

Armada Township PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578
Armada, Michigan 48005
Telephone: (586) 784-5200 Facsimile: (586) 784-5211
planning@armadatwp.org

AGENDA Wednesday, April 5, 2023 7:00 p.m.

Please take notice that a regular meeting of the Armada Township Planning Commission will be held on Wednesday, April 5, 2023, at 7:00 p.m. in person and by electronic remote access. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link:
<https://meet.goto.com/615037485>

Members of the public may also participate in the Board meeting by calling in to the following number:
Access Code: 615-037-485
United States: [+1 \(571\) 317-3122](tel:+15713173122)

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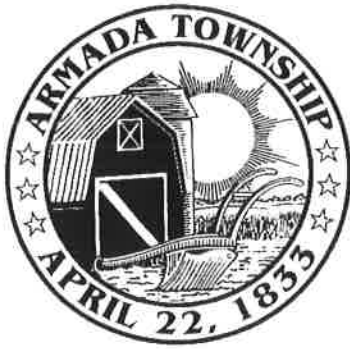
In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to planning@armadatwp.org. All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting of Wednesday, April 5, 2023, is as follows:

Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes:
 - a. **Regular Meeting Minutes March 1, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
 - a. **None**
8. Reports and Correspondence:
 - a. **Project Status Report**
 - b. **Spalding DeDecker Water Main Proposal**
 - c. **Planning Rules of Procedure packet**
9. Unfinished Business:
 - a. **Zoning Districts Table of Permitted Uses – Revised draft**
10. New Business
 - a. **MASTER PLAN JOINT WORKSHOP with Armada Township Board of Trustees**
11. PC Projects:
 - a. **Master Plan Discussion – Survey questions**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday May 3, 2023



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MINUTES

Wednesday, March 1, 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. Kehrig led the Pledge of Allegiance
3. Roll Call
 - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Abercrombie, Commissioners Arnold, Finn (arrived 7:18), Kutchev, Jabara, and Board Liaison Murray.
 - b. **Absent:** None
 - c. **Also present:** Planner alternate Brigitte Smith and Recording Secretary Cris Martin
4. Approve/Amend Agenda
 - a. **Motion** by Abercrombie, 2nd by Arnold to approve the agenda as amended. All Ayes, **Motion Passed**
5. Approval of minutes:
 - a. **Motion** by Murray, 2nd by Arnold to approve the minutes of the February 1, 2023, meeting as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items - None
7. Public Hearing: None
8. Reports and Correspondence:
 - a. Kehrig read invitation from Michigan Economic Development Corp to attend seminar
 - b. Small Scale Entertainment approved copy for commissioner books
 - c. Kehrig read the Project Status Report
Motion by Abercrombie, 2nd by Murray to receive and file reports. All Ayes, **Motion Passed**
9. Unfinished Business:
 - a. **Zoning Districts Table of Permitted Uses – Revised draft** - Residential Uses - Home Based Business, Commercial Uses - Restaurants and Banquet Halls, Industrial Uses - Mining and Extracting use standards missing; Update first page to include a color- coded key matching the Zoning Map for the districts. **Motion** by Murray, 2nd by Abercrombie to table for clean copy. All Ayes, **Motion Passed**
10. New Business
 - a. **Laethem Development – Site Plan Review** Thomas Alsobrooks of Mauro Engineering introduced the project proposing 10 industrial unit sites: road, storm sewer, detention pond, wells, and septic. They will supply the supporting infrastructure then sell the lots for future development. They will be removing the existing road and will replace with 28 ft wide road with curbs and gutters. This will require that the plan be updated, as they were under the impression that the water had been extended down Powell Rd. Planner Smith reviewed the McKenna review, noting that each individual unit will require reviews based on proposed use. The front yard 110 ft. setback requirement will need to be addressed in a final plan. Lighting will be required for each unit and recommends lighting be provided by the developer to maintain consistency. EGLE permits will be required due to wetland impact. Parking lot screening landscaping on the periphery should be included in this plan, while additional landscaping can be added as sites are developed.

Detention pond will need to follow the 2020 rules. **Motion** by Finn, 2nd by Murray to table for updated site plan. All Ayes, **Motion Passed**

- b. **Election of Officers** - **Motion** by Murray, 2nd by Arnold to nominate Kehrig as Chair, Kehrig accepted nomination. All Ayes, **Motion Passed**. **Motion** by Kehrig to nominate Abercrombie as Vice Chair. Abercrombie declined. **No Second, Motion Failed**. **Motion** by Kehrig, 2nd by Arnold to nominate Finn as Vice-Chair, Finn accepted nomination. All Ayes, **Motion Passed**. **Motion** by Kehrig, 2nd by Murray to nominate Jabara as Secretary, Jabara accepted nomination. All Ayes, **Motion Passed**.

