:

- Amend Section 20.01: Definitions to define Shipping Containers and Truck Trailers, and to Section 2.03: Accessory Buildings to One-Family Residential Uses, to provide clarity on exterior finish material and appearance.
- Amend Section 20.01: Definitions for Small Scale Entertainment to limit the number of participants to 200, and Section 8.01(B): Uses Permitted in the Agri-Business District, to modify minimum site requirements.
- Amend Section 2.03: Accessory Buildings to One-Family Residential Uses to update the maximum allowable size of attached garages.
- Amend Article 7: Zoning Districts Table of Permitted Uses to add two new tables to streamline the uses.

Written comments may be addressed to the Planning Commission at the Township Hall address. A copy of the proposed ordinance amendments will be available for public view at the Township Hall and on the Township website prior to the public hearing. Oral comments will be taken during the hearing on December 7, 2022.

Cris Martin  
Recording Secretary  
Planning & Zoning  
Township of Armada

**Publish: November 16, 2022**

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

**NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF A SPECIAL LAND USE**

**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, December 7, 2022, at Armada Township Hall (23121 East Main Street, Armada, MI 48005).

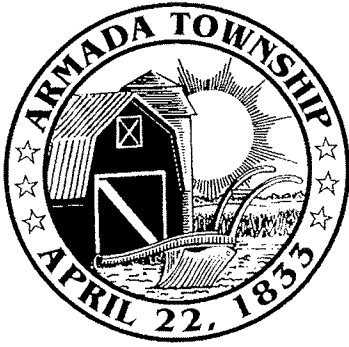
**NOTICE IS FURTHER GIVEN**, that the purpose of the hearing is to receive public comments on a request submitted by Sabrina Terenzi for a special land use under Section 8.02.k and Section 16.31 of the Armada Township Zoning Ordinance. The applicant seeks to operate a Dog Daycare and Boarding facility (kennel) at 21500 Bordman Rd, Armada MI 48005, parcel ID #13-02-03-200-015, where the property is zoned in the Agricultural Preservation District.

A complete copy of the application for the requested special land use may be examined at Armada Township Hall, 23121 East Main Street, Armada, MI 48005, prior to the public hearing, during the Township's regular business hours, Monday through Thursday, 9:00 AM through 4:00 PM. Written comments may be addressed to the Planning Commission at the Township Hall address. Oral comments will be taken during the hearing on December 7, 2022.

Cris Martin  
Recording Secretary  
Planning and Zoning  
Armada Township

**Publish: November 16, 2022**

*Cancelled*



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

Wednesday, November 2, 2022,

7:00 p.m.

In-person and Virtual

#### 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, Commissioners Finlay, Jabara, Finn and Council Liaison Murray.
  - b. **Absent** at Roll Call: Vice Chair Abercrombie and Commissioner Wieske
  - c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin
4. Approve/Amend Agenda
  - a. **Motion** to Approve Agenda by Jabara, 2<sup>nd</sup> by Finlay. All Ayes. **Motion Passed.**
5. Approval of minutes:
  - a. **Motion** to Approve Minutes of July 6, 2022 as presented by Murray, 2<sup>nd</sup> by Finlay. All Ayes. **Motion Passed**
  - b. **Motion** to Approve Minutes of September 7, 2022 as presented by Murray, 2<sup>nd</sup> by Finlay. All Ayes. **Motion Passed**
6. Public Comments –
  - a. Monica Job – Spoke regarding administrative review process.
7. Public Hearing: None
8. Reports and Correspondence:
  - a. Chair Kehrig opened discussion with Trillium Farms owner Jodie Kinney regarding her emailed letter dated October 18, 2022. Mrs. Kinney updated the Commission regarding her meeting with Planner Haw and prior Recording Secretary White on November 8, 2021, where she was told that in order to move forward with her plan to open a seasonal Wedding Barn, she would need to show proof that she was a bona fide farm, after which she could apply for Special Land Use under the Value-Added Farming ordinance. She can now verify that she is a bona fide farm and is asking guidance on her next steps. The Commission provided the following guidance:
    - i. Have a discussion with the Fire Marshal to determine what will be required from a fire and safety perspective. If these requirements can be met;
    - ii. Submit a special land use application with the fees (use is considered a special land use per section 8.01(B)(2)(L) of the Zoning Ordinance).
    - iii. The site plan submission requirements are listed on page 76 of the Zoning Ordinance. Details would need to be listed on either the site plan OR within the narrative as indicated within the "Acceptable Ancillary Uses" section. Add a note that no expansions to the buildings are proposed at this time.
  - b. Chair Kehrig notified the commission that a ZBA hearing has been scheduled for November 18, 2022 at 7:00 p.m. for Henshaw requesting a setback variance to add a building on his property. He noted that this is at



least the third time the ZBA has been required to vote on industrial setbacks, so required setbacks may be something the Planning Commission should review.

c. Liaison Murray reported on attendance at an MTA sponsored seminar on the Right to Farm Act by herself, Supervisor Paterek and Planning Administrator Martin.

d. Chair Kehrig read the Planning Project Summary report into the record.

e. **Motion** to Receive and File the Reports and Correspondence by Chair Kehrig, 2<sup>nd</sup> by Finn. All Ayes. **Motion Passed.**

9. New Business:

a. ***Site Plan Review - Larry's Towing proposed parking lot***

i. Planner Haw delivered her report and recommendation, and the Commission discussed:

1. Parking Lot Surface: The Commission was ok with gravel, as it provides a more permeable surface to absorb liquids
2. Encroachment into Yard Setbacks: The Commission was ok with parking into the side and rear yard setbacks as long as all county and state wetlands/floodplain issues are addressed, and proper screening is provided (see #3). Note that the front yard area must adhere to a 25-foot greenbelt.
3. Chain Link Fence and 4. Screening of Northern Property Line: The Commission would only approve an obscuring 6-foot fence, either wood, chain link with vinyl slats, or other appropriate material that would screen the lot from view of neighboring properties and from the street.

ii. **Motion** to table review of the Larry's Towing Parking Lot site plan for 90 days by Jabara, 2<sup>nd</sup> by Finn. All Ayes. **Motion Passed.**

10. Unfinished Business

a. Master Plan discussion

i. **Motion** to ask Board for approval to reconsider Master Plan due to annexation, looking at Future Land Use section, update Demographics with 2020 census, and update all maps by Finn, 2<sup>nd</sup> by Finlay. All Ayes. **Motion Passed.**

11. PC Projects:

a. Ordinance Updates – Shipping Containers; Small Scale Entertainment; Attached Garage Size Limitation; Zoning Districts: Table of Permitted Uses

i. **Motion** to hold Public Hearing on December 7, 2022 at 7:00 PM to review proposed Ordinance Amendments by Jabara, 2<sup>nd</sup> by Liaison Murray. All Ayes. **Motion Passed.**

b. Second homes on property /Seasonal worker clause

i. No movement, under legal review

c. Administrative Review Application Process

i. Planner Haw provided recommendation on process for the commission's consideration.

