



Armada Township PLANNING COMMISSION

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MINUTES

Wednesday, April 3, 2024 - 7:00 p.m.
(Held in person and electronically via GoToMeeting)

Regular Meeting

1. **Call to Order** – Kehrig called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance** – Kehrig led the Pledge of Allegiance
 - a. Roll Call – **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioners Abercrombie, Jabara and Kutchev, and Board Liaison Murray.
 - b. **Absent:** Murray and Arnold, with notice
 - c. **Also present:** New Planner Caitlyn Habben and Recording Secretary Martin.
 - d. Approve/Amend Agenda **Motion** by Abercrombie, 2nd by Jabara to approve the agenda as presented. All Ayes, **Motion Carried**
 - e. Approval of Minutes **Motion** by Abercrombie, 2nd by Jabara to approve the minutes of the Regular Meeting of March 6, 2024, as amended. All Ayes, **Motion Carried**
 - f. **Public Comments – Agenda Items** – Jay Berger
3. **Public Hearing:**
 - a. **Rezoning – Miller Farm 71800 Romeo Plank Parcel ID 13-02-29-300-022: Motion** by Abercrombie, 2nd by Jabara to open the public hearing at 7:04 p.m. All Ayes, **Motion Carried**
Planner Habben reviewed the application and analysis of the rezoning ordinance and master plan focusing on the portions of specific importance to the proposed rezoning. Kehrig confirmed for the commission that the public hearing notice was posted and published in the paper of record, and copies were mailed to neighboring properties as required by the Zoning Enabling act. The applicant Jeff Miller, and his representative Robert Kirk then answered questions on Jeff's intent for the property, which include a desire to host events and eventually serve food inside his existing building and to have the kitchen open during holidays and other events year-round. Comments received: Jay Berger asked about procedures under the SAA ordinances protecting a farmer if a crop fails. Mentioned that the subject property was also adjacent to AG parcels on the east side. Asked if the commission considers Right to Farm and GAAMPS in their decision-making. Advocating for our farms. Rosario Milana 72190 Romeo Plank wanted to understand the proposal. **Motion** by Abercrombie, 2nd by Finn to close the public hearing at 7:34 p.m. All Ayes, **Motion Carried**
4. **Reports and Correspondence:**
 - a. **Project Status Report- March** Kehrig read the report into the record.
 - b. **Notices of Preparation of Draft Master Plan Sent March 14, 2024** - Martin confirmed the Notices were sent.
 - c. **Residential development discussion** Brief discussion on the need to review the future land use map for more intense development around the village.
 - d. **Letter from Miller Farm Attorney dated 4/3/24 to support the application.**
Motion by Abercrombie, 2nd by Finn to adjourn the meeting at 8:58 p.m. All Ayes, **Motion Carried**
5. **Unfinished Business:**
 - a. None
6. **New Business**
 - a. **Rezoning – Miller Farm 71800 Romeo Plank** – Habben reviewed maps provided to the commission showing the subject property and its neighbors on the current zoning map, the future land use map, and the soil map. She then reviewed the findings of fact that must be considered to justify an approval. She noted that the applicant is not offering any conditions for conditional rezoning, but that if requested, the

applicant could do so. The commission then discussed each condition and the response from the letter of applicant's attorney. It was suggested that the two rezonings be split into separate motions, but there was no support. **Motion** by Abercrombie, 2nd by Finn to recommend to the Township Board to approve the rezoning of Miller Farm, 71800 Romeo Plank from R1 Residential to AG-Agricultural Preservation and SAA – Special Agricultural Ancillary Overlay because it meets all the standards of section 19.06.5 of the Zoning Ordinance. All Ayes, **Motion Carried**

- b. **Review of Ordinances under SAA Overlay district** – Discussion around changing minimum acreage and the potential impacts to the surrounding community for various activities allowed in AG and SAA district. Also discussed whether there should be language allowing leased land to be considered in granting approval for these uses. The map provided shows the count of properties having acreage less than 10, 10-15, 15-20, 20-30, 30-40, 40-50 and more than 50 acres. No action taken.

7. **PC Projects:**

- a. **Master Plan comments** – Reviewed the list of comments received to date on the master plan to provide to McKenna for updates.

Page 19 - Village of Armada - Remove from second paragraph “The township takes the position that land uses and services of the village should not expand via annexation, and instead, work together in a collaborative fashion that maximizes shared resources for the benefit of the larger Armada Community.”

Page 27 – **Energy includes an entire paragraph about the new legislation.** This entire paragraph needs to be removed.

Move Agritourism from 42 to 41 and replace it with language similar to below.

Agritourism – Support sustainable growth with overlay district zoning to encourage farmers to connect with the community. This allows them to diversify their offerings by engaging the larger urban community with home grown products and activities at their farm businesses, our local farmers are better able to sustain their family farms.

Add to Implementation section: Overlay Zoning definition such as found in Ray Township Master plan draft.

(Current page 49) Flexible Development should mention the area around the village as a possible location well.

Page 49 - **Insert Prime Farmland Map from page 26 of the 2014 plan.**

Page 54 – **Insert new page Zoning Plan** so that it is opposite the future land use map. Format to general color scheme. WordSmith as appropriate.

Page 55 - Future Land Use Map –

- Change Public to Blue.
- There is land just east of the village between Armada Center and Armada Ridge Rd on the current zoning map as RM Moderate Residential. It should be shown here as Flexible Residential or Flexible Development.
- There are parcels to the west of the village along Armada Center that are on the zoning map as single family, that are shown on the future land use map as AG.
- There is discussion of a possible residential development west of the village along Armada Ridge and True Rd. We may need to add Flexible Residential to the map on that side.
- The overlay is not shown on the future land use map.

8. **Public Comments** – Non-Agenda Items

9. **Adjournment. Motion** by Abercrombie, 2nd by Jabara to adjourn the meeting at 9:16 p.m. All Ayes, **Motion Carried**

Next Scheduled Regular Meeting: May 1, 2024

Respectfully submitted:

Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson _____ Date _____