11. PC Projects:

Master Plan Discussion – Planner needs feedback from the township board and planning commission on the policies: Promoting to preserve active farmland; Preserve the natural environment; Promote diversity of residential density controlled by Water and Sewer, encouraging best management practices to existing natural features; Generate tax base with balance between school districts; Plan for commercial land, taking into account Village of Armada; Look at industrial district due to annexations; allow for extension of infrastructure in appropriate and timely manner; provide passive and active recreation opportunities throughout the township; Look at opportunities to add elder housing to encourage older residents to remain. Can the planning commission do a survey or create a subcommittee to gather information on what the public wants to see? Commissioners should send two or more questions each and include statistics that may stand out to Recording Secretary prior to April workshop. Plan to arrive at 6:00 p.m. on April 5 for Joint Workshop meeting with the Township Board.

12. Public Comments – Non-Agenda Items – Monica Job commented regarding Master Plan.

13. Adjournment.

- a. **Motion** by Arnold, 2nd by Murray adjourn at 8:24. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday April 5, 2023, with a joint workshop with the Township Board starting at 6:00 p.m.

Respectfully submitted:

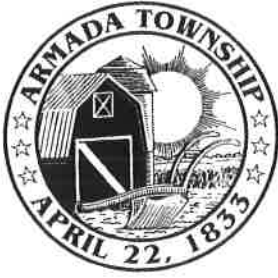
Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date _____



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Project Status Report for March 2023

COMMUNITY PROJECTS

Blake's Traffic Study / Landscaping - 17985 Armada Center Rd

No update.

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

Armada Center Car Wash – 22920 Armada Center Rd

Engineering plans approved by Spalding DeDecker. Applicant is working on building permit application. Requested purchase paperwork to start Rezoning process.

Engineering escrow was deposited 2/8/23 and developer is working with our engineer. First engineering review provided by Spalding DeDecker on 2/14/23.

Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

Larry's Parking Lot – (72727) North Ave

Planner reviewed the updated site plan and approved with on additional minor update on 2/27/23.

Applicant is working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning.

Planning commission approved site plan contingent on minor updates at the December 2022 meeting. Planner's finding and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

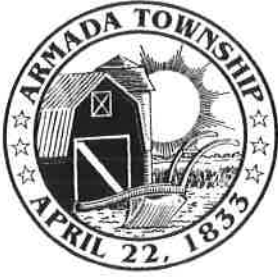
Henshaw Inc – 70710 Powell Rd

Updated site plan sent to engineering for review with development cost of construction for Escrow amount on 3/23/23.

Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

Trillium Farm Wedding Barn – 16191 32 Mile Rd

Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review.



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Applicant had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan.

Pre-planning 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.

BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd

No Update Waiting for updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan. Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. Application for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

Miller Farm – 71800 Romeo Plank Rd

No Update. Applicant is reviewing options regarding barn addition.

Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On 12/15/22 Mr. Miller submitted application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting the additional review.

Hidden River Estates – North-east Corner 33 Mile & Powell Rd

Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review.

Site plan was reviewed at February meeting, table for additional information on a revised site plan. Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.

Laethem Development – Laethem St at Powell Rd

Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.



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COMMISSION PROJECTS

Zoning Ordinance Amendments

Small Scale Entertainment – Township board approved at February 8, 2023 meeting.

Zoning District Table of Permitted Uses – Updated table presented at March 2023 meeting.

Tabled to give commissioners time to review.

Second Home on a Property/Seasonal Workers Clause - Attorney and planner to discuss.

Master Plan

Discussion on the Policies section, creating an internally tracked survey. Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045. Proposed schedule and community demographics pages were presented at January 2023 meeting. Zoning map was updated for the annexation and other recent changes, still needs update. Master plan is being reviewed by township planner.

ARMADA TOWNSHIP PLANNING COMMISSION

RULES OF PROCEDURE

I. OFFICERS

- A. **Election Officers:** A Chair, Vice-Chair and Secretary shall be elected by a majority vote of the members of the Commission present in session each year at the regular meeting in March.
1. **Chair:** The Chair shall preside at all meetings. He or she shall be an ex-officio member of all committees. The Chair, subject to the rules herein contained and to the governing procedural reference, shall decide all points of order or procedure, unless otherwise directed by a majority vote of the Commission in session at the time.
 2. **Vice-Chair:** The Vice-Chair shall preside and exercise all the duties of the Chair in his or her absence.
 3. **Secretary:** The Secretary shall preside and exercise all the duties of the Vice-Chair in his or her absence. The Secretary shall also preside and exercise all the duties of the Chair if neither the Chair nor the Vice-Chair is present at a meeting. If neither the Chair, the Vice-Chair nor the Secretary are present at the time of a meeting an "Acting Chair" shall be elected by a majority vote of the Commission in session at the time.
 4. **Recording Secretary:** The Recording Secretary shall perform duties normally equated to this office. The Recording Secretary shall prepare the minutes and agenda and affix his or her signature to all correspondence, publications, etc. issued by the Commission, unless otherwise directed by the Commission.

