



Armada Township PLANNING COMMISSION

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MINUTES Wednesday, January 4, 2023 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, and Jabara, and Board Liaison Murray.
 - b. **Absent** at Roll Call: Commissioner Finn
 - c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin
4. Approve/Amend Agenda
 - a. **Motion** by Murray, 2nd by Abercrombie to approve the agenda as presented. All Ayes, **Motion Passed**
5. Approval of minutes:
 - a. **Motion** by Abercrombie, 2nd by Murray to approve the minutes of the December 7, 2022 meeting as corrected. All Ayes, **Motion Passed**
6. Public Comments – None
7. Public Hearing:
 - a. **BooBoo's Bone Yard Dog Daycare - Special Land Use**

The applicants presented their updated site plan and clarified some items that were brought up at the December hearing. They do not sell animals, there will not be a sign (there is a private property sign), hours of operation were provided, the new site plan includes a floor plan of the barn and notes that the barn is soundproofed. Comments: Patricia Fons, 21515 Bordman, Allenton; Terry Scott, 21510 Bordman, Armada: Is there outside perimeter fencing proposed; extra traffic on the road; worried about property values; sign should be erected to reduce creeping down the road; running business without license; dogs bark; smell; love animals but it's not the right place. Lea Walkowski, 74901 True Armada; Sue Rummert, Richmond; Marchello Terenzi, lived at residence for two years; Danielle Sherki, 25860 Joy Rd, Redford; Chip Donnelan, 47779 Lighthouse, Macomb Twp; Tonya Kinyanin, 78656 Cryderman, Richmond, support; Heather Ball, 80669 North, Armada; Linda Roxbury, 3405 Humlin, Almont; Mark and April Vons, 27182 Prinz, Richmond: The applicants have character; Sabrina is a dog whisperer; they are trustworthy; treat their clients and their pets like family; work very hard; very organized; require clients to follow rules including vaccinations and for drop-off and pick-up; regimented, dogs must be leashed before exiting a vehicle; the facility is always clean; multiple levels of fencing, never hear barking; asset to the community, bringing business to other businesses in the community; increasing traffic is happening on all township roads, not just Bordman due to growth; one supporter lived with the applicant for two years and worked out of the home on phone calls all day, never had issues with barking, living in a rural community, there are smells from farms and other businesses; would rather have BooBoo's next door than hunting dogs; would rather have someone creeping down the road than the normal traffic flying. Kehrig read letters from Chris Stiefel, and Abby and James Skender, 22156 Bordman into the record in support. **Motion** by Abercrombie, 2nd by Finlay to close the public hearing at 7:50. All Ayes, **Motion Passed**
8. Reports and Correspondence:
 - a. Kehrig read the Project Status Report
 - b. Kehrig reviewed the 2023 meeting dates approved by the Board of Trustees

- c. Kehrig reviewed minutes of the Purchase of Development Rights Committee meeting
Motion by Abercrombie, 2nd by Murray to receive and file reports as presented. All Ayes, **Motion Passed**

9. New Business:

a. **Armada Center Car Wash - Site Plan Review**

Applicant and Planner reviewed the history, findings, and recommendation of approval for the site plan. There were four contingencies outlined by the planner including: 1) any outstanding items in the engineering review; 2) the front, side and rear setbacks need to be dimensioned on a final site plan, 3) commission determines if the building material and color are acceptable, and 4) updated landscape plan. Question about any plans to address safety issues with crossing in front of the new bay to get to change machine.

Motion by Abercrombie, 2nd by Murray to approve the site plan for the car wash facility expansion at 22920 Armada Center Road (parcel ID# 13-02-23-226-017) with acceptance of the split-faced block façade, contingent that the following are addressed on a revised site plan: All outstanding engineering items listed in the Spalding DeDecker review (dated December 20, 2022). The front-, side, and rear-yard setbacks are dimensioned. And a revised landscape plan to accommodate alternative tree species and the required number of trees along Armada Center Road, the parking lot, and within the greenbelt. All Ayes, **Motion Passed**

b. **Henshaw Inc - Site Plan Review**

Applicant and planner reviewed the history, findings, and recommendation of approval for the phase one site plan.

Motion by Jabara, 2nd by Murray to move to approve the site plan for Phase I of the Henshaw storage facility (Parcel ID #: 13-02-31-100-018), contingent that the following are addressed on a revised site plan: 1) All outstanding engineering items listed in the Spalding DeDecker review (dated December 20, 2022). 2) Front yard setback must be labeled. Six Ayes, Finlay Abstained, **Motion Passed**

10. Unfinished Business

a. **BooBoo's Bone Yard - Special Land Use**

Planner explained the process for approval of a Special Land Use and the requirement for ZBA approval of the variances prior to the final vote of the Armada Township Board of Trustees. Discussion took place on limiting the number of dogs allowed, and not allowing dogs outside to play after 8:00 p.m. Missing on site plan: dimension of the parking spaces; Expand the survey to show the impacted area: show where the fencing starts and ends, where the play area is located.

Motion by Murray, 2nd by Jabara to recommend approval to the township board of the Special Land Use for a Dog Daycare Kennel for 21500 Bordman Rd (Parcel # 13-02-03-200-015) with a maximum of 60 dogs allowed and hours of outside play activity restricted between 8:00 p.m. and 8:00 a.m. and contingent on approval of a final site plan and approval of three variances from the Zoning Board of Appeals 1) Variance on the lot width of 275ft, 2) variance for the side yard play area setback of 200 ft, and 3) variance for the side yard barn setback of 100 ft. Six Ayes, Kehrig No, **Motion Passed**

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

i. **Small Scale Entertainment - Revisions requested by the township board**

Discussion on the confusion on the text changes to 3 hours in a 12-hour span. Other changes limiting the number of persons and restricting between 11 p.m. and 8:00 a.m. were ok.

Motion by Jabara, 2nd by Kehrig to recommend to the township to modify the wording back to the original 3 hours in a **four-hour** span and send back to township board for approval. All Ayes, **Motion Passed**

ii. **Zoning Districts Table of Permitted Uses – Revised draft**

Tabled to give commission time to review.

Motion by Arnold, 2nd by Jabara to table the Zoning Districts table to give members time to review. All Ayes, **Motion Passed**

11. PC Projects:

a. **Master Plan Discussion**

Planner provided updated master plan timeline and draft community demographics pages. Discussion on the community demographics pages.

12. Public Comments – Non-Agenda Items - none

13. Adjournment.

- a. **Motion** by Abercrombie, 2nd by Murray adjourn at 10:01. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday, February 1, 2023

Respectfully submitted:
Cris Martin
Recording Secretary

Approved:

DJ Kehrig, Chairperson

A handwritten signature in blue ink, appearing to read "DJ Kehrig", written over a horizontal line.

Date 2-1-23