12. Public Comments – Non-Agenda Items

a. None

13. Adjournment.

a. **Motion** to adjourn at 9:12 p.m. by Finn, 2<sup>nd</sup> by Liaison Murray. All Ayes. **Motion Passed.**

Next Scheduled Regular Meeting: Wednesday December 7, 2022

Respectfully submitted:

Cris Martin  
Recording Secretary

Approved:

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



# Memorandum

**TO:** Planning Commission, Armada Township

**FROM:** Laura Haw

**SUBJECT:** On-Going Zoning Ordinance Considerations for the Planning Commission – Updates for the December 7<sup>th</sup> Meeting

**DATE:** November 28, 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 consideration include:

**1. Public Hearings are noticed for the December 7 Planning Commission meeting, as follows:**

- a. **Shipping Containers.** *Provisions to permit shipping containers as accessory structures within one-family residential districts.*
- b. **Small Scale Entertainment.** *A revised definition to limit the number of participants to 200 persons (from 1,500) and separation standards have been added.*
- c. **Garage Size Limitations.** *A provision to limit the maximum allowable size of attached garages to the size of the ground floor of the dwelling unit.*
- d. **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). These two tables are intended to make the zoning ordinance more user friendly and provide an overview of the permitted and special land uses in each zoning district today.*

2. **Industrial District Setbacks.** See enclosed memorandum regarding a discussion on industrial setbacks.
3. **Second Home on a Property / Seasonal Workers Clause.** *Draft language is being considered by the Township Attorney; updates will be provided when possible.*
4. **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 and the application will be updated.*



## 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.

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### **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.

# Memorandum

**TO:** Armada Township  
**FROM:** Laura Haw, Township Planner  
**SUBJECT:** Comparison of Industrial District Setback Requirements  
**DATE:** November 16, 2022

## BACKGROUND

The question of Armada Township's current industrial district setbacks was recently raised due to a proposed development project for Henshaw.

Typically, land use buffers and separations are utilized to reduce the impact of one's property on another adjacent property. This includes the reduction and/or elimination of negative factors such as the generation of noise, smell, dust, vibration, etc. However, if operations are to be indoors and negative factors are not anticipated, or the subject property is adjacent to other industrial or intensive uses, significant setbacks and buffers may not be needed. Instead, they may be limiting the financial development potential of the property, and in the end, the taxable value that could be captured by the municipality.

## APPLICABLE ZONING STANDARDS

The table on the following page details the Township's minimum front, side, and rear yard setback standards, in comparison to several adjacent and metro-Detroit communities.

In general, Armada Township has greater setback requirements than these comparison communities. This could be viewed as limiting the development potential of current property owners and prospective developers, as ultimately, the portion of the site that is allowed to be developed is smaller in size. This is especially true of the rear yard setback as the majority of sample communities have a minimum rear yard setback of 20-30 feet, while the Township requires a minimum of 50-feet.



## INDUSTRIAL DISTRICT COMPARISON TABLE

Community	Minimum Yard Setbacks				Lot Coverage
	Front	Side (one)	Side (total of two)	Rear	
Armada Township	Varies (depends on type of roadway it abuts)	20 ft.	40 ft.	50 ft.	-
Village of Armada	25 ft.	20 ft.	40 ft.	20 ft.	50%
Canton Township	40 ft.	15 ft.	40 ft.	20 ft.	-
City of Chelsea	25 ft.	10 ft.	20 ft.	25 ft.	80%
Village of Romeo	25 ft.	10 ft.	20 ft.	30 ft.	40%
Bruce Township	35 ft.	0 ft.	0 ft. <sup>1</sup>	30 ft.	-
Ray Township	Varies (depends on type of roadway it abuts)	15 ft.	15 ft.	30 ft. <sup>2</sup>	30% (70% impervious)

<sup>1</sup> Unless a door or window (opening) is proposed, then a minimum side yard setback of 10 ft. is required.

<sup>2</sup> If adjacent to a residential district, this increases to 50 ft.

**Text Amendments to the Zoning  
Ordinance No. 114 for Public Hearing  
on December 7, 2022**

**DRAFT**



ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE

TITLE

AN ORDINANCE to amend Section 20.01: Definitions, to define Shipping Containers and Truck Trailers, and to Section 2.03: Accessory Buildings to One-Family Residential Uses, to provide additional use standards, including regulations on advertising, signage, and exterior finishing materials and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,  
MACOMB COUNTY, MICHIGAN, ORDAINS:

**SECTION 1. AMENDMENTS**

Subsection 1.1. Article II (General Provisions), Section 2.03 (Accessory Buildings to One-Family Residential Uses) shall have the following added thereto:

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.

Subsection 1.2. Article XX (Construction of Language and Definitions), Section 20.01 (Definitions) shall have the following definitions added thereto:

**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.

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION 4. PUBLICATION**

A Notice of Ordinance Adoption setting forth the regulatory effect of the Ordinance Amendment or the text of the Ordinance Amendment shall be published in a newspaper of general circulation in the Township of Armada, within fifteen days after its adoption.

**SECTION 5. EFFECTIVE DATE**

This Ordinance Amendment shall take effect seven days after publication as set forth in Section 4.



ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE

TITLE

AN ORDINANCE to amend Section 20.01: Definitions, to update the definition of Small Scale Entertainment, and to Section 8.01(B): Uses Permitted in the Agri-Business District, to provide minimum site requirements, and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,  
MACOMB COUNTY, MICHIGAN, ORDAINS:

**SECTION 1. AMENDMENTS**

Subsection 1.1, Article VIII (AG – Agricultural Preservation District), Section 8.01(B) (Uses Permitted in the Agri-Business District) shall have the following added thereto:

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.

Subsection 1.2, Article XX (Construction of Language and Definitions), Section 20.01 (Definitions) shall have the following definitions amended:

**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. 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 2. REPEAL OF CONFLICTING PROVISIONS**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

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ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. \_\_\_\_\_

**AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE**

**TITLE**

AN ORDINANCE to amend Section 2.03: Accessory Buildings to One-Family Residential Uses, to clarify the maximum allowable size of attached garages, and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

**THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,  
MACOMB COUNTY, MICHIGAN, ORDAINS:**

**SECTION 1. AMENDMENTS**

Subsection 1.1. Article II (General Provisions), Section 2.03(1) (Accessory Buildings to One-Family Residential Uses) shall have the following added thereto:

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 the first-floor area of the dwelling unit. The residential floor area is the ground floor 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.