II. MEETINGS – GENERAL

- A. A quorum must be present to constitute an official meeting of the Commission. A quorum shall consist of four (4) members.
- B. All proceedings, decisions and resolutions of the Commission shall be initiated by motion.
- C. A majority vote of the Commission present at that meeting shall be necessary to pass any matter before the Commission.
- D. A roll call vote is mandatory when an expenditure is involved and for motions at public hearings, except as herein otherwise provided.
- E. The Commission may require submittal of such surveys, plans or other information to properly evaluate and consider any matter and may table any matter until such time as the required information has been furnished.
- F. All correspondence, petitions, etc. shall become a permanent record of the Commission.
- G. All regular and special meetings and hearings of the Commission shall convene at 7:00 p.m. on the date specified at the Township Hall, 23121 E. Main Street, Armada, MI 48005, unless otherwise directed by the Commission.
- H. The proceedings of all meetings of the Commission shall be kept in written form and shall become a permanent record of the Commission. Minutes shall be approved by the Commission at the next regular meeting.
- I. In the event that a Commission member anticipates being absent for a scheduled Planning Commission meeting, every attempt should be made to contact either the Planning and Zoning Administrator or Chair regarding the anticipated absence.
- J. A Commissioner absent from three (3) consecutive regular meetings, or 25 percent of the meetings in any calendar year, unless such absence is excused by the Commission, may be recommended for replacement according to the provisions of Act 168 of the Public Acts of 1959,

as amended. The Planning Commissioner shall be notified in writing by the Commission of their delinquency and a communication shall be directed to the Township Supervisor and Township Board requesting a replacement.

- K. Upon termination of the Commission member's term of office, Planning Commission notebooks and other Township material shall be returned to the Commission.
- L. Adjournment shall be by motion and second, and a majority vote.

III. REGULAR MEETINGS

- A. The regular meetings shall be held monthly on the first Wednesday. The Commission may reschedule or cancel any meeting according to the provisions of the Open Meetings Act.
- B. All regular meetings shall be open to the public.
- C. All matters to be placed on the agenda for action at a regular meeting shall be submitted to the Township offices, in writing, no later than 4:00 p.m. of the second Thursday of the month preceding the next month's regularly scheduled Planning Commission meeting.
- D. Meetings shall be attended by the Commission and such consultants as are requested by the Commission.
- E. The normal order of business shall be:
 - 1. Roll Call.
 - 2. Approval of Agenda.
 - 3. Approval of Minutes.
 - 4. Public Comments.
 - 5. Public Hearing (if required).
 - 6. Communications.
 - 7. Unfinished Business.
 - 8. New Business.
 - 9. Planning Commission Projects
 - 10. Public Comments.
 - 11. Adjournment.

IV. SPECIAL MEETINGS

- A. A special meeting of the Commission may be called by the Chair or Vice-Chair, or the majority of the Commission. All Commissioners must be given at least two (2) days notice of the date, time, place and purpose of the meeting. In the event of an emergency meeting, notification may be made by telephone.
- B. If a meeting or hearing is desired for any other day than the regular meeting date, a tentative schedule shall be made and confirmation of the availability of the meeting place must be obtained from the Township. Whenever possible, the Commission shall have a minimum of ten (10) days notice prior to calling a special meeting. The agenda shall be posted as required by statute.
- C. A special meeting of the Commission may be held at the request of a petitioner. A fee shall be paid to cover the Township's cost for each Planning Commissioner, the recording secretary and professionals present and such shall be presented prior to the Call to Order of the special meeting. Proof of same shall be presented prior to the Call to Order of the special meeting. All special meetings shall be open to the public and shall meet all requirements of the Open Meeting Act.
- D. The Planning & Zoning Administrator shall advise the Township Clerk of costs incurred (i.e., Commissioner, legal, planner, engineer, stenographer, postage and other administrative expenses).

V. PUBLIC HEARINGS

- A. Public hearings, when required, shall be scheduled by the Chair of the Commission, with preference given to the regular meeting dates (see Section III).
- B. More than one public hearing on the same date may be scheduled at the discretion of the Chair of the Commission.
- C. The order of procedure at a public hearing shall be:
 - 1. Open Public Hearing.
 - 2. Confirmation of receipt and adequacy of:
 - a. The Petition to Rezone or Application for Site Plans and Special Approval.
 - b. Affidavit of Ownership, if required.
 - c. Publication of Notice.
 - d. Distribution list for Notices to Neighbors.
 - 3. Petitioner's Presentation of Proposal.
 - 4. Reading of all recommendations or correspondence pertinent to the proposal.
 - 5. Citizens' Comments.
 - 6. Commissioners' Questions and Comments.
 - 7. Other Pertinent Comments, as permitted by the Chair.
 - 8. Close Public Hearing.
 - 9. Discussion and any further questions by members.
 - 10. Adoption of decision of the Commission.

