



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, June 7, 2023

7:00 p.m.

Please take notice that a regular meeting of the Armada Township Planning Commission will be held on Wednesday, June 7, 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/379642645>

Members of the public may also participate in the Board meeting by calling in to the following number:

United States: +1 (646) 749-3122 Access Code: 379-642-645

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

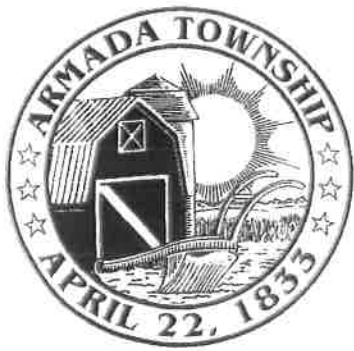
In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to planning@armadatwp.org. All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting 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 May 3, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
 - a. **None**
8. Reports and Correspondence:
 - a. **Project Status Report**
 - b. **Master plan survey**
 - c. **Published Version – Ordinance No. 114-42 Table of Permitted Uses**
 - d. **Current Planning and ZBA Contact List**
9. Unfinished Business:
 - a. **Hidden River Estates – Site Plan Review**
10. New Business
 - a. **Dehondt Storage – Site Plan Extension Request**
 - b. **Armada Center Car Wash – Site Plan Review**
11. PC Projects:
 - a. **Master Plan Discussion**
 - i. **Notices of intent mailed as required**
 - ii. **1998 32 Mile Rd corridor study**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday July 5, 2023



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MINUTES

Wednesday, May 3, 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 Finn (arrived 7:12), Commissioners Abercrombie, Arnold, Jabara, Kutchey, and Board Liaison Murray.
 - b. **Absent:** None
 - c. **Also present:** Planner alternate Brigitte Smith and Recording Secretary Cris Martin; in an unofficial capacity, members of the Village Council and Village Planning Commission: Ross Boelke, Mike Shall, Jo Adair, and Kristie Patterson
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 Murray, 2nd by Kehrig to approve the minutes of the April 5, 2023, meeting as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items - None
7. Public Hearing: None
8. Reports and Correspondence:
 - a. Project Status Report – Kehrig read the report into the record.
 - b. Citizen Planner Program – Planning Commissioner Training - Kehrig reminded commissioners that yearly scholarships are offered through the Citizen Planner Program
 - c. ROWE Professional Spring CES Presentation – discussed this free training available to planning commissions.
9. Unfinished Business:
 - a. Master Plan Survey Questions – Discussion on improving the Armada Ridge property map, number of questions and the possibility of reducing them if we don't get responses. Remove the phrase "on the other hand" in the opening question. Kutchey offered to create a YouTube video to add to various social media platforms encouraging participation. **Motion** by Finn, 2nd by Arnold to send the survey to the Township Board for approval to distribute with the following changes: Add an attention grabber title, add a link to the online version, Move the Due Date to the top and color red, improve the map of the Armada Ridge property, Update the demographic section. All Ayes, **Motion Passed**
10. New Business - None
11. PC Projects:
 - a. Master Plan Discussion – Planner opened by referring members and guests to the Future Land Use maps of the Township and Village, and a series of questions / topics to generate discussion. NOTE: Responses from Village attendees are unofficial and to be considered as personal opinions, not the official position of the Village Council. **1) Does the Village plan to expand areas planned for commercial or industrial development? Are there additional areas where multiple-family housing would be**