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

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**SECTION 5. EFFECTIVE DATE**

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**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN**

ORDINANCE NO. \_\_\_\_\_

**AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE**

**TITLE**

AN ORDINANCE to amend Section 7.00: Districts and Zoning Map, to clarify the different zoning districts, and to create Section 7.01 to provide for use tables, and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

**THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,  
MACOMB COUNTY, MICHIGAN, ORDAINS:**

**SECTION 1. AMENDMENTS**

Subsection 1.1. Article VII (Zoning Districts), Section 7.00 (Districts and Zoning Map) shall have the following added thereto:

SYMBOL	DISTRICT TITLE	ARTICLE WITH STANDARDS
<b>AGRICULTURAL AND CONSERVATION DISTRICTS</b>		
AG	Agricultural Preservation District	Article 8
SAA	Special Ancillary Agricultural Uses Overlay District	Article 8A
<b>RESIDENTIAL DISTRICTS</b>		
R1	Residential District	Article 9
RM	Moderate Density Residential District	Article 10
LL	Land Lease Development District	Article 11
<b>COMMERCIAL / INDUSTRIAL DISTRICTS</b>		
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.

Subsection 1.2. Article VII (Zoning Districts), Section 7.01 (Use Table) shall have the following created:

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							S			Section 16.03
Car wash full-service							S			Section 16.16
Car wash self-service							S			Section 16.16
Drive-thru facilities						S	S			Section 16.15
Event hosting facilities		S								Section 16.39
Funeral homes and mortuaries, not including crematoriums						S	P			Section 16.17
Gasoline service stations							S			Section 16.18
Manufacturing of food and beverages, including the distillation, fermentation, brewing, and related packaging of alcoholic beverages		S								Section 16.41
Motel or hotel							S			
Motor vehicle sales including farm implement, house trailer, and travel trailer							S			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	S		S	S		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	S						S			Section 16.31
Restaurant / banquet halls						S				Section 16.44
Retail businesses whose principal activity is sale of merchandise in an enclosed building						P	P			
Self-storage facility							S			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		S								Section 16.40
Veterinary clinic and facilities provided no outdoor runs or kennels are proposed							P			
Year-round kitchens with seating areas/tasting rooms		S								Section 16.42

P	Permitted Use
S	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.

**SECTION 2. REPEAL OF CONFLICTING PROVISIONS**

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

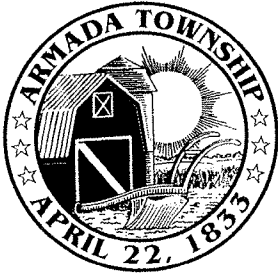
**SECTION 4. PUBLICATION**

A Notice of Ordinance Adoption setting forth the regulatory effect of the Ordinance Amendment or the text of the Ordinance Amendment shall be published in a newspaper of general circulation in the Township of Armada, within fifteen days after its adoption.

**SECTION 5. EFFECTIVE DATE**

This Ordinance Amendment shall take effect seven days after publication as set forth in Section 4.





# 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 December 2022

### COMMUNITY PROJECTS

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

On hold since June 2022, pending decision on Administrative Review Procedures. No update.

#### **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. No update.

#### **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 has completed process to address Engineer's recommended changes, and has been provided direction on what documents to submit for the January 4, 2023 meeting.

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

Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022. Planner's finding and recommendations on the site plan were reviewed at November 2022 meeting, and the commission discussed. The applicant was not in attendance, and due to a number of open issues, the review was tabled for 90 days to give the applicant time to address them.

#### **Henshaw Custom Automation**

Pre-planning meeting was held with the planner on Monday, September 19, 2022. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Applicant will provide site plan documentation for the January 4, 2023 meeting.

#### **Trillium Farm Wedding Barn**

Preplanning meeting was held in November, 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps. She has had a discussion with the Fire Marshal, as of November 17, she is working through the steps he recommended before submitting her site plan.

#### **BooBoo's Boneyard, LLC Dog Daycare and Boarding**

Application for Special Land Use and Site Plan Approval was submitted on November 3, 2022 for review at the December meeting.

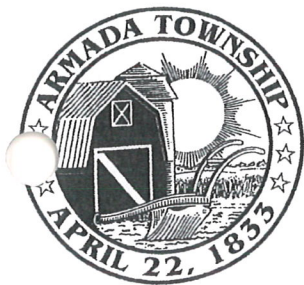
### BOARD PROJECTS

#### **Second Home on a Property/Seasonal Workers Clause**

Draft Language is being considered but the township attorney has no record of a request to review this ordinance language.

#### **Administrative Review Procedures**

Planner recommended following existing processes: Follow open meetings act, and run as a regular meeting with the appointed board members. Modify the Site Plan Review application to include the Admin Review option. Planner fee would be 50% of the standard fee based on type of review. Drafts of application and updated fee schedule included in December meeting packet.



## Armada Township

Planning Commission

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

Armada, Michigan 48005

Telephone: (586) 784-5200

RECEIVED

NOV 3 2022

Date

Application no. CM

Review fee 1320

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

Site Plan \_\_\_\_\_ Special Land Use ✓

Applicant's name SABRINA TERENZI Address 21500 BORDMAN RD.  
City ARMADA TWP State MI ZIP 48005 Phone 586-372-1916  
Name of proposed development BOO BOO'S BONEYARD, LLC  
Proposed use DOG DAYCARE AND BOARDING (KENNEL) SECTION 16.31  
Parcel number 13-02-03-200-015 SECTION 8.02(K)  
Complete legal description \_\_\_\_\_ (use back or attach separately) ATTACHED EXHIBIT A  
Existing zoning RURAL RESIDENTIAL Size (in acres) 10.17 ACRES  
Legal owner SABRINA TERENZI  
Legal owner contact information 586-372-1916  
Site Plan Preparer SELF W/ KATE OPALEWSKI  
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) N/A

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.

Sabrina Terenzi  
Signature of applicant

SABRINA TERENZI

Please print/type name here

\_\_\_\_\_  
Signature of legal owner if not applicant

SABRINA TERENZI

Please print/type name here

KATE OPALEWSKI ALSO RESIDES AT THIS ADDRESS AND  
(SABRINA TERENZI'S PARTNER)  
WILL BE INVOLVED THROUGHOUT THIS PROCESS.