VI. REZONING OF LAND

- A. Rezoning of Land in Armada Township may be initiated by petition of the landowner, by direction from the Armada Township Board, or by the Planning Commission. Specific requirements for rezoning of land are contained in the "Petition to Rezone" and the Armada Township Rezoning Petition Filing and Procedures. These procedures shall be followed by the petitioner and the Township.
- B. At the Public Hearing, the Township Planning Commission may request opinions, comments or research from such Federal, State or local agencies or offices, as they deem necessary.
- C. If the rezoning is approved by the Township Board, a copy of same shall be submitted to the Planning & Zoning Administrator to enter into the minutes and to have amended to the map, if necessary.

VII. SPECIAL APPROVAL USES AND SITE PLANS

- A. Uses requiring Special Approval or site Plan Review shall be submitted to the Commission subject to the requirements of Section III, C. The required number of copies of the application form and the site plan must be submitted.
- B. The Procedures Guide for Special Approval Land Uses and the Procedures Guide for Site Plan Approval shall be followed by the petitioner and the Township. Fees, as established by the Township Board, shall be collected prior to any action by the Planning Commission.

VIII. RECORDS OF THE COMMISSION

- A. Any requests for copies of reports of meetings, or reports, research or recommendations furnished by agencies or consultants to the Commission shall be directed to the Planning &

Zoning Administrator. This shall not conflict with the Freedom of Information Act wherein an individual or firm may request from the Township Offices those documents which are public.

IX. ANNUAL REPORT

- A. The Annual Report shall be prepared by the Chair prior to the regular February meeting of the Planning Commission.
- B. The Annual Report shall include a review of the year's activities and advisement of future activities.
- C. The report shall be considered for approval at the regular meeting in February.
- D. Upon approval, the Annual Report shall be forwarded to the Township Board.

X. BUDGET AND EXPENDITURES

- A. The proposed annual budget of the Commission for the ensuing fiscal year shall be prepared by the Chair and presented to the Commission for preliminary review at the regular meeting in January. It shall be reviewed and scheduled for adoption at the regular meeting in February. The approved proposed budget shall then be forwarded to the Township Board for official approval.
- B. All claims for disbursement of funds shall be in accordance with the approved budget. All bills shall be made in the name of the Commission and shall, upon receipt from the Township Clerk's Office, be initialed and dated with approval by the Secretary of the Commission.

XI. AMENDMENTS

- A. These Rules of Procedure may be amended or modified, provided:
 - 1. That any amendment or modification is presented in writing at a meeting of the Commission;
 - 2. Further, that favorable action is taken thereon at the regular meeting of the Commission; and the amendment shall take affect immediately upon adoption.
- B. Two-thirds (2/3) of the members of the Commission which are present, by due motion and recorded vote, may suspend or vary the application of the Rules of Procedure to a particular petition, case, problem or proceeding before the Commission, provided it does not conflict with the State Planning or Zoning Acts.

XII. PROCEDURAL REFERENCE

- A. The governing procedural reference shall be the latest edition of Roberts Rules of Order, as amended. Adopted on November 21, 1972, Amended on August 3, 1983, Amended on August 6, 1986, Amended on January 4, 1994, Amended on August 5, 1998, Amended on November 10, 2004, Amended on April 6, 2005, Amended on December 6, 2006, Amended 6/11/08, Amended 7/2/08, Amended 10/9/08.

XIII. CONFLICT OF INTEREST.

- A. Each member of the Commission shall avoid conflicts of interest. As used here, a conflict of interest shall at a minimum include, but not necessarily be limited to, the following:
1. Issuing, deliberating on, voting on, or reviewing a case concerning him or her.
 2. Issuing, deliberating on, voting on, or reviewing a case concerning work on land owned by him or her or which is adjacent to land owned by him or her.
 3. Issuing, deliberating on, voting on, or reviewing a case involving a corporation, company, partnership, or any other entity in which he or she is a part owner, or any other relationship where he or she may stand to have a financial gain or loss.
 4. Issuing, deliberating on, voting on, or reviewing a case which is an action which results in a pecuniary benefit to him or her.
 5. Issuing, deliberating on, voting on, or reviewing a case concerning his or her spouse, children, stepchildren, grandchildren, parents, brothers, sisters, grandparents, parent's in-law, grandparent's in-law, or members of his or her household.
 6. Issuing, deliberating on, voting on, or reviewing a case where his or her employee or employer is:
 - (a) an applicant or agent for an applicant, or
 - (b) has a direct interest in the outcome.
- B. If there is a question whether a conflict of interest exists or not, the question shall be put before the Commission. Whether a conflict of interest exists or not shall be determined by a majority vote of the remaining members of the Commission.
- C. When a conflict of interest exists, the member of the Commission, or committee, shall do all of the following immediately, upon first knowledge of the case and determining that a conflict exists:
1. Declare a conflict exists at the meeting of the Commission or committee; and
 2. Cease to participate in that particular agenda item at the Commission or committee meetings, or in any other manner, or represent one's self before the Commission, its staff, or others, and
 3. During deliberation of the agenda item before the Commission or committee, leave the meeting until that agenda item is concluded.

