



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, 2nd by Finlay. All Ayes. **Motion Passed.**
5. Approval of minutes:
 - a. **Motion** to Approve Minutes of July 6, 2022 as presented by Murray, 2nd by Finlay. All Ayes. **Motion Passed**
 - b. **Motion** to Approve Minutes of September 7, 2022 as presented by Murray, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd 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: DJ Kehrig (CM)

Date: 12/7/2022