Sabrina Terenzi  
Kate Opalewski  
21500 Bordman Rd.  
Armada, MI 48005

October 31, 2022

Armada Township  
Planning Commission  
23121 E. Main St., P.O. Box 578  
Armada, MI 48005

Dear Planning Commission,

Attached is my application for Special Land Use approval to operate Boo Boo's BoneYard, LLC – a dog daycare and boarding kennel on my rural residential property – in accordance with Armada Township Zoning Ordinance Section 16.31.

The 1,200 square-foot barn where the kennel is located is already established on my property which abuts a part of Bordman Road that is designated as a major thoroughfare. I have attached a land survey conducted in December 2020 with a legal description of the property with 10.17 acres. I have attached an ArcGIS Web Map as well as a building sketch provided by the township assessor's office. I have made some notes and enhanced the sketch by drawing parts of the barn that are not visible, such as the cement slab where parking spaces are located as well as the existing windows and doors. I have installed fencing in compliance with Zoning Ordinance Section 16.31.

The barn is complete with cement flooring and a large drain. It is temperature-controlled, soundproofed, has plumbing and electrical installed, a security system with cameras in place to monitor the dogs, and keyed entry doors. Around 20 dog crates of various sizes fit safely and comfortably in the barn. The space is cleaned and disinfected daily using pet-safe and environmentally friendly products. I am diligent and maintain a sanitary environment by regularly scooping up waste produced in the yard by the dogs in my care and dispose of it in the trash. This is the most common method used by most kennels.

My hours of operation are Monday through Friday from 6:30 a.m. to 7 p.m. My hours on Saturday and Sunday are from 8-10 a.m. and 4-6 p.m. These weekend time slots are dedicated to pick up and drop off for boarders only. I do not offer daycare on the weekends. My horseshoe driveway makes it easy for my clients to enter and exit the property. Traffic is heaviest during the week during the hours of 7-9 a.m. and again between 4-6 p.m. The average daily traffic on

Bordman Road between Coon Creek and North Avenue, according to the Armada Township Master Plan, is between 50-1,000 vehicles. I average around 10-15 dogs per weekday for daycare, many of which are family dogs who are transported in the same vehicle. I average between 5-10 dogs who board at various times during the week and on the weekends. My daily contribution to that traffic is minimal. During the holiday season, I average 10-20 dogs who board at various times during the week and on the weekends.

All dog owners must complete an application prior to visiting and submit a copy of their dog's current vet records to include a rabies, distemper, and Bordetella vaccination, as well as a negative fecal test result. Dogs are required to be spayed and neutered over the age of 6-8 months unless there is a medical reason for which I make special accommodations. Each dog undergoes an evaluation to determine if a social environment is a good fit for them.

We have been a part of the Armada Township community since February 2013. I started my small business here where my fellow dog lovers want and needed the type of "mom and pop," personalized service I offer. I found myself working out of alignment with my core values as a manager at a corporatized kennel where the bottom line is more important than properly caring for people's beloved pets. I wanted more for my rescue dog, Brady (aka Boo Boo), and for dogs in general. With no smaller kennels available out there of top quality that would be suitable for him it seemed logical to open one of my own.

I have come to know several members of the Armada Township community. We are close-knit. I am happy I have had the opportunity to connect with them and with their dogs, and I am grateful for their friendship and support.

My business is in good standing with the Department of Licensing and Regulatory Affairs. I carry business insurance in addition to my home insurance. I file taxes annually. Once I receive Special Land Use approval, I intend to acquire my business license through Macomb County which cannot be obtained (per a representative from the animal control office) until I receive this approval from the commission.

I look forward to answering any questions you may have to help with your decision-making process. Feel free to contact me at (586) 944-9230 or email me at [info@booboosboneyard.com](mailto:info@booboosboneyard.com).

I appreciate your time and consideration.

Sincerely,

Sabrina Terenzi



Kate Opalewski



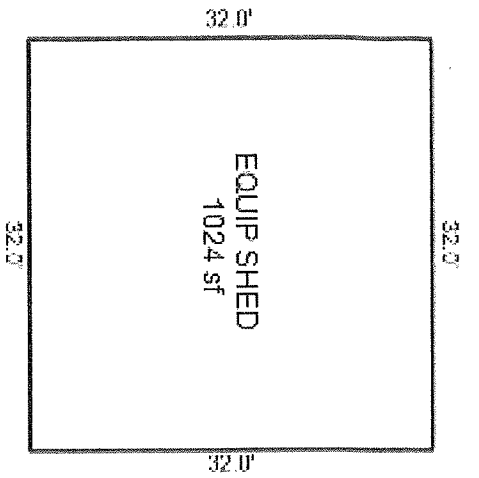
EXHIBIT A

Legal Description:

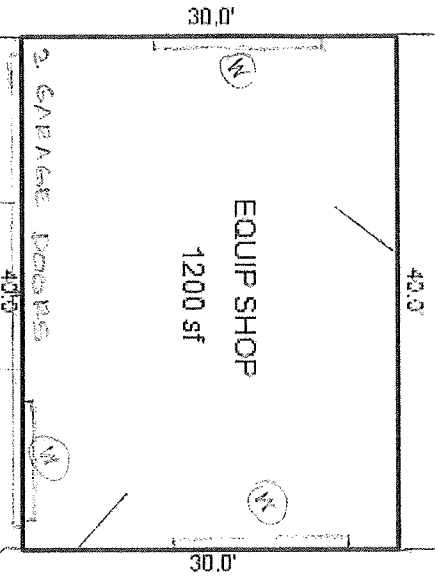
Land situated in the Township of Armada, County of Macomb, State of Michigan, and is described as follows:

Part of the Northeast 1/4 of Section 3, Town 5 North, Range 13 East, and being more particularly described as follows: Commencing at a point 1354.74 feet West of the Northeast corner of said Section 3; thence extending West 275.94 feet; thence South 00 degrees 34 minutes 14 seconds East 1608.00 feet; thence North 89 degrees 16 minutes 40 seconds East 275.94 feet; thence North 00 degrees 34 minutes 17 seconds West 1604.52 feet to the point of beginning.