ARMADA TOWNSHIP SPECIAL LAND USE PROCEDURES

APPLICANT SUBMITS 10 COPIES OF
APPLICATION AND SITE PLAN 14 DAYS
BEFORE THE REGULARLY SCHEDULED
PLANNING COMMISSION MEETING

PLANNING COMMISSION ACCEPTS
THE APPLICATION AND SETS A
PUBLIC HEARING DATE

NOTICES SENT TO SURROUNDING
PROPERTY OWNERS AND PUBLISHED
IN THE NEWSPAPER

APPLICATION SENT TO THE
TOWNSHIP PLANNER FOR REVIEW

PLANNING COMMISSION HOLDS THE
PUBLIC HEARING AND MAKES A
RECOMMENDATION TO THE
TOWNSHIP BOARD

THE TOWNSHIP BOARD CONSIDERS THE
REQUEST AFTER RECEIVING A
RECOMMENDATION FROM THE
PLANNING COMMISSION AND TAKES
ACTION AS FOLLOWS:

APPROVAL

CONDITIONAL
APPROVAL

DENIAL

APPLICANT MUST APPLY FOR A
BUILDING PERMIT WITHIN
SIX MONTHS

ARMADA TOWNSHIP SITE PLAN REVIEW PROCEDURES

SITE PLAN REVIEW REQUIRED
FOR THE FOLLOWING:
1. ANY NON-RESIDENTIAL CONSTRUCTION
2. FOR ALL SPECIAL LAND USES
3. FOR ANY SIGNS.

APPLICANT SUBMITS 10 COPIES OF SITE PLAN
14 DAYS BEFORE THE REGULARLY SCHEDULED
PLANNING COMMISSION MEETING.

PLANS PLACED ON THE COMMISSION AGENDA
AND SENT TO THE TOWNSHIP PLANNER AND
OTHER REVIEW AGENCIES FOR REVIEW.

PLANNING COMMISSION TAKES ACTION ON THE
SITE PLAN AS PROVIDED BELOW

APPROVAL

CONDITIONAL
APPROVAL

DISAPPROVAL

APPROVAL VALID
FOR ONE YEAR

APPLICATION FOR
BUILDING PERMIT

ARMADA TOWNSHIP PLANNING COMMISSION

THE PLANNING COMMISSION'S CUSTOMER OR CLIENT

Who is the Planning Commission's customer?

1. Principally, the **Community** as a whole. This means:
 - a. Decisions should be based upon community-wide goals and objectives which are indicated in the Master Plan.
 - b. Put the interests of the Community-at-large above the interests of special interest groups.
 - c. Examine all proposals based on a long-term basis, as it relates to the Community well-being.
 - d. Examine all proposals based on impacts to the Community, as a whole.
 - e. Respond to a Township Board's request for planning review of any subject with good planning advice.
2. The Commission's responsibility to the **Developer** must be framed within the context of your responsibility to the Community. This is achieved by:
 - a. Having an adopted long-range plan, which details the Communities goals and objectives and, thus, details the overall development plan.
 - b. Having an adopted zoning ordinance, which details what types of development are permitted and where they are permitted.
 - c. Creating a process, within the context of the zoning ordinance, which clearly spells out requirements for site development.
 - d. Enforcing the procedures and all other Ordinance requirements in a fair, firm and consistent manner.
 - e. Observing the meeting process standards established in the by-laws adopted by the Planning Commission.
3. **Developer's Responsibility** to the Planning Commission, thus the Community.
 - a. Provide a development that serves the Community. i.e., protects the health, safety and welfare of the Community.
 - b. Provide a development that meets the Community's goals and objectives, as well as the growth plan.
 - c. Provide a development that meets all zoning requirements and building codes.

ARTICLE VII ZONING DISTRICTS

Section 7.00. DISTRICTS AND ZONING MAP.

For the purpose of this Ordinance, the Township of Armada is hereby divided into zones or districts as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted and declared to be a part of this Ordinance.

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

The Official Zoning Map shall be identified by the signature of the Supervisor, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in this Ordinance of the Township of Armada (include date of adoption)." If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Township Board, together with an entry on the Official Zoning Map as follows: Amended (date) , Amendment No. () .

