



Armada Township

PLANNING COMMISSION

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MINUTES

Wednesday, December 7, 2022

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 Arnold, Finlay, Finn, and Jabara, and Board Liaison Murray.

- b. **Absent** at Roll Call: None

- c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin

4. **Approve/Amend Agenda:**

Motion by Abercrombie, 2nd by Finlay to approve the agenda as amended. All Ayes,

Motion Passed

5. **Approval of minutes:**

Motion to approve minutes of November 2, 2022, as presented by Murray, 2nd by Jabara, Six Ayes, Abercrombie abstained. **Motion Passed**

6. **Public Comments – Agenda Items**

- a. Kate Opalewski of BooBoo's boneyard asked for clarification of the change to the agenda adding back the public hearing for BooBoo's bone yard. Kehrig explained that it was required to be opened because it was published in the newspaper of record, and that the board would leave it open for the January meeting, and no action will be taken tonight.

7. **Public Hearing:**

a. **Special Land Use – BooBoo's Boneyard, LLC**

Motion by Kehrig, 2nd by Arnold to open the public hearing for BooBoo's Boneyard at 7:10, all Ayes, **Motion Passed**

- i. Applicant introduced their request for a special land use as required in order to come into compliance with the township zoning ordinance. They have been in Armada Township since 2013 but moved to their current location in March of 2022. They were previously at 22156 Boardman. Planner Haw reviewed her findings and recommendation, identifying three Zoning standards the property does not comply with and will require ZBA variance approvals:

1. Frontage does not meet the dimensional standard of 300 ft, has 275 ft
2. Variance for the side yard setback for the outdoor run of 200 ft, cannot meet given the total lot width of 275 ft
3. Variance for the setback for the barn of 100 ft, has 40 ft on the east side.

Kehrig confirmed with applicant that the barn is soundproofed. Applicant shared that the barn has cement floor with drain, the attic area is insulated, has additional ventilation and an air purifier. Had a concern that the ordinance refers to kennel runs and bases certain requirements on the number of runs. The site has a single large outdoor fenced area that all the dogs share during their stay. When outside, the dogs are always with a person. Barn has room to house 20 animals.

Linda and Gary Deiner 22750 Bordman – What if they sell dogs? Per applicant, they do not. There is no water main or sanitary sewer, no storm discharge indicated. Will they be putting up a business sign, which would lower the value of adjacent properties. How will they deal with barking? There is no soundproofing when the dogs are outside. Asks board to look at why kennel was turned down before.

Per the applicant, waste is handled per accepted industry standards: Scoop, bag and throw in trash. For water, they have a separate water softener, and a 1,250-gallon septic tank and are working with county to verify that is adequate for their usage of urine wash off, not using for solid waste.

Kehrig read the Engineering review from Spalding-DeDecker and the Fire Marshal's safety review into the record. Fire marshal noted that fire suppression equipment would be necessary if the public is allowed into the barn. Per the applicant, clients are not allowed into the barn, when dropping off and picking up, the client remains in the parking area, and their dog is brought to them. Planning administrator will request the fire marshal to reach out to the applicant for a walk-through.

Kehrig asked Haw if a sign is allowed, and Haw confirmed that the business would be allowed one sign. Applicant does not plan to erect a sign currently.

Patricia Fons 21515 Bordman – Asked planner to re-read the ordinance. Kehrig clarified that the ordinance covers raising animals AND includes kennels specifically. Stated applicant does not currently have a kennel license, why are they allowed to operate without one? Kehrig stated this is an ordinance enforcement issue, not a planning issue.

Mrs. Fons does want a sign to be erected.

Public hearing will be left open to continue January 4, 2022.

Finn reviewed items to add to final site plan:

- Soundproofing – sound study or propose bushes or other barriers to address outdoor concerns
- Septic -vs- storm drainage - identify how waste is managed in final plan show location and size
- Fire safety concerns – plow for access, how doors open, etc.
- Update site plan with dimensions of the play area

Unidentified resident made comments that the website has no address, concerns for having a kennel on the street. Another voiced concerns on what happens when a dog gets loose.