considered in the Village to allow for a greater variety of housing types and attract residents? There are opportunities along the south-eastern and south-western Village boundaries that are available for development. There has been some interest by bordering township properties annexing into the Village. There has been concern in the past about annexations being a detriment to the township, however this would only be the case if the Village became a city, and there have not been any discussions in recent history that this is even a consideration. The Village offers water, sewer, and police services in addition to other amenities not offered in the township. Costs for these services are higher than most surrounding communities simply due to the lower number of properties the costs are spread across. Modernization of the water treatment facility and upgrades to the sewer plant have been made in the last four years. Asked if there is capacity to increase the number of hook-ups to the water and sewer systems, studies would need to be done to confirm water capacity, sewer does have capacity but could not meet the projections of the township future land use map at this time. If the capacity were to be increased, a SAD for the properties benefiting could be established. **2) The Township's 2019-2023 Park and Recreation Master Plan expires this year and will need to be renewed. Would the Village be interested in developing a joint recreation master plan? (Deadline of February 1, 2024, to the State).** Believe the Village Rec plan is due to be updated soon. There are some great opportunities to work together to obtain grants that have population or average income as a requirement. There is also a grant to help reduce the cost of the Recreation plan. The goal would be to not duplicate amenities. Will take this back to the Village Council. **3) Is there any interest in partnering on the expansion of the Armada Ridge Road property, creating a spur from the Macomb Orchard Trail and linking downtown Armada directly to the trail?** There is already a spur at Fulton bringing trail traffic into the Village. There is a need to redirect the traffic from Fulton onto Church/Burk Street, with signposts identifying Village and Township destinations. There is already an easement to complete the spur with an estimated cost of \$30,000. Linking to the Armada Ridge property really would not provide an advantage to the Village. **4) The number and intensity of events at the State (armada, needs correction) Fair Grounds have continuously increased over the years. Are there improvements that the Village and Township are desiring that could be coordinated on going forward?** The Fair Grounds are owned by the Armada Agricultural Society, need to engage the Fair Board to discuss this. **5) Is there interest in partnering on grant applications? Ex: Safe Streets and Roads for All (Federal Grant) or SEMCOG's Planning Assistance grant related to transportation and safety; or recreation grants from the Michigan Dept of Natural Resources (MDNR)?** There are many grants that could be used to increase safety and require regional collaboration as a component (current grants are due mid to end of June). To apply for any SEMCOG grants, the Township needs to become a member, it is \$854 per year to join. There is also an EV infrastructure grant through SEMCOG. Planner can provide additional information. **6) Does the Village intend to expand its municipal boundaries (as illustrated in the 2013 Future Land Use Map)?** Addressed above. **7) What other resources, infrastructure, or services could the Village and Township share to maximize efficiency and costs?** In general, the feeling is that the Township and Village should work together and watch out for each other. If the Township looks for police services in the future, consider the Village police as a large percent of the calls the Village police receives are from the township. Perhaps Place-making: joint advertising of Armada businesses to ensure Armada is not bypassed. Discussion on the possibility of incorporating solar micro-grids, for smaller communities' micro-grids can help reduce power outages by separating the community power grid from the regional grid.

12. Public Comments – Non-Agenda Items

13. Adjournment.

Next Scheduled Regular Meeting: Wednesday June 7, 2023

Respectfully submitted:

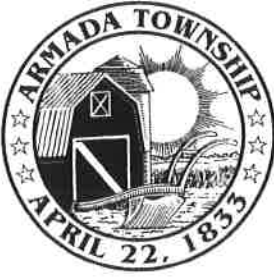
Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date



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Project Status Report for May 2023

COMMUNITY PROJECTS

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

Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time.

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

Site plan update to add lighting was submitted for review at June 7 meeting.

A building permit has been issued. Township attorney is working with applicant attorney on Rezoning paperwork. Engineering plans approved by Spalding DeDecker. The applicant is working on a 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

No Update: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning. Planner reviewed the updated site plan and approved with on additional minor update on 2/27/23. 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

Engineering review completed; Inspection escrow has been submitted. Engineering review is in progress. Building permit has been issued. 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.



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Trillium Farm Wedding Barn – 16191 32 Mile Rd

No Update: Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission.

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. Owner 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

Applicant has submitted payment and paperwork for ZBA meeting to be held on June 20, 2023. Waiting for the 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.

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

Updated site plan and master deed on agenda for June 7 meeting. Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. 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

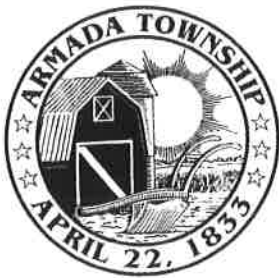
No Update. Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

COMMISSION PROJECTS

Zoning Ordinance Amendments

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

Zoning District Table of Permitted Uses – Table approved by township board. Final copy in PC packets. Updated table presented at April 2023 meeting. Will be on May 10 Township Board meeting agenda.



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Second Home on a Property/Seasonal Workers Clause – No Update. Attorney and planner to discuss.

Master Plan

Members of the Village Council and Village Planning Commission attended the May meeting to informally discuss things that the Township and Village may be able to partner on. The Master Plan Survey was approved for release by the Township Board, and distributed on May 11th. 151 responses received as of 5/30/23. Joint workshop was held with the Township board to discuss the policies and reviewed the draft survey. 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. The Zoning map was updated for the annexation and other recent changes, but still needs update. Master plan is being reviewed by township planner.