The Official Zoning Ordinance and Map are to be maintained and kept up-to-date. This Ordinance and Map shall be filed with the Township Clerk and shall be the official record as to the current zoning status of lands, buildings, and other structures in the Township.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following the Township Limits shall be construed as following the Township Limits.
4. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
5. Boundaries indicated as parallel to, or extensions of, features noted in subsections 1. Through above shall be so construed.
6. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Map.
7. Where physical or natural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections 1. through 6. above, the Board of Appeals shall interpret the district boundaries.

Section 7.01. USE TABLE.

RESIDENTIAL USES

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Bed and breakfast | S | | S | | | | | | | Section 16.07 |
| Convalescent / nursing home / hospice | | | | S | | | | | | Section 16.13 |
| Day care center / nursery school | 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 | P | | | | | | Section 2.16 |
| Housing for the elderly / senior citizen housing | | | | S | | | | | | Section 16.23 |
| Manufactured housing community | | | | | P | | | | | Section 11.02 |
| Multiple-family dwelling | | | | P | | | | | | |
| Open space community | P | | P | | | | | | | |
| Single-family dwelling | P | | P | P | | | | | | Section 2.22 |
| Two-family dwelling | | | S | P | | | | | | Section 16.34 |

PUBLIC / QUASI-PUBLIC LAND USES

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Cemetery | S | | S | | | | | | | Section 16.10 |
| Church | S | | S | S | | P | P | | | Section 16.11 |
| College / university | | | | S | | | | | | Section 16.12 |
| General hospital | | | | S | | | | | | Section 16.19 |
| Private clubs, fraternal organizations, lodge halls, cultural centers, and union halls | S | | S | S | | P | P | | | Section 16.29 |
| Private school | S | | | S | | | | | | Section 16.11 |
| Public school | P | | P | P | | | | | | |
| Public utility building | S | | S | S | | S | P | P | S | Section 16.30 |
| Township municipal building / use | P | | P | P | | | P | | | |

| | |
|---|------------------|
| P | Permitted Use |
| S | Special Land Use |

| COMMERCIAL USES | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Adult entertainment and businesses | | | | | | | S | | | Sec. 16.03 |
| Airports / private airstrips | S | | | | | | | S | S | Sec. 16.04 |
| Agri-business (value added farming operations) | P | | P | | | | | | | Sec. 8.01(B) |
| Banquet hall | | | | | | S | | | | Sec. 16.44 |
| Car wash full-service / self-service | | | | | | | S | | | Sec. 16.16 |
| Drive-thru | | | | | | S | S | | | Sec. 16.15 |
| Event hosting facility | | S | | | | | | | | Sec. 16.39 |
| Farm | P | P | P | P | | P | P | P | P | Sec. 8.01(A) |
| Funeral home / mortuary | | | | | | S | P | | | Sec. 16.17 |
| Gasoline service station | | | | | | | S | | | Sec. 16.18 |
| Growing, stripping, and removal of sod | P | | P | P | | P | P | P | P | Sec. 8.01(F) |
| Keeping of horses, cows, or similar animals for riding, show or personal use | P | | P | | | | | | | Sec. 8.01(G) |
| Manufacturing of food and beverage (including the distillation, fermentation, brewing, and related packaging of alcohol) | | S | | | | | | | | Sec. 16.41 |
| Motel / hotel | | | | | | | S | | | |
| Motor vehicle sales (including farm equipment, house trailer, and travel trailer) | | | | | | | S | | | Sec. 16.09 |
| Personal service establishment | | | | | | P | P | | | |
| Pet crematorium | | | | | | | S | | | Sec. 16.46 |
| Professional and business office, bank, medical and dental office / clinic, etc. | | | | | | P | P | | | |
| Raising of fur-bearing animals (including kennels) | S | | | | | | S | | | Sec. 16.31 |
| Raising / growing of plants, trees, shrubs, horticulture, and nursery stock | P | | P | P | | P | P | P | P | Sec. 8.01(E) |
| Restaurant | | | | | | S | P | | | Sec. 16.44 |
| Retail business (in an enclosed building) | | | | | | P | P | | | |
| Self-service laundry / dry-cleaning | | | | | | | P | | | |
| Service establishment of an office, showroom or workshop nature that requires a retail adjunct | | | | | | P | P | | | |
| Special outdoor events | | S | | | | | | | | Sec. 16.40 |
| Veterinary clinic (exclude outdoor runs and kennels) | | | | | | | P | | | |
| Year-round kitchen with seating areas / tasting rooms | | S | | | | | | | | Sec. 16.42 |
| <div>P</div> Permitted Use | | | | | | | | | | |
| <div>S</div> Special Land Use | | | | | | | | | | |