Property Tax I.D.: 13-02-03-200-015



FENCED IN  
DOG PLAY  
AREA



OFFICE

13-02-03-200-015

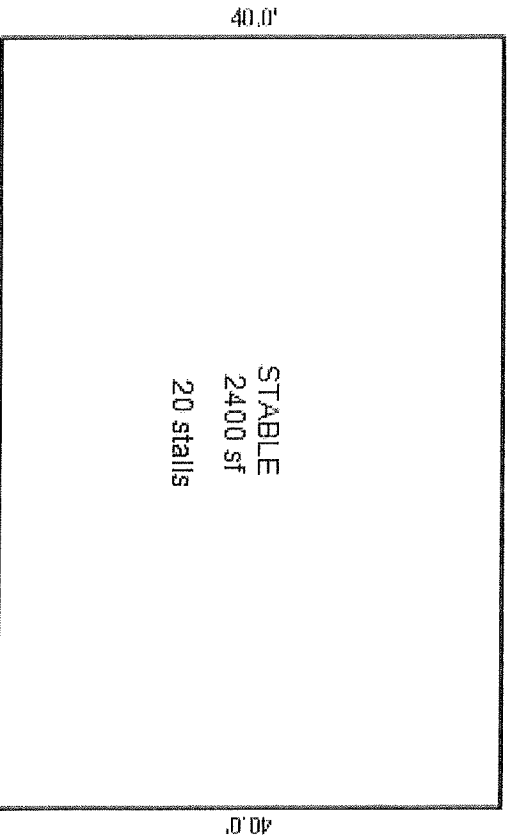
TERENZI, SABRINA & JOANNE

21500 BORDMAN RD

10/19/2022

FENCING

- AROUND 20 DOG CRATES (VARIOUS SIZES) FIT SAFELY,  
COMFORTABLY IN BARN.



INTERIOR: COMPLETE W/ CEMENT FLOORING, LARGE  
DRAIN, HEAT, CEILING FANS, WASHER/DRYER,  
PLUMBING, ELECTRICITY, KEY LOCK DOORS(2),  
THREE WINDOWS, TWO GARAGE DOORS,  
DOG BATH, SECURITY SYSTEM (CAMERAS)

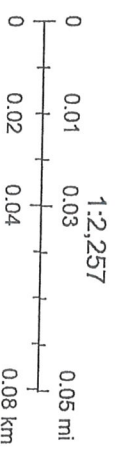


# ArcGIS Web Map



10/19/2022, 1:11:59 PM

- Platted Area Boundaries
- Property Area Boundaries
- Property Lines
- Property Lines - Drafting Detail
- Property Lines - LandHooks
- Property Lines - ExtentTickMark
- Property Lines - TraversalLines
- Property Lines - PrivateClaim
- Property Lines - MiscOfUnknown
- Property Lines - LeaderLines
- Property Lines - Palms
- Property Lines - TextOvals

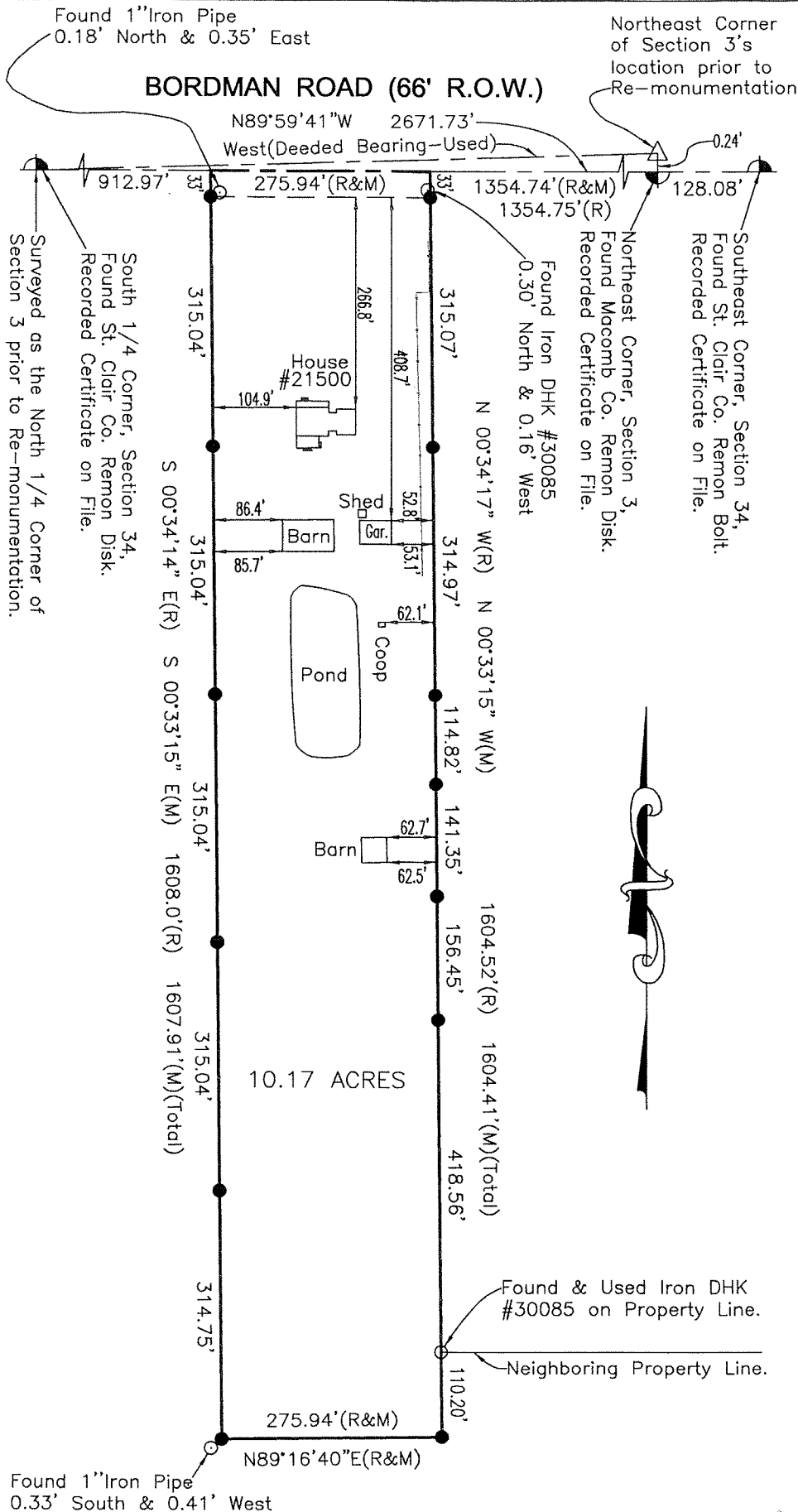




# CERTIFICATE OF SURVEY

Ramsey Khalid  
21500 Bordman Road  
Armada, MI 48005

Project No. ARMADA #44 ARMADA 1/34



**LEGAL DESCRIPTION (TAX ID #02-03-200-015):** A parcel of land being a part of the Northeast 1/4 of Section 3, T5N, R13E, Armada Township, Macomb County, Michigan and described as: Commencing at the Northeast corner of said Section 3; thence N. 89° 59' 41" W. (Recorded as West) 1354.74 feet along the North line of said Section 3 to the point of beginning of this description; thence continuing N. 89° 59' 41" W. (Recorded as West) 275.94 feet along the North line of said Section 3; thence S. 00° 33' 15" E. 1607.91 feet (Recorded as S. 00° 34' 14" E. 1608.00 feet); thence N. 89° 16' 40" E. 275.94 feet; thence N. 00° 33' 15" W. 1604.41 feet (Recorded as N. 00° 34' 17" W. 1604.52 feet) to the point of beginning of this description. Said parcel contains 10.1741 acres (Recorded as 10.18 acres), more or less, and is subject to all easements, restrictions and rights-of-way of record, if any. A title search has not been provided therefore easements or other encumbrances may not be shown.