Closed Projects

Miller Farm – 71800 Romeo Plank Rd

Closed: Owner has withdrawn application for building permit.

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 an additional review.

**ARMADA TOWNSHIP
MACOMB COUNTY, MICHIGAN**

ORDINANCE NO. 114-42

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 ^(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

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:

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

P

Permitted Use

S

Special Land Use

INDUSTRIAL USES

	AG	SAA	R1	RM	LL	B-1	B-2	M-1 ¹	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 USES	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

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.

CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance Amendment duly adopted by the Township Board of Armada, Macomb County, Michigan, at a meeting held on the 10th day of May, 2023.

I hereby further certify that the following Township Board members were present at the meeting:
Swiacki, Murray, Goetzinger, Job and Paterek
and the following Township Board Members were absent: None

I further certify that Member Swiacki moved for the adoption of the Ordinance Amendment and that motion was supported by Member Murray.

I further certify that the following Armada Township Board Members voted for the adoption of the Ordinance Amendment:

Swiacki, Murray, Goetzinger, Job and Paterek

and that the following Armada Township Board members voted against adoption of the Ordinance Amendment: None

Mary K. Swiacki

Mary K. Swiacki, CMMC, MiPMC
Armada Township Clerk

CERTIFICATE OF PUBLICATION

I, Mary Swiacki, the Township Clerk of the Township of Armada do hereby certify that on May 17, 2023, the foregoing Ordinance Amendment or a Notice of Ordinance Adoption was published in The Record, a newspaper of general circulation in the Township of Armada.

Mary K. Swiacki

Mary K. Swiacki, CMMC, MiPMC
Armada Township Clerk



May 3, 2023

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

Subject: Site Plan Request – Hidden River Estates
Location: Parcel ID#: 13-02-30-300-026
Current Zoning: RM, Moderate Density Residential District
Review No: Written Review #3

Dear Commissioners,

We have reviewed the application for a single-family residential development on 27.01 acres of land, located in the northeast corner at the intersection of 33 Mile and Powell Roads (pictured below). A previous plan for a site-condominium was approved in 2018 by the Township but subsequently lapsed and the application was voided. The applicant has since resubmitted a new plan which proposes a total of 8 residential lots (of multiple condominium units) and 5 residential parcels, for a total of 13 newly constructed residential buildings, all located the along the existing paved Hidden River Drive and Blue Heron Road.





Site Plan Review

Per section 4.01: Planning Standards, the following three standards must be met when evaluating a site plan:

#1: VEHICULAR ACCESS AND CIRCULATION

Standards: *The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety, and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required.*

Findings:

- **Access.** Access to the site will remain from 33 Mile Road and consists of the improved private roads of Hidden River Drive and Blue Heron Drive. Driveways are adequately located. A street maintenance plan for all streets within the proposed condominium subdivision plan was provided in the Master Deed documents, and approved by Township Attorney.
- **Parking.** Parking for each single-family home will be provided on each lot (unit).

#2: RELATIONSHIP TO SURROUNDING PROPERTY

Standards: *All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:*

- *Channeling excessive traffic onto local residential streets.*
- *The lack of adequate screening of parking or service areas.*
- *The impediments to the access of emergency vehicles.*

Findings:

- **Use.** Per section 10.01: Uses Permitted in the RM District, Single-Family Dwellings are a permitted use. As a site condominium, it is recommended by the Ordinance that the applicant provide common areas, such as dedicated open space, trails, pathways along the Clinton River, river look out points, etc. The Site Plan does not include information on common areas as none are proposed.
- **Fencing / Lighting.** No fencing or lighting is proposed.
- **Building Design.** Building permits will be required for all one-family residential dwellings and must comply with the design standards of section 2.22 at such time those permits are filed.
- **Dimensional Standards.** Dimensional standards of the RM District (section 10.03: Area, Height, and Requirements) are detailed in the table on the following page. The proposed dimensions are now in compliance with the Ordinance minimums.



Dimensional Standard	Requirement	Proposed	Notes
Min. Lot Size	12,000 square feet	1.00 acre or greater	Complies
Min. Lot Width	100-feet	215-feet	Complies
Min. Front Yard Setback	30-feet	30-feet or greater	Complies. Site plan has been revised to show RM District setbacks.
Min. Side Yard Setback	15-feet	15-feet or greater	
Min. Rear Yard Setback	40-feet	40-feet or greater	
Perimeter Property Setbacks	No building can be closer than 50-feet to any property line	>50-feet	Complies
Max. Building Height	2-stories; 35-feet	2-stories; 35-feet	Must comply with building permits when construction plans are submitted.

