

Armada Township

PLANNING COMMISSION

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Armada, Michigan 48005
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MINUTES

Wednesday, September 6, 2023 - 7:00 p.m.
(Held in person and electronically via GoToMeeting)

Regular Meeting

1. Call to Order – Chair Kehrig called the meeting to order at 7:00p.m.
2. Pledge of Allegiance - Kehrig led the Pledge of Allegiance
3. Roll Call
 - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioners Abercrombie, Arnold, Jabara, and Board Liaison Murray. Commissioner Kutchey arrived 7:44
 - b. **Absent:** None
 - c. **Also present:** Planner Laura Haw, 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 Regular Meeting Minutes June 7, 2023, as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items: None
7. Public Hearing: None
8. Reports and Correspondence:
 - a. Project Status Report- June, July and August - Kehrig read the August report into the record
 - b. Blake's road issue meeting – Kehrig read the memo into the record
 - c. Approved Zoning Map – Zoning map was approved by the township board, but subsequently found to be missing parcel splits. New version to be worked
 - d. Fleis & Vanderbrink flyer – Brief discussion on the availability of grants for Parks & Rec Master Plans
 - e. Jabara asked about joining SEMCOG and discussed that he will be attending a meeting with Village Trustee Ross Belkie at Dodge Park, Murray confirmed that the Township Board of Trustees voted to join SEMCOG at their August meeting. Jabara presented proposal to the Township Board and the Village Planning commission.
Motion by Abercrombie, 2nd by Arnold to receive and file reports as presented. All Ayes, **Motion Passed**
9. Unfinished Business: None
10. New Business: None
11. PC Projects:
 - a. Master Plan Discussion
 - i. – updated timeline – Brief review, Goals are replacing the current plan Policies section. Plans, Implementation and Maps will be included in October. Homework for the PC: Think about a vision statement that could be derived from the goals and objectives and provide to Cris for the next meeting. Also look at plan section of current plan if anything jumps out that needs to be changed.

- ii. – updated goals and objectives –Goal 2- Promote ordinances that require or that promote existing preservation of the natural environment. Goal 3- Housing standards should say ordinance not zoning code. Goal 4: Same verbiage in Tax Base and Industrial Standards. Make sure respecting and working with the village is in this goal. The fiscal impact study would include utilities and emergency services, any other township services provided. Goal 5: Complete Streets includes Right-of-ways, landscaping (trees and fencing, etc.), curb approaches, lighting, sidewalks and bike paths, etc. Add something on Agritourism here. Future Fire Station on Romeo Plank should be in the goals. Discussion about how commercial vs industrial vs residential developments impact taxes and the schools.
- iii. – survey results write-up – Make minor updates to first paragraph. Add that survey was made available at businesses, library, parks, and in an email blast; change several to two in paragraph 2. Discussion on results regarding where commercial uses should be allowed - North Ave south of the village west side, and 32 Mile east of Romeo Plank. Industrial uses had less support, with the most respondents favoring 32 mile as the preferred location. The underlying theme was that the majority favored limiting industrial development. Recommended to add industrial on the east side of North Ave south of the village to stay in synch with the Village plans. No plans to modify any land uses north of 34 Mile along Romeo Plank. Respondents preferred higher density residential uses along 33 Mile Road, but a senior community would need easy access to the village. Update Master Plan section on Blakes that Overlay District is there now, expansion must be paced with infrastructure to acknowledge the traffic and safety issues currently being experienced. Commissioners have concerns on adding “rural” roundabouts. Mention traffic study and this is on-going discussion. Change Rural Residential on the Future Land Use Map to Agricultural Preservation to show this is what we encourage. Show that Agri-tourism/Agri-business may be allowed in AG district.

12. Public Comments – Non-Agenda Items: Online comment for Blake’s to turn Romeo Plank into an entrance instead of an Exit only.

13. Adjournment.

a. **Motion** by Murray, 2nd by Jabara to Adjourn the meeting at 8:56 p.m. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday October 4, 2023

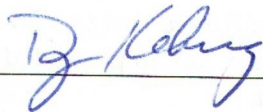
Respectfully submitted:

Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson



Date 10-4-23