November 28, 2022

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

Re: Boo Boo's Boneyard – Special Land Use Approval  
SDA Review No. AR22-105

Dear Commission Members:

We have reviewed the special land use application for the above referenced project prepared by Sabrina Terenzi (owner) and Kate Opalewski (partner), dated October 31, 2022 and were received by our office on November 15, 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 south side of Bordman Road. It is noted as 10.18 acres total area for one parcel (13-02-03-200-015). The site is currently occupied by a house, barns and parking spaces. The application for special land use review is being submitted to allow for the operation of a dog daycare and boarding kennel within the 1200 sf barn.

1. Confirm with the Township Planner that there shall be provided an area of at least one hundred (100) square feet for each animal, including the area devoted to interior kennel space and runs, and that the exterior dog runs and non-soundproofed interior buildings shall not be located closer than two hundred (200) feet to any lot line and soundproofed interior buildings shall be located at least hundred (100) feet from any property line.

B. Water Main

Location of all site utilities to be shown in the application, including well and or fire suppression line for the existing buildings. The Armada Township Fire Department shall be consulted regarding the fire suppression and hydrant requirements.

No proposed water main is shown on the plan.

C. Sanitary Sewer

Location of all site utilities to be shown in the application, including septic system. Macomb County Health Department should be contacted to ensure that the existing septic system is adequately constructed to accommodate a full operation of a dog daycare and boarding Kennel.

No proposed sanitary sewer is shown on the plan.



# SPALDING DEDECKER

Engineering & Surveying Excellence since 1954

**D. Storm Drainage/Grading**

Location of all site utilities to be shown in the application. There is no indication of any storm system on site. Provide the location where the existing storm water runoff drains on site. No animal waste will be allowed to drain into the storm drain.

**E. Paving**

The existing site is accessed by two gravel driveways off Bordman Road. It includes three parking spaces as shown in the building sketch provided by the township assessor's office.

No new paving is proposed under this project.

1. It is noted in the ordinance that one (1) parking space shall be provided for every five (5) kennel runs.

**Permits Required**

At this time, there is not enough information provided to accurately know what permits will be required. Based on the improvement shown, no permits will be required. Additional permits may be required once a full site plan is submitted.

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. 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

cc: Laura Haw, McKenna Associates (via email)



## Armada Township Fire Department

23175 Armada Center Road  
Armada Township, MI 48005

[www.armadatwp.org/fire-department](http://www.armadatwp.org/fire-department)

Phone: (586) 784-9464  
Fax: (586) 784-8586

**Date:** 11/25/2022

**Subject:** Proposed Dog Daycare and Kennel 21500 Bordman Road

I have reviewed application regarding proposed dog daycare and kennel business. If this is to be an approved business use, then requirements for building being used for public business would require fire extinguishers, emergency lighting, illuminated exit signage and proper egress as required in 2018 International Fire Code (IFC). Additionally, fire department access would have to meet Chapter 5 Section 503 or the 2018 IFC. Generally, this requires minimum 20 feet width and 13 feet 6-inch height clearance. Road surface would be that to support weight of fire apparatus during all weather conditions. Based on satellite imagery and description of barn used for business, there does not appear to be any major obstacles to ensuring that requirements are met. A sketched to scale floor and site plan would be required to notate and confirm 2018 IFC requirements.

Respectfully,

Kevin Kanehl  
Fire Marshal



November 29, 2022

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

**Subject:** Special Land Use Request – BooBoo’s Boneyard  
**Location:** 21500 Bordman Road (Parcel ID#: 13-02-03-200-015)  
**Current Zoning:** AG, Agricultural Preservation District  
**Review No:** Written Review #1

Dear Commissioners,

We have reviewed the special land use application for a dog daycare and boarding facility at 21500 Bordman Road. The subject site is located on the south side of Bordman Road, east of Coon Creek Road and is 10.18 acres in size.

Per section 8.02(K): Special Land Uses in the AG District, the raising of fur bearing animals (including kennels) is a special land use and subject to the additional use standards of section 16.31.





## 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 special land use for a dog daycare and boarding facility (kennel) at 21500 Bordman Road (Parcel ID #: 13-02-03-200-015) to the Township Board, provided that the barn is soundproofed and contingent upon the following:*

- *Approval of a final site plan;*
- *Approval of the proposed hours of operation; and*
- *Approval of three variances by the Zoning Board of Appeals (variances needed to the minimum lot width of 300-feet and the reduction in the side yard setbacks for both the outdoor run and barn).*

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

Respectfully submitted,

**McKENNA**

Laura E. Haw, AICP, NCI  
Senior Principal Planner





# Special Land Use Review

Per section 16.01: Review Standards for Special Land Use, the Township's eight criteria for evaluating such a request are as follows:

## #1: LOCATION, SIZE, AND CHARACTER

**The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.**

The following table summarizes the existing and planned land uses at the subject site and on adjacent properties:

Location	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Single-Family Dwelling / Barn / Small Parking Lot / Dog Run	AG, Agricultural Preservation	Rural Residential
North	Agricultural Equipment Storage	N/A (Berlin Township)	N/A (Berlin Township)
South	Undeveloped	AG, Agricultural Preservation	Rural Residential
East	Single-Family Dwelling / Agriculture	AG, Agricultural Preservation	Rural Residential
West	Single-Family Dwelling / Undeveloped	AG, Agricultural Preservation	Rural Residential

Per section 16.31: Raising of Fur-Bearing Animals, Including Kennels, the following 12 use standards also apply:

- 1. Minimum site size: Ten acres, with a minimum width of not less than 300-feet for a commercial or boarding kennel. There shall be at least two acres of land with a minimum width of 300-feet for a private kennel.** Partially complies: The parcel is just over 10 acres in size, however the width of the parcel is only 275-feet. A dimensional variance of approximately 15-feet to the lot width is required.
- 2. The site shall abut a roadway designated as a major thoroughfare in the Armada Township Master Plan.** Complies: Bordman Road is designated as a major road in the Master Plan.
- 3. There shall be provided an area of at least 100 square feet for each animal, including the area devoted to interior kennel space and runs.** Can comply: the subject barn (at 1,200 square feet in area), together with the outdoor run, provides sufficient space for the proposed animals.
- 4. All interior building areas used for the keeping of animals shall be soundproofed.** Can comply: this must be noted on the final site plan.