- **Entry Way Feature.** While the latest revision of the site plan included a decorative sign and landscaping shown at the entrance facing 33 Mile Road, the applicant has since requested that the entry way features are removed at this time as they do not have specific details of the sign size, height, materials, and illumination. They do not plan to include entry way features at this time. If the applicant chooses to incorporate any entry way features, they must submit an amended site plan (with corresponding Township fees) to be reviewed and considered by Planning Commission to ensure it complies with the Ordinance, at future date.
- **Master Deed.** A Master Deed and a copy of all restrictive covenants to be applied to the project have been reviewed by the Township Attorney and have been found acceptable.

#3: RELATIONSHIP TO NATURAL FEATURES

Standard: All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not have an adverse impact on the natural environment of the site or the surrounding area.

Findings:

- **Stormwater / Drainage.** The Engineering Report contains information regarding the pre-treatment and detention, and any further Macomb County permits.
- **Landscaping.** No trees are planned to be removal as part of this development. A landscaping plan, detailing trees, shrubs, or groundcover, has not been provided at this time as the applicant does not intend to make any landscaping improvements.



Recommendation

The applicant has provided revisions to the site plan and the Master Deed has been submitted and accepted by the Township Attorney. At this time, Planning Commission may consider granting approval of the single-family condominium development, subject to the following understanding that:

- No additional open space or community access ways are provided.
- The proposed entry way features have since been removed and no entry way sign and landscaping are provided.
- No landscaping plans are provided (not required by ordinance, but encouraged, ex: street trees).

Please note, if the applicant would like to include any of the following amenities to the development, such as an entry way sign or landscaping, they will need to submit an amended site plan (with the required Township fees) to the Planning Commission and seek approval of the amendment at that time.

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NCI
Senior Principal Planner

Brigitte Smith
Assistant Planner



April 3, 2023

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

Re: Hidden River Estates
SDA Review No. AR23-101
Site Plan Review #2 – Approved as Noted

Dear Commission Members:

We have received the site plan submittal for the above referenced project prepared by Davis Land Surveying & Engineering, P.C. dated March 15, 2023 and received by our office on March 20, 2023. 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 north side of 33 Mile Rd and east of Powell Road. It is noted as 27.01 acres total area. The site is currently occupied by two existing 60' wide private roads, Hidden River Drive and Blue Heron Road. The application for site plan review is submitted to allow for the construction of a site-condominium development and traditional land division parcels.

1. In the case of a site condominium a Master Deed will be required. The Master Deed shall state that the Condominium Association assumes ownership of the facility and is responsible for its operation and maintenance. The Developer shall execute an Operation and Maintenance Agreement to reimburse the Township for any expenses incurred for operation and maintenance of said facility due to lack of action by the subject Condominium Association. The Developer shall also dedicate all easements necessary for the operation and maintenance of the entire facility including access driveways.

B. Water main

The plans indicate that all residential building sites shall be serviced by individual wells. Proposed wells shall be approved by the Macomb County Health Department or other applicable authorities. The Armada Township Fire Department shall be consulted regarding hydrant requirements.

C. Sanitary Sewer

The plans indicate that all residential building sites shall be serviced by on-site septic systems. Macomb County Health Department should be contacted to ensure that the proposed systems are adequately constructed to accommodate a full operation of each of the residential building sites.

D. Storm Drainage

Storm water runoff is to be captured via catch basins along the existing private roads and drain to the existing detention ponds, one located in Unit 6 and the other in Parcel A. The detention ponds outlet into ditches near the North Branch Clinton River.

At the engineering stage, please provide additional clarification and records that the existing detention ponds and storm sewer pipes were designed to accommodate the proposed development. Also, heavy maintenance and inspection may be required to verify the condition of the existing storm water system including all pipes, structures and detention ponds.

Coordination with Macomb County will be needed to confirm that the existing storm water system meets the current standards and to confirm if storm water pre-treatment on site will be required or if it is waived by the County; please provide correspondence in writing.

