

# Armada Township

## ZONING BOARD OF APPEALS

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## ZONING BOARD of APPEALS

### AGENDA

**Monday, September 30, 2024**

**7:00 p.m.**

Please take notice that a meeting of the Armada Township Zoning Board of Appeals will be held on Monday, September 30, 2024, at 7:00 p.m. in person and by electronic remote access. The public may also participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/819320773>

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

United States: +1 (872) 240-3212

- One-touch: <tel:+18722403212,,819320773#>

Access Code: 819-320-773

New to GoToMeeting? 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 Board members prior to the meeting, they should contact the Township Zoning Board of Appeals members by emailing their input to [planning@armadatwp.org](mailto: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:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVE / AMEND AGENDA
5. APPROVAL OF MINUTES: **September 9, 2024**
6. PUBLIC HEARING: **SEMCO 16671 Irwin Rd Fence & Driveway Variance**
7. NEW BUSINESS:
  - a. **SEMCO 16671 Irwin Rd Fence & Driveway Variance**
8. PUBLIC COMMENTS
9. ADJOURNMENT

**ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

The Armada Township Zoning Board of Appeals will hold a public hearing on September 30, 2024, beginning at 7:00 P.M. at the Armada Township Hall, 23121 East Main Street, Armada, MI 48005 regarding the following:

The purpose of the hearing is to receive public comments on a request for variances from the Armada Township Zoning Ordinance: Section 2.14 2.a and 2.c for a fence height of 8 ft and use of barbed wire for a non-agricultural use, and from Section 16.30.A.3 for a gravel driveway and parking area for a public utility building. If granted, the variances will permit the construction of a utility building on parcel #13-02-08-300-011 commonly known as 16671 Irwin Rd. at the corner of Romeo Plank Rd. in Armada, MI. The subject site is zoned AG Agricultural Preservation.

Copies of the application may be examined at the Armada Township Hall Offices, 23121 East Main Street, Armada, MI. 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the Public Hearing. Call 586-784-5200 with questions. Written comments may be addressed to the Zoning Administrator at the Township Hall address. Oral comments will be taken during the virtual public hearing on September 30, 2024.

Cris Martin  
Armada Township  
Zoning Board of Appeals Secretary

Publish: September 11, 2024

"You're stuck with us, and in other business, the board also thanked for it," said President welcomed the new Assistant Principal of Banach.

**PUBLIC NOTICE  
ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF A SPECIAL LAND USE**

**NOTICE IS HEARBY GIVEN**, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Armada Township Planning Commission at 7:00 PM, Wednesday, October 2, 2024, at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005.

The purpose of the public hearing is to hear public comments and consider granting a Special Land Use under sections 13.01 and 16.32 of the Zoning Ordinance. The properties are located at 22900 and 22920 Armada Center Road (parcel ID# 13-02-23-226-020 and 13-02-23-226-017). The applicant is asking to construct a Self-Storage facility on the properties. The properties are both zoned B2 General Business.

Copies of the application may be examined at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the hearing. Written comments may be addressed to the Planning Commission at the Township Hall address, call 586-784-5200 with questions. Oral comments will be taken during the hearing on October 2, 2024.

Cris Martin  
Armada Township  
Planning and Zoning Administrator

Publish: 9/11/24

**PUBLIC NOTICE  
ARMADA TOWNSHIP  
MACOMB COUNTY, MICHIGAN  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

The Armada Township Zoning Board of Appeals will hold a public hearing September 30, 2024, beginning at 7:00 P.M. at the Armada Township 23121 East Main Street, Armada, MI 48005 regarding the following:

The purpose of the hearing is to receive public comments on a request for variances from the Armada Township Zoning Ordinance: Section 2.1 and 2.c for a fence height of 8 ft and use of barbed wire for a non-agricultural use, and from Section 16.30.A.3 for a gravel driveway and parking area for a public utility building. If granted, the variances will permit the construction of a utility building on parcel #13-02-08-300-011 commonly known as 1 Inwin Rd. at the corner of Romeo Plank Rd. in Armada, MI. The subject is zoned AG Agricultural Preservation.

Copies of the application may be examined at the Armada Township Offices, 23121 East Main Street, Armada, MI. 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the Public hearing. Call 586-784-5200 with questions. Written comments may be addressed to the Zoning Administrator at the Township Hall address. Oral comments will be taken during the virtual public hearing on September 30, 2024.

Cris Martin  
Armada Township  
Zoning Board of Appeals Secretary

Publish: 9/11/24

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Tickets are for standard adult admission. Limited one pair per subscriber.



A limited number of tickets are available for the fair which runs Aug. 17 -Sept. 29 in Holly. Hurry to take advantage of this offer while supplies last.

Just return this coupon with check or money order to:

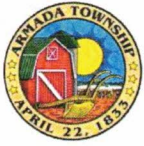
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Apt./Unit# \_\_\_\_\_  
State: \_\_\_\_\_  
Zip: \_\_\_\_\_

You must include your e-mail address in order to get information on accessing The Record online. (We don't share e-mail information or spam your e-mail inbox.)

