



Armada Township

PLANNING COMMISSION

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MINUTES

Wednesday, November 1, 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 7:04p.m.
2. **Pledge of Allegiance** – Kehrig led the Pledge of Allegiance
3. **Roll Call** –
 - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioner Abercrombie, and Board Liaison Murray.
 - b. **Absent:** Commissioners, Arnold, Jabara, Kutchey
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 October 4, 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- October - Kehrig read the September report into the record.
 - b. Notice of Intent to Update Master Plan – Lenox Township sent PC a Notice of Intent to Plan
 - c. Memo - Meeting with Macomb County Road Commission (MCRC) – Supervisor Paterek, Chair Kehrig and Secretary Martin attended meeting with MCRC regarding upcoming county projects impacting Armada Township and the need for local communities to begin paying 10% of cost of bridge projects. MCRC also provided a summary of Programs, funding mechanisms and cost shares for all types of county road projects. Did discuss concerns about Blakes road issues. County has also asked for Township project priorities due by December 1.
 - d. Email from Heather Urbanek, Armada Area Schools Exec Director of Business & Operations on Headcounts and projected growth was shared.
 - e. Email regarding Proposed Renewable Energy Legislation was shared.**Motion** by Abercrombie, 2nd by Finn to receive and file the reports as presented. All Ayes, **Motion Passed.**
9. **Unfinished Business** - None
10. **New Business** - None
11. **PC Projects** –
 - a. **Master Plan Discussion** Kehrig shared the list of typos and other issues compiled by Martin to assist in the review (typos and clearly defined changes not included in these minutes).
Cover Pg. Agreement that document should be called Master Plan, in smaller font on cover under Master Plan, use Comprehensive Land Use Plan. Use Master Plan in all other places in doc.
General request to update all instances of the road North to North Avenue.
Pictures – Request photos from community in high resolution (with waiver) to be used in the plan.

Pg 6: Twp Character – put on own page with an arial photo. Use Neighboring.

Pg 10: use Extracting.

Pg 12: remove extra “ands” from first paragraph and table. Commuters Paragraph use 60 to 90 minutes in place of “between one hour and an hour and a half”.

Pg 13: second sentence wordsmith example: “Many TOWNSHIP residents work in the village. There are also (quantify) residents commuting within the county and (quantify) neighboring counties” Maybe use distance or time as on pg.12. Describe elsewhere and Out of Region, instate, on both tables. Similar wordsmith needed on table 11 paragraph.

Pg 16: Adjacent Land Use – change 3rd sentence: “Land use decisions that are made by surrounding communities will affect what happens in the township.” Village of Armada 1st paragraph references 2010 census, why not 2020? 2nd paragraph last sentence “The township and village must maintain strong communication as they pursue future development and shared services.” Village of Romeo – Is there a more recent zoning map? Sara to call and verify.

Pg 18: Township Hall – start first sentence with “The township hall” update last sentence to add “all other boards and committees”. Police - Macomb County Sheriff’s Office.

Pg 20: Parks & Rec – bullet 5 is missing word opportunities “exist”. Township Parks - Change soccer pitch to field. Add call out for the World Class Armada Board and Bike Skate Park. Amvets hall strike “and soccer fields”. Strike “and the Creek center...” Future Park Space – “...met at home. In the Village of Armada which has more definable neighborhoods, these needs might...”

Pg 21: 1st sentence “..the township will need to consider obtaining...”

Pg 22: add statistics approx. 1700 and approx. 500 schools of choice, and projects next 5 years is flat. Picture of the schools?

Pg 26: Traffic Counts –Armada.is misspelled. “However, a few of the north/south routes that are paved...” paragraph 2 Bordman between North Avenue... Romeo Plank is misspelled. Add a paragraph called Traffic Study that township and Blakes are working with the county to determine actions to take based on the results of the study completed in 2022 (from last page of provided 2020 Giffels email local areas of concern).

Pg 29: table rank 1 and 3: Division rd. s/b 32 Mile. Last paragraph, “non-motorized facility” is this a path, a parking area, bathrooms? What is meant by facility? Missing page 31?

Pg 32: Survey Results – Background - Remove “Excluding the Village of Armada” in first sentence, remove parans around “outside of the village limits” in third sentence. In paragraph 3 numbered list, add percent or number of respondents in the top commercial developments.

Pg 33: Park Space numbered list, add percent or number of respondents.

Pg 34: Vision statement. Remove “and wisdom”.

NEW SECTIONS TO BE ADDED: Broadband & Wifi; Energy; Storm Water Management; Agritourism – Blakes. Martin to reach out to Blakes and ask if there are any specific changes that Blakes is planning that they would like to see in our master plan. Is this where we can call out the Armada Fair? This is a huge annual agricultural event that brings tourism from all over the state. We do want to keep the design framework from the 2014 version (reviewed pgs. 31-37).

2014 Plan Pg 31: Compatibility “...the township has developed...” When sent for comments, ask MCRC if the framework specific to culverts and elements in the right of way are compliant with county standards.

HOMEWORK: look at the residential standards on pg. 24-30 of 2014 plan for next meeting to determine if there is anything that is no longer relevant. Look for pictures that can be used throughout the plan. 2014 plan had policies, in new plan those would be in the Action Plan which is not yet provided.

Pg 36 of new plan: Environmental Protection – “Promote ordinances that require or encourage the preservation...” Agritourism - “...respecting the needs of business and commercial endeavors” (or something similar “agricultural and commercial”).

Pg 37: Fiscal Impacts – “Continue to analyze the fiscal needs...” Complete Streets - “Work with county to develop complete streets guidelines...”.

Pg 39: Anticipated Growth Patterns, paragraph 2 “Plans to extend sanitary sewer...” should mention through public/private partnership.

Pg 43: row 1 “...(current Township Recreation Plan was adopted in 2019, expires in January 2024)” Row 2, 6, 11 replace Zoning Code with Zoning Ordinance.

12. **Public Comments – Non-Agenda Items – None**