1. There shall be no change of the existing drainage patterns that were designed in the original development, any changes made shall be noted on the plans.
2. Provide records of private easements for storm water drainage and detention.
3. Offsite surface runoff shall not be trapped along the development perimeter. If the existing runoff from adjacent properties passes onto the proposed site, the existing storm sewer system must be sized to accommodate.
4. On-site drainage must be captured within the proposed development via the storm sewer network and will not be allowed to drain overland to adjacent properties.
5. All buildings having foundation drains shall direct the flow of drainage water from such foundation drains into an enclosed conveyance pipe or drain having adequate soil erosion control devices. No building permit for any building having a basement shall be issued unless the plans for such building indicate a building service sewer (drainage water) with drainage to a storm sewer or storm drain. Additional storm sewer will be required in the construction plans to serve all proposed units and parcels.
6. Drainage water run-off from building roofs shall be piped to a point 10 feet away from the outside walls of any building.

E. Paving

The proposed condos and parcels are accessed by a driveway off the north side of 33 Mile Road. The proposed plans include 7 condo units and 4 land parcels. The plans indicate that existing roads, curb and gutter were all previously constructed. Identify on the plans the type of existing pavement and curb and gutter.

1. Provide records of private easement for a gravel road (emergency vehicle circulation). Current emergency access road shall meet the current Armada Township Standards for emergency circulation vehicles.
2. Driveways shall be a minimum of four inches thick. However, where loads heavier than standard automobile loads are anticipated, the minimum thickness should be six inches.
3. All proposed paving shall include the current Armada Township Paving Details.
4. A permit from Macomb County Roads will be required if there is any proposed work within the 33 Mile Road ROW.



5. At engineering stage, any asphalt pavement areas that need removal and replacement as determined by the engineer shall be removed and the remaining base material shall be proof rolled to verify whether further repairs are necessary.
 - a) Unless otherwise specified in the Township's current Zoning Ordinance, paving for all streets, whether public or private, shall conform to the specifications of the Macomb County Road Commission or the Township specifications.

Permits Required

Based on the improvements depicted on the plans, the following permits may be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

Armada Township:

1. Master Deed (for site condominium)

Macomb County:

1. Macomb County Public Works Office (MCPWO) approval or waiver.
2. Macomb County Department of Roads (MCDR) plan review and approval for work within the 33 Mile Road Right-of-Way, if applicable.
3. Macomb County Health Department Approval (for Septic Systems and Wells).
4. Soil Erosion and Sedimentation Control permit from Macomb County Department of Public Works Office (MCPWO).

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. NPDES Notice of Coverage Documentation, if required.
2. EGLE Permit for any proposed work in 100-year flood plain, if applicable.
3. A Letter of Map Revision must be requested through Federal Emergency Management Agency (FEMA) for the Flood Insurance Rate Map (FIRM) where portions of 100-year floodplain limit is proposed to be relocated, if applicable.
4. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information. Existing detention basins may require reconfiguration if required by Macomb County Drain Commission. The Armada Planning Commission may require reapproval if this results in any plan reconfigurations.

RECOMMENDATION

We recommend approval of the Site Plan, conditional upon all of the above comments being addressed to the satisfaction of the Planning Commission. Final engineering approval is not recommended at this time. Before final engineering can be granted, the final alignments of all proposed utilities must be approved by the Township along with any necessary easements.



The 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)

DEHONDT ELECTRIC INC.

15450 33 Mile Road Armada MI 48005 | (586) 419-9572



To:

Armada Township - Planning Commission
23121 E. Main Street, P.O. Box 578 Armada, Michigan 48005
Telephone: (586) 784-5200

Re: Permit Extension for DeHondt Storage LLC.

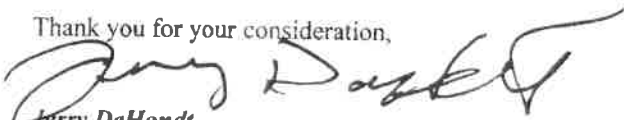
Dear Planning Commission of Armada Township MI,

My name is Jerry DeHondt, the owner of DeHondt Electric Inc./ DeHondt Storage LLC. We are located at 15450 33 Mile Road, Armada, MI 48005. I am writing this letter in regards to request an extension to my building permit. I would like to continue to build two more structures on the property that was already approved on the site plan. The original intent and plan had been to build and complete the four structures consecutively prior to COVID. Due to the financial hardships of COVID, we were only able to complete two out of the four structures. We would like to continue to build and complete the remaining two structures per the original approved site plan starting in July of 2023.