INDUSTRIAL USES

AG SAA R1 RM LL B-1 B-2 M-1¹ M-2 USE STANDARDS

| | | | | | | | | | | |
|---|---|--|--|--|--|--|---|---|---|------------|
| Automobile heavy repair garage | | | | | | | | S | S | Sec. 16.05 |
| Automobile repair and service center (excludes paint / collision shops) | | | | | | | S | P | P | Sec. 16.06 |
| Junkyard | | | | | | | | S | S | Sec. 16.25 |
| Landfill | | | | | | | | | S | Sec. 16.26 |
| 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, figurines, or 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 | | | | | | | | | Sec. 16.26 |
| Outdoor storage | | | | | | | | S | S | Sec. 16.28 |
| Self-storage facility | | | | | | | S | | | Sec. 16.32 |
| Storage of flammable materials | | | | | | | | | S | Sec. 16.08 |
| Various retail use | | | | | | | | S | S | Sec. 16.35 |
| Warehouse / wholesale (including storage and mini warehouses) | | | | | | | | P | P | |
| Wireless communication tower | | | | | | | S | S | S | Sec. 16.36 |
| Yard composting facility | | | | | | | | S | S | Sec. 16.37 |

| | |
|---|------------------|
| P | Permitted Use |
| S | Special Land Use |

¹ Uses expressly prohibited in the M-1 District include used auto parts and used building materials.

RECREATIONAL USES

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| Golf course / ball field / athletic field | S | | S | S | | | | | | Sec. 16.20 |
| Indoor recreation (bowling alleys, pool or billiard parlor or club, archery and tennis club, and similar establishments) | | | | | | | P | | | |
| Non-commercial recreation | | | | S | | | | | | Sec. 16.27 |
| Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses | | | | | | | S | | | |
| Physical fitness facility | | | | | | | P | | | |
| Shooting range / gun club | S | | | | | | | | | Sec. 16.33 |

OTHER LAND USE

| | AG | SAA | R1 | RM | LL | B-1 | B-2 | M-1 | M-2 | USE STANDARDS |
|--------------------------------|----|-----|----|----|----|-----|-----|-----|-----|---------------|
| County, state, or federal uses | | | | | | | | P | P | |
| Small solar energy system | P | | P | P | P | P | P | P | P | |
| Medium solar energy system | P | | S | | | S | P | P | P | |
| Large solar energy system | S | | S | | | S | S | P | P | |

| | |
|---|------------------|
| P | Permitted Use |
| S | Special Land Use |

How do you feel the Twp has developed? too fast, too slow or about right.

Semcog projects very little population increase... Should the Twp encourage more growth?

Farm preservation is a planned priority, do you think it is more or less important than housing, industry?

Do you feel there is an adequate mix of available housing types in the twp?

What are your favorite things about living in Armada? Least favorite?

Do you think there should be more employment opportunities?

Do you work outside of your home? How far do you commute?

How long have you lived in the Twp? Why did you decide to live here?

How long do you plan to live in the Twp?

Do you have children? Do you think they will continue to live here, why or why not?

Would you like Armada Township to remain a rural and farming community?

Do you want to keep the rural character of the township or are you looking for more development?

What areas of the township do you feel would be best to locate the following:

Industrial, Commercial, Multi Family, Senior Living?

Do you agree with having the most southern portion of the township to be developed with higher density and the northern portion of the township to be developed with lower density?

"Commercial/Industrial brings in more tax revenue than residential properties. Would you like to see more commercial/industrial establishments?

If so – what? Retail stores/boutiques; restaurants/not fast food, family friendly activities; i.e. bowling, putt putt, movie theatre, other (could even be a commercial strip with a variety of businesses)

Would community support a tax abatement/incentive to attract a new industrial business to the Township?

What do you think of the housing opportunities? Would you like to see a new residential development? If so, what kind? Senior housing, apartments, single family homes, subdivisions, condos

"how long have you lived here?" – where did you move from? What was motivation for moving to Armada?

What are the top 3 strengths of Armada Township?

Top 3 weaknesses of Armada Township?

Armada Township Master Plan Survey

The Armada Township Planning Commission is updating the Township Master Plan. The Master Plan is a policy document prepared according to the Michigan Planning Enabling Act and serves as a basis for future township decisions on land use, land development proposals, public service improvements, preservation strategies, and zoning. The updated Master Plan will present a strategy for addressing growth, development, and public services. The following survey is intended to provide township officials with input from residents and business owners for consideration in preparing the Plan. The information that you and others provide will enable us to prepare a Plan that addresses the concerns and aspirations of the Armada Township community. Thank you very much for your participation. Please return completed surveys to

Please tell us a few things about yourself, to help us better analyze survey results and determine the needs of Township residents:

How long have you lived in Armada Township?

- ☐ Less than 1 year
- ☐ 1 to 10 years
- ☐ 11 to 20 years
- ☐ Over 20 years
- ☐ I don't live in Armada.

Do you live in the Village or Township?

- ☐ Village
- ☐ Township
- ☐ I don't live in Armada.

What age group do you fall in?