Motion by Finlay, 2nd by Jabara, to table the public hearing until January 4th. All Ayes,

Motion Passed

b. Motion by Abercrombie, 2nd by Murray to open the public hearing for Text Amendments to Zoning Ordinance #114 at 7:57 p.m., all Ayes, **Motion Passed**

- i. Planner Haw read the updates to each of the proposed Text Amendments, and public comments were requested as each was read. No public comments received, Kehrig found issues with #4 Zoning districts, needs a clean copy.
 1. Shipping Containers
 2. Small Scale Entertainment
 3. Size limitations on Attached Garages

4. Zoning Districts Table of Permitted Uses

Motion by Finn, 2nd by Jabara to close the public hearing for Text Amendments to Zoning Ordinance #114 at 8:12 p.m., all Ayes, **Motion Passed**

8. Reports and Correspondence:

a. **Project Status Report**

Motion by Finn, 2nd by Murray to receive and file reports, all Ayes, **Motion Passed**

9. New Business:

a. **Special Land Use – BooBoo’s Boneyard, LLC**

Motion by Murray, 2nd by Arnold, to table the SLU review until January 4th. All Ayes, **Motion Passed**

b. **Text Amendments to Zoning Ordinance #114**

i. **Shipping Containers**

ii. **Small Scale Entertainment**

iii. **Size limitations on Attached Garages**

Motion by Murray, 2nd by Finn, to recommend approval of Shipping Containers, Small Scale Entertainment and Size Limitations on Attached Garages to the Township Board. All Ayes, **Motion Passed**

iv. **Zoning Districts Table of Permitted Uses**

Motion by Kehrig, 2nd by Jabara, to table the Zoning Districts Table for a clean copy until January 4th. All Ayes, **Motion Passed**

10. Unfinished Business

a. **Larry’s Automotive Parking Lot**

- i. Board did not have issue with the gravel lot but had concerns about the encroachment in the side yard without screening. Discussion on the required front yard setback including a greenbelt and the type of fencing to be used, and fence can be within the greenbelt.

Motion by Finlay, 2nd by Finn, to approve Larry’s Parking Lot contingent on revised site plan being submitted showing 25ft front yard setback, additional landscaping south of the driveway and a description of the 6ft metal or wood screening fence in earth tone colors on 3 sides subject to Planner approval. All Ayes, **Motion Passed**

b. **Master Plan discussion**

Finn requested the timeline be revised to reduce the percent to be reviewed on January 4. Haw agreed the kickoff will officially be January 4 and the rest of the schedule will be adjusted accordingly. Zoning map has been updated based on the annexation, Larry’s Parking Lot and Krause Vet rezoning. Macomb County data shows church property on south side of Armada Ridge east of village as township, while previous Zoning Map shows it as village. Current Master Plan does not include existing land use map. Planner suggests Township Board review and begin a discussion on the policies outlined in the current Master Plan to provide the commission with short- and long-term goals. Planning Commission has been tasked with determining if any of these policies are outdated, have been achieved, or can be removed as no longer necessary. Errors in the 2010 data have been found, McKenna is doing in depth review to present accurate data.

11. PC Projects:

a. **Administrative Review Application Process**

Reviewed updated Site Plan application and fee schedule and discussed discrepancies between administrative review process and master zoning ordinance.

12. Public Comments – Non-Agenda Items

a. None

13. Adjournment.

- i. **Motion** by Finn, 2nd by Abercrombie to adjourn at 9:27 p.m. All Ayes. **Motion Passed.**

Next Scheduled Regular Meeting: Wednesday January 4, 2023

Respectfully submitted:

Cris Martin
Recording Secretary

Approved:

DJ Kehrig, Chairperson DJ Kehrig (CM) Date 1/4/2023