COVID has been a major setback not only for us, but for many individuals and the operation of businesses including the forced halt on construction that caused our issue with our plan originally being constructed and not completed on time. In result, COVID also increased the price of steel and lumber which caused the costs to become way out of budget.

I would greatly appreciate your review and consideration for an extension to help us move forward and be able to complete our original site plan for our business and its success in your community. With this extension request being approved, we can continue to support and grow the community by creating jobs and business opportunities.

Thank you for your consideration,


Jerry DeHondt
Owner

DEHONDT ELECTRIC INC.

15450 33 Mile Rd. Armada, MI 48005

Phone: 586-419-9572

Cell: 586-612-4301

E-mail: Jdehondt@dehondtinc.com

Planning - Armada Twp

From: Robert Seibert <RSeibert@seibertanddloski.com>
Sent: Thursday, May 11, 2023 2:32 PM
To: John W. Paterek - Armada Supervisor
Cc: Building - Armada Twp; Planning - Armada Twp; Christine Anderson
Subject: RE: DeHondt - bldg

Good afternoon John!

This email is a follow-up to your correspondence earlier this afternoon and our brief telephone conversation regarding DeHondt Electric, Inc.'s expired site plan. Section 4.03(C) (Review Procedures) of the Zoning Ordinance provides as follows:

A site plan shall be valid for a period of twelve (12) months from the date of the Planning Commission meeting date when the final approval was granted and the site improvements shall be completed within two (2) years of the same date. If physical improvement to the site is not in progress at the end of the twelve (12) month period or the site completed within two (2) years, such approval shall be null and void.

Section 4.03(C) also provides that an applicant/landowner may request an extension of the site plan prior to the expiration of the two time periods set forth above. The Planning Commission does not have a limitation on the number of extensions it may grant. The Ordinance provides that the Commission may take into consideration economic conditions and other relevant factors.

Mr. DeHondt's correspondence indicates that the original site plan permitted the construction of four structures. He indicates that due to COVID, only two of the four structures were completed. He is now requesting approval to complete the remaining two structures.

It is my professional opinion that the Planning Commission has the authority to grant an extension of the site plan in order to allow Mr. DeHondt to complete the remaining two structures. This assumes that there are no changes to the original approved site plan. Assuming that the only request is for an extension to permit construction of the remaining two structures, the Planning Commission has the discretion under Section 4.03 to extend the time period. Mr. DeHondt does *not* have to pay an additional \$8,250 for site plan review given the fact that the site plan is identical to the one originally approved by the Planning Commission. This should be a straightforward matter for the Planning Commission to consider. No public hearing is required. The Planning Commission is simply required to consider this at its first available meeting.

Please feel free to call me if you have any questions.

Bob

Robert J. Seibert
Seibert and Dloski, PLLC
19500 Hall Road, Suite 101
Clinton Township, MI 48038
Cell (586) 246-2134
Telephone (586) 469-3800

Facsimile (586) 469-2443

Email: rseibert@seibertanddloski.com

Website: www.SeibertandDloski.com

Leslie A. Fantene, Legal Assistant

Email: lfantene@seibertanddloski.com

From: John W Paterek, Armada Supervisor <supervisor@armadatwp.org>

Sent: Thursday, May 11, 2023 1:47 PM

To: Robert Seibert <RSeibert@seibertanddloski.com>

Cc: Building - Armada Twp <building@armadatwp.org>; Planning - Armada Twp <planning@armadatwp.org>

Subject: Fw: DeHondt - bldg

Bob,

Jerry DeHondt sent this to us and asked if there could be a consideration of extending his approved site plan. It expired during covid and being he is not a developer he didn't know it even needed to be extended. He did leave his deposit with use from the original approval and thought he was still good because his balance was not returned until last week. Do you think extending it based on what had happened would set a precedence for everyone or just if there would be another global pandemic?

It seems after speaking with our building administrator he would have to pay another 8250.00 and go through the site plan review all over. Also, could it be considered as an administrative review?

Your thoughts please,

John W. Paterek

Supervisor, Armada Township

23121 East Main St.

Armada, MI 48005

Hall 586-784-8030

Fax 585-784-5211

Cell 313-920-7808

supervisor@armadatwp.org

Chris, this is the letter I received from DeHondt electric and storage for reconsideration of his existing approved site plan.