5. ***All animals shall be kept in soundproofed buildings between 8:00 p.m. and 8:00 a.m.*** Can comply: this must be noted on the final site plan.
6. ***Exterior dog runs and non-soundproofed interior buildings shall not be located closer than 200-feet to any lot line.*** Does not comply: given the existing lot width of 275-feet, the dog run is located closer to the adjacent property line; a variance for this setback is also required.
7. ***Soundproofed interior buildings shall be located at least 100-feet from any property line.*** Does not comply: given the existing lot width of 275-feet, the barn is located approximately 40-feet to the east property line; a variance for this setback is also required.
8. ***Exterior areas for the keeping of dogs shall be provided with fencing capable of confining the animals.*** Complies.
9. ***All exterior dog runs shall be screened from view by adjoining parcels and the public road.*** Complies, the dog run is setback behind the buildings on the property and the front of the parcel is vegetated; the dog run is not visible from Bordman Road.
10. ***The design and appearance of buildings used as animal boarding places shall be consistent with surrounding uses.*** Can comply.
11. ***One parking space shall be provided for every five kennel runs.*** Can comply: three unpaved parking spaces are provided.
12. ***All kennel runs and interior building areas shall have concrete floors or a suitable equivalent that can be easily cleaned.*** Can comply: this must be noted on the final site plan.

## **#2: TRAFFIC AND SAFETY**

The use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic.

Minimal impacts to vehicular traffic are anticipated as the result of this special land use. The site will utilize the existing entry and exit points off Bordman Road, and the circular driveway is an optimal traffic flow for drop-off and pick-up of animals.

## **#3: EXTERNAL IMPACTS**

The use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to



**the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.**

It is not anticipated that the proposed kennel would generate negative impacts to adjacent properties, provided that the use standards in 16.31 are met, including the soundproofing of the barn and a limitation to the outdoor hours of activities for the animals.

#### **#4: DIMENSIONAL IMPACTS**

**The use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**

While it is anticipated that the visibility of this use will be limited due to its setback from Bordman Road, variances to the side yard setbacks for the barn and outdoor run are necessary.

#### **#5: NEED OF USE**

**The use shall relate harmoniously with the physical and economic aspects of adjacent land uses in regards to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.**

See #6 below.

#### **#6: PUBLIC USE**

**The use is necessary for the public convenience at the proposed location.**

While not a necessity for the public's convenience at this location, a dog daycare and boarding facility may fulfill a local need in the northern area of the Township. This may become especially true if the Township expands in population, and residents look to local services within the community, instead of driving to others.

#### **#7: PUBLIC HEALTH, SAFETY, AND WELFARE**

**The use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.**

There is no indication that the subject use will put undue stress on existing utilities. Full engineering review and approval may be required should the site plan for this project be approved.

#### **#8: COMPATIBILITY WITH THE ZONING ORDINANCE**

**The use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district and shall be in harmony with the general purpose and intent of the Zoning Ordinance.**

The dog daycare and boarding facility can be compatible with the minimum standards of the Zoning Ordinance, provided that variances are approved for the reduced side yard setbacks and lot width.



# Master Plan Update - Timeline

ARMADA TOWNSHIP, MI · NOVEMBER 28, 2022

MASTER PLAN KEY TASKS	2022		2023						
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.
Update Community Profile and Census Data									
Update Existing Land Use									
Refine Goals and Objectives									
Develop Future Land Use Plan									
Craft the Implementation / Action Plan									
Update Maps									
Final Document Design / Formatting									
TOWNSHIP MEETINGS	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.
Project Kick-Off with Planning Commission		Dec. 7							
Planning Commission Meeting (30% Draft Review)			Jan. 4						
Planning Commission Meeting (50% Draft Review)				Feb. 1					
Planning Commission Meeting (90% Draft Review)					Mar. 1				
Planning Commission Meeting (100% Draft Review) and Recommendation to the Township Board to Authorize Distribution						Apr. 5			
Township Board to Authorize Distribution						Apr. 12			
Public Comment Review (63 Day Minimum)									
Planning Commission Presentation, Public Hearing, and Recommendation to the Township Board									Jul. 5
Township Board Review and Adoption									Jul. 12



## Armada Township

Planning Commission

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

Armada, MI 48005

Telephone: (586) 784-5200

Date \_\_\_\_\_

Application no \_\_\_\_\_

Review fee \_\_\_\_\_

**DRAFT**

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

Site Plan \_\_\_\_\_ **Site Plan Administrative Review** \_\_\_\_\_ Special Land Use \_\_\_\_\_

Applicant's name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ Phone \_\_\_\_\_

Name of proposed development \_\_\_\_\_

Proposed use \_\_\_\_\_

Parcel number \_\_\_\_\_

Complete legal description \_\_\_\_\_ (use back or attach separately) \_\_\_\_\_

Existing zoning \_\_\_\_\_ Size (in acres) \_\_\_\_\_

Legal owner \_\_\_\_\_

Legal owner contact information \_\_\_\_\_

Site Plan Preparer \_\_\_\_\_

If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) \_\_\_\_\_

**Twelve (12) paper copies of the application and site plan, and an electronic version of the site plan (thumb drive or emailed to [planning@armadatwp.org](mailto:planning@armadatwp.org)) shall be submitted to the township by 12:00 p.m. (noon) 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 ½ x 11 when presented. A recommendation may or may not be made at the meeting.**

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

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Signature of legal owner if not applicant

\_\_\_\_\_  
Please print/type name here

\_\_\_\_\_  
Please print/type name here



## ARMADA TOWNSHIP PLANNING & ZONING FEE SCHEDULE

This fee schedule has been adopted by resolution of the Armada Township Board of Trustees at their regular meeting held **December 14, 2022**, and will be effective immediately upon the day following publication.