- ☐ Under 25
- ☐ 25 to 34
- ☐ 35 to 54
- ☐ 55 to 64
- ☐ 65 or older

How many people live in your household?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4-6
- ☐ More than 6

What is your current employment status? Check only one category.

☐ Employed Full-time

☐ Employed Part-time

☐ Self-employed

☐ Unemployed

☐ Retired

☐ Disabled

☐ Other _____

Do you work outside of your home? ☐ Yes ☐ No

If yes, how far do you commute? _____

What were your primary reason(s) for moving to Armada?

☐ Job opportunity

☐ Quality of Schools

☐ Regional location

☐ Housing quality

☐ Personal connection to community

☐ Other _____

What are your favorite things about living in Armada?

What are your least favorite things about living in Armada?

How important to you are the following in making Armada Township a desirable place to live?

| | EXTREMELY IMPORTANT | GENERALLY IMPORTANT | NEITHER IMPORTANT NOR UNIMPORTANT | GENERALLY UNIMPORTANT | EXTREMELY UNIMPORTANT |
|--|------------------------|------------------------|--|--------------------------|--------------------------|
| Recreation Opportunities | | | | | |
| Quality of Schools | | | | | |
| Rural character/atmosphere | | | | | |
| Farmland | | | | | |
| Local employment opportunities | | | | | |
| Local people/friendliness | | | | | |
| Local consumer services/shopping | | | | | |
| Police protection services | | | | | |
| Fire protection services | | | | | |
| Cellular/internet access | | | | | |
| Natural resources (wetlands, woodlands, water courses, etc.) | | | | | |
| Small town feeling/atmosphere | | | | | |

Do you think there should be more employment opportunities in the township?

- ☐ Yes
☐ No
☐ Unsure

More and more national research is finding that traditional single-family residential development generates less in taxes than it costs in community services. On the other hand, this same research is finding that farmland, open space, and commercial and industrial development are more likely to generate more in revenue than their costs for community services. How do these findings affect your attitudes on future development?

Do you support preserving farmland and open space to keep the rural character of the township.

- ☐ Yes
☐ No
☐ Unsure

Do you feel it is important that the elderly and others in Armada Township have additional housing options such as multi-family residential, apartments and assisted living facilities?

- ☐ Yes
- ☐ No
- ☐ Unsure

Excluding the village, which of the following best describes how you feel about the amount of retail commercial development in Armada Township today?

- ☐ Not Enough
- ☐ About Right
- ☐ Too Much
- ☐ Unsure

Would you rather go to nearby communities like Romeo, Richmond, Macomb, and Washington for your retail commercial uses and services needs rather than see the expansion of retail commercial uses and services in Armada Township?

- ☐ Yes
- ☐ No
- ☐ Unsure

Do you support attracting new commercial development outside the village to balance township revenues and expenditures.

- ☐ Yes
- ☐ No
- ☐ Unsure

If yes, what (choose all that apply)?

- ☐ Retail Stores/Boutiques
- ☐ Restaurants
- ☐ Hotel / Bed & Breakfast
- ☐ Professional Offices / Healthcare
- ☐ Laundry Service / Dry cleaning
- ☐ Recreation/Fitness facilities
- ☐ Fast food
- ☐ Bowling
- ☐ Putt-Putt Golf
- ☐ Movie Theatre
- ☐ Other _____

Do you support attracting new industrial development outside the village to balance township revenues and expenditures.

- ☐ Yes
- ☐ No
- ☐ Unsure

If yes, Would you support a tax abatement/incentive to attract a new industrial business to the Township?

- ☐ Yes
- ☐ No
- ☐ Unsure

Which of the following locations do you feel are appropriate to accommodate higher density residential uses?

- ☐ North Ave, south of the Village
- ☐ North Ave, north of the Village
- ☐ 32 Mile Rd, east of Romeo Plank
- ☐ Romeo Plank, north of 32 Mile
- ☐ Other _____

Which of the following locations do you feel are appropriate to accommodate higher intensity commercial development?

- ☐ North Ave, south of the Village
- ☐ North Ave, north of the Village
- ☐ 32 Mile Rd, east of Romeo Plank
- ☐ Romeo Plank, north of 32 Mile
- ☐ Other _____

Which of the following locations do you feel are appropriate to accommodate higher intensity industrial development?

- ☐ North Ave, south of the Village
- ☐ North Ave, north of the Village
- ☐ 32 Mile Rd, east of Romeo Plank
- ☐ Romeo Plank, north of 32 Mile
- ☐ Other _____

Armada Township operates a single park site, located along North Avenue north of Armada Center Road, and consisting of baseball fields, playground equipment, picnic shelter, restrooms, and parking lot. Do you feel Armada Township should focus on maintaining and enhancing the current park, or explore the acquisition/development of new park sites to meet the needs of residents?

- ☐ Priority on existing park site
- ☐ Priority on new park sites
- ☐ Existing and new park sites should receive the same priority level
- ☐ Unsure