Memorandum

TO: Cris Martin, Planning and Zoning Administrator, Armada Township
FROM: Laura Haw, AICP, NCI and Brigitte Smith
SUBJECT: Site Plan Amendment – Armada Center Car Wash Facility Expansion
DATE: May 23, 2023

We have reviewed the request to amend the previously approved Armada Center Car Wash Facility at 22920 Armada Center Road (Parcel ID: #13-02-23-226-017) for the addition of lighting and a new roof material.

PREVIOUS SITE PLAN APPROVAL

The Planning Commission granted site plan approval for the expansion of an existing self-service car wash facility (including the addition of a structure onto Bay #3, for a new, automatic washing system and expanded parking area) in early 2023. Since this time, the applicant has proposed the addition of parking lot lighting to the site and requests a different material for the roof. Our comments are as follows:

Roof Material

The original site plan proposed dimensional shingles for the roof addition. However, due to supply issues, the applicant is requesting a standing metal seamed roof (in black) instead. Planning has no objection to this request and recommends administrative site plan approval for this deviation. The revised roofing material is detailed on the updated site plan (dated May 10, 2023).

Lighting

A 20-foot light post, with 3-sided shielded light, angled down, is proposed by the new illuminated monument sign off Armada Center Road. The lighting is directed toward the lawn and arranged to reflect light away from all adjacent residential districts as required by the Ordinance. However, the photometric measurements have not been provided and must be before building permits are issued. The photometric measurements must be noted and cannot measure more than a 0.25 footcandles along the south and northern property lines that abut residential properties.

Miscellaneous Notes to the Site Plan

The following remains outstanding from the original site plan: Section 5.03(B) requires 1 tree per 30-linear feet of public right-of-way; this results in 6 required street trees along Armada Center Road. 3 Crimson King Maple Trees have been proposed along Armada Center Road and 2 more along the southern property line; however, 1 additional tree must be provided. Additionally, the table on sheet S200 must be updated to reflect the Crimson King Maple (rather than the previously proposed Bradford Pears).

RECOMMENDATION

Administrative approval of the roof material is recommended by the Administrative Review Committee.

Site plan amendment approval by the Planning Commission cannot be recommended at this time, a photometric plan must be provided, and the landscape discrepancy corrected on a revised plan. No signage is approved with the amendment site plan, unless additional details (setbacks, lettering, etc. per Section 5.07) are provided.



May 15, 2023

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

Re: Center Road Car Wash – Updated Site Plan Review
SDA Review No. AR22-102

Dear Commission Members:

We have reviewed the Updated Site Plan for the above referenced project prepared by ARC Design Services, Inc. dated March 2, 2023 and received by our office on May 11th. 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.

This site plan is an update to the previously approved site plan dated November 30, 2022.

We have reviewed the proposed light post south of the previously approved ground sign and offer the following comments:

Contractor must use Miss DIG services and hand dig to locate sewer lead.


RECOMMENDATION

We recommend approval of the Updated Site Plan conditional upon the above comment being addressed during construction.

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)

Planning - Armada Twp

From: Andy s <ea8767@gmail.com>
Sent: Wednesday, May 10, 2023 4:32 PM
To: Planning - Armada Twp
Subject: Re: Site plan review for Lighting
Attachments: Armada Car Wash MAY 10.pdf

The roof material has been changed and the light post has been added. Also the light panels on the post will be illuminating the parking lot and vacuum area only. Shields will surround the panels so no light is blinding the neighbors.

On Thu, Apr 20, 2023 at 10:36 AM Planning - Armada Twp <planning@armadatwp.org> wrote:

Andy

Below is the section of our Zoning ordinance for lighting. You will need to update your site plan with:

g. Site lighting details (location, height, type, intensity and shielding).

The cost of the review will be \$626.25, and we will start the review once we receive the site plan and process fee. When approved, you will also need to pull the electrical permit.

Section 5.04 LIGHTING.

Lighting in all use districts shall conform to the following requirements as to type, location and intensity.

A. All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect light away from all adjacent residential districts or adjacent residences.

B. All outdoor lighting shall be directed toward and confined to the ground areas of lawns, parking lots or surface areas, except as noted in C. below.

C. All lighting in non-residential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.

D. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use. There shall be no flashing, oscillating, moving or intermittent type of lighting or illumination except for an approved LED display. In addition, there shall be no bare bulb illumination of any kind exposed to public view.