	PLANNER	ENGINEER	FIRE SAFETY REVIEW	PUBLICATION	ADMINISTRATION	TOTAL
Rezoning	\$700 + \$50 per acre			\$300	\$150	\$1,150 + \$50 per acre
Special Land Use	\$600 + site plan Acre/Unit fee	\$170 + 10 per acre/Unit	\$150 *	\$300	\$150	\$1,220 + Acre/Unit fees + Fire Safety if applicable
Draft SLU Permit	Hourly rate				\$50	varies
Sign Review – Offsite	\$175 for 1 <sup>st</sup> + \$125 ea. additional			\$300	\$150	\$625 min
Sign Review	\$175 for 1 <sup>st</sup> + \$125 ea. Additional				\$50	\$225 min
<b>Site Condo:</b>						
Preliminary Plan	\$600 + \$10 per unit	\$300 + \$10 per unit	\$150		\$300	\$1,350 + \$20 per unit
Final Plan (Including Eng Plan Review)	\$600 + \$10 per unit	1 1/2% construction Hourly Basis \$400 minimum				\$1,000 + \$10 per unit + site dependent
<b>Site Plan:</b>						
Commercial / Industrial	\$650+\$75 per acre	\$200 + \$15 per acre	\$150		\$300	\$1,300+\$90 per acre
Multiple family or mobile home park developments	\$600 + \$10 per unit	\$200 + \$15 per acre	\$150		\$300	\$1,250 + \$15 per acre + \$10 per unit
Simple Split Development	\$300 + \$6 per split	\$200 + \$15 per acre	\$150 *		\$300	\$950 + \$15 per acre + \$6 per split
Site Plan Administrative Review	Half the cost of review based on type				\$534	\$684 min
Wetland	\$300 + \$50 per acre	\$200 + \$15 per acre			\$300	\$800 + \$ 65 per acre
Engineering Plan		Hourly basis with deposit based upon 1 1/2% Construction				
<b>Subdivision's Platted:</b>						
Sketch Plan	\$300				\$200	\$500
Tentative Prelim. Plat	\$700 + \$20 per lot	\$300 + \$10 per unit	\$150		\$300	\$1,450 + \$15 per unit + \$20 per lot
Final Prelim. Plat (Including Eng. Plan Review)	50% of tentative	Hourly basis w/deposit based upon 1 1/2% construction			\$300	\$750 + site dependent + 50% of tentative
Final Plat	\$300 + \$10 per lot Min. \$350	\$450 + \$10 per lot			\$300	\$1,100 + \$20 per lot
Zoning Board of Appeals	Hourly rate of Planner applies if requested to review.			\$300	\$340	\$640 min
Lot Splits	Hourly rate of Planner applies if requested to review.				\$125 per new split	\$125 min per new split
Mining Permit Application	Hourly rate of Planner applies if requested to review.				\$1,000	\$1000 min
Compost Permit Application	Hourly rate of Planner applies if requested to review.				\$2,000	\$2000 min

Engineering Hourly Rates:

Project Manager: \$120.00

Project Engineer: \$110.00

Graduate Engineer: \$100.00

Planner Hourly Rate: \$120.00

Pre-Application Meeting with Planner: \$375 at Township Offices or \$300 at office of Planner or Virtual.

Re-Review of a plan, plat or other application within 6 months of original submittal: 75% of original fee.

Review of Traffic Study by Planner's Traffic Consultant: \$950 if <500 trips. Hourly if 500+ trips.

Stamping set (review of minor changes to plan following Planning Commission conditional approval) \$150.

ALL ADDITIONAL PLANNER, ENGINEER, LEGAL, PROFESSIONAL OR ADMINISTRATIVE FEES WILL BE BILLED AS INCURRED. These are realistic fees so that tax dollars do not pay for individual gains. Additionally, a deposit in the amount of 6% of the total estimated cost of construction for all underground utilities and paving, a minimum of \$900, shall be placed with the Township for inspections. Fees for inspections will be billed against this deposit on an hourly basis.

\*FIRE DEPARTMENT: THERE WILL BE A \$150 SITE INSPECTION FEE WHEN REQUIRED BY CODE. RE-INSPECTION FEE IF NECESSARY IS \$50.

# ARMADA TOWNSHIP FEE SCHEDULE

CURRENT

The following fee schedule has been adopted by resolution by the Armada Township Board of Trustees at their regular meeting held JULY 14, 2021, and will be effective immediately upon the day following publication.

	PLANNER	SDA - ENGINEER	FIRE DEPT	PUBLICATION	ADMINISTRATION	TOTAL
Rezoning	\$700+\$50 per acre			\$300	\$150	\$1,150+\$50 per acre
Special Land Use	\$600 + site plan fee	\$170 + 10 per acre		\$300	\$150	varies
Draft SLU Permit	**				\$50	varies
Sign Review – Offsite	\$175 for 1 <sup>st</sup> + \$125 ea. Additional			\$300	\$150	\$625 min
Sign Review	\$175 for 1 <sup>st</sup> + \$125 ea. additional				\$50	\$225 min
<b>Site Condo:</b>						
Preliminary Plan	\$600 + \$10 per unit	\$300 + \$10 per unit	\$150*		\$300	\$1,350+\$20 per unit
Final Plan (Including Eng Plan Review)	\$600 + \$10 per unit	Hourly Basis 1 1/2% construction \$400 minimum				\$1,000 + \$10 per unit + site dependent
<b>Site Plan:</b>						
Multi-Family Dev.	\$600 + \$10 per unit	\$200 + \$15 per acre	\$150 *		\$300	\$1,250 + \$15 per acre + \$10 per unit
Mobile Home Dev.	\$600 + \$10 per unit	\$200 + \$15 per acre	\$150 *		\$300	\$1,250 + \$15 per acre + \$10 per unit
Commercial / Ind.	\$650+\$75 per acre	\$200 + \$15 per acre	\$150 *		\$300	\$1,300+\$90 per acre
Simple Split Dev.	\$300 + \$6 per split	\$200 + \$15 per acre	\$150 *		\$300	\$950 + \$15 per acre + \$6 per split
<b>Wetland</b>	\$300 + \$50 per acre	\$200 + \$15 per acre			\$300	\$800 + \$ 65 per acre
<b>Engineering Plan</b>		Hourly basis with deposit based upon 1 1/2% Construction				
<b>Subdivision's Platted:</b>						
Sketch Plan	\$300				\$200	\$500
Tentative Prelim. Plat	\$700 + \$20 per lot	\$300 + \$10 per unit	\$150 *		\$300	\$1,450 + \$15 per unit + \$20 per lot
Final Prelim. Plat (including Eng. Plan Review)	50% of tentative	Hourly basis w/deposit based upon 1 1/2% construction			\$300	\$700 +site dependent + 50% of tentative
Final Plat	\$300 + \$10 per lot	\$450 + \$10 per lot			\$300	\$1,050 + \$20 per lot
Zoning Board of Appeals	**			\$300	\$340	\$640
Lot Splits	**				\$125 per new split	\$125 per new split
Mining Permit Application	**				\$1000	\$1000
Compost Permit Application	**				\$2000	\$2000