



Armada Township

PLANNING COMMISSION

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MINUTES

Wednesday, February 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 (arrived 7:05), Finlay, Finn, and Jabara, and Board Liaison Murray.
 - b. **Absent:** None
 - c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin
4. Approve/Amend Agenda
 - a. **Motion** by Abercrombie, 2nd by Murray to approve the agenda as presented. All Ayes, **Motion Passed**
5. Approval of minutes:
 - a. **Motion** by Murray, 2nd by Abercrombie to approve the minutes of the January 4, 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 the Project Status Report
 - b. Kehrig read email regarding Second Home on Property / Seasonal Farm Labor from township attorney Christine Anderson
9. Unfinished Business:
 - a. **Zoning Districts Table of Permitted Uses – Revised draft** - Tabled for additional updates to commercial uses section with regard to farming activities, and shooting ranges.
 - b. **Small Scale Entertainment Text Amendment – Revised draft - Motion** by Jabara, 2nd by Finlay to recommend approval to the township board. All Ayes, **Motion Passed**
10. New Business
 - a. **Hidden River Estates – Site Plan Review**

Applicant and Planner reviewed the history, findings, and recommendations for the site plan. There were three concerns outlined by the planner including: 1) adding sidewalks and/or pathways; the commission chose to grant exception; 2) add entry and common area landscaping and trees on a final site plan, and 3) receipt of a copy of the master deed and all restrictive covenants for township review. There was discussion about the existing road. There were several issues called out on the engineering review that are already being worked between the engineering firm and the applicant's engineer.

Motion by Abercrombie, 2nd by Finlay to table for further information on a revised site plan. All Ayes, **Motion Passed**.
 - b. **2022 Annual Planning Report of Activities** – Commission discussed the annual report. A recommendation in the report to hold joint meetings with the township board and the village council was discussed and put a tentative date of April 5 at 6:00 to propose to the township board. **Motion** by Abercrombie, 2nd by Arnold to send the 2022 Annual Planning Report to the Township Board. All Ayes, **Motion Passed**

11. PC Projects:

Master Plan Discussion – Discussion on Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045.

Planner needs feedback from the township board and planning commission on the policies. Planner asked the commission to look at the Future Land Use plan on page 41, and section 4, pages 27-28 to review the narratives that describe the categories. Are Commercial and Industrial areas still in line with the Township's vision. Are there additional areas that the commission sees expanding commercial (north of village?) or industrial expansion east of Powell or south of the village? Suggestion to change "Rural Residential" to "Agricultural Preservation". Planner also suggested that the future land use map should have the parcel borders identified. Planner will talk to engineer about new sewer district. Planner's 2020 Master Plan review will be emailed to commission members.

12. Public Comments – Non-Agenda Items - None

13. Adjournment.

a. **Motion** by Finn, 2nd by Murray adjourn at 8:57. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday March 1, 2023

Respectfully submitted:

Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson



Date 3-1-23