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Check here if you do not want online access. \_\_\_\_\_



Armada Township – Macomb County – Michigan  
 23121 East Main Street, Armada, MI 48005  
 Zoning Board of Appeals Application # PZBA24-004



This section for the applicant to fill in: **\*\*The facts presented below are true and correct to the best of my knowledge**

I/we Colten Burch (Semco Energy) of 16671 Irwin Road  
 Name Address

Hereby appeal to the Zoning Board of Appeals, the rulings of:

Zoning Ordinance ( ) Inspector ( ) Township Board

If ruling was made by inspector and/or township board, include the date of the ruling: \_\_\_\_\_

Address of property involved: 16671 Irwin Road

Legal description: See Site Plan

Zoning of property: AG

Current use of property: Public Utility

Provisions of the zoning ordinance appealed. Indicate the article, section, subsection and page number of the zoning ordinance being appealed. Do not quote the ordinance: Section 2.14.2.a Page 8 and Section 16.30.A.3

**Type of Appeal** – Appeal is made herewith for:

A variance from the zoning ordinance

( ) A temporary use permit

( ) An interpretation of the zoning ordinance

This appeal is made for the following reasons: SEMCO Energy would prefer to install a 8' tall chainlink fence with 3 strands of barbwire around the station for security purposes. SEMCO Energy is also proposing to install a gravel driveway instead of a hard surface driveway, this site will be visited less than one vehicle per week.

**Submission Requirements:**

Please provide a detailed, scaled plot plan and elevation drawings showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed buildings and structures with dimensions to property lines, the height of all proposed structures, and show and label abutting street(s). The requested variance(s) should also be notes on the plot plan. **Please note:** This application and supporting documentation must be filed in triplicate.

**The following sections are for the Zoning Board of Appeals and Armada Township use only**

At a meeting of the Zoning Board of Appeals/Township Board held on this date: \_\_\_\_\_

The above described appeal was considered and the request was: ( ) Granted ( ) Denied

For the following reasons: \_\_\_\_\_

Requested interpretation: \_\_\_\_\_

Zoning Board of Appeals Chairman/Township Supervisor: \_\_\_\_\_

Fee received 8/15/24 Received by CM  
 Site plan received 8/9/24 Affidavit received CM 9/5/24  
 Notices sent \_\_\_\_\_ Applicant notified \_\_\_\_\_  
 Notice published: \_\_\_\_\_ Name of paper \_\_\_\_\_

**The Zoning Board of Appeals application shall be submitted by the applicant with this signed Affidavit explaining:**

1. How the strict enforcement of the provisions of the Township Zoning Ordinance would cause practical difficulty and deprive the owner of rights enjoyed by all other property owners owning property within the same zoning district.

The zoning ordinance only allows a 6' tall fence in this zoning district and barb wire only for agricultural purposes. Due to the presence of natural gas equipment, SEMCO wants to keep this site as secure and safe as possible to prevent theft and or ill intended actions from individuals. SEMCO is proposing a hard surface driveway, this site is will be primarily remote operated and visited less than once a week which will create little to no dust. SEMCO tries to keep cost of sites as low as possible so that more projects can be completed, providing more value to our customers.
--

2. The conditions and circumstances unique to the property, which are not similarly applicable to other properties in the same zoning districts.

This site is currently on a dirt road, SEMCO is proposing a gravel driveway, the amount of dust created by the less than once a week site visit will be little to no dust. Other utilities have experienced ill intended persons cutting locks and harming equipment which could prevent an overpressure event. This site has already experienced theft and SEMCO would like to keep this site as secure as possible for the safety of the community and SEMCO's infrastructure.
--

3. The conditions and circumstances unique to the property were not created by the owner, or his predecessor in title, within the time following the effective date of the provisions alleged to adversely affect such property.

This site is unique to the zoning district because it is a public utility. The site is smaller than the required minimum lot size which was split prior to SEMCO purchasing this site. SEMCO tries to keep the footprint of our sites as low as practically possible to allow for lower maintenance of outside fenced areas and allow for a minimal impact of our customers.
--

4. Why the requested variance will not confer special privileges that are denied other properties similarly situated and in the same zoning district.

Other utilities in the township such as Consumers Energy in the southeastern part of the township also has an 8' tall fence with barbwire. This fence is typical for this type of station. The driveway to this site is typical for this size station to be gravel. SEMCO maintains our driveways to keep weeds and debris from the gravel to keep the appearance of the station clean. The road to the station is also gravel and the county did not require any special type of lane expansion or driveway material when the driveway was permitted.
--

5. Why the requested variance will not be contrary to the spirit and intent of the zoning ordinance.

SEMCO is ultimately trying to keep this site and others as safe as possible for the safety of the community and our infrastructure. SEMCO views the the purpose in the hard surface driveway requirement as a dust, maintenance, and appearance intent. SEMCO will keep the gravel driveway clear of debris, well graded, and maintained to allow for minimal dust from the less than once a week visit by field personnel.
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**The Zoning Board of Appeals/Township Board may attach conditions to the granting of the variance.**

I (we), the undersigned, acknowledge that approval of a zoning variance by the township of Armada constitutes an agreement with the township and, that if a variance is granted, any conditions imposed by the township of Armada relative to the variance will be complied with.

Signature of applicant:  Date: 9/9/2024

Print applicant's name here: Colten Burch Phone Number: 810.434.3920

Signature of property owner/s (if different from above): \_\_\_\_\_ Date: / /

Print name of property owner/s here: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_



August 3, 2024

Armada Township  
23121 East Main Street  
Armada, Michigan 48005

**RE: SEMCO's Irwin Road Station Letter of Intent**

SEMCO Energy Gas Company is asking for a special land use as a public utility in Armada Township's AG zoning district (Agricultural Preservation District) at 16671 Irwin Road. The Irwin Road Station is a district regulator station part of SEMCO Energy's Infrastructure Reliability Improvement Plan as regulated by the Michigan Public Service Commission. This site serves as SEMCO's midpoint station to deliver a higher capacity to the Armada and Romeo area. This project will help to serve additional customers in the Armada area with natural gas.

SEMCO Energy is proposing to construct an engineered steel building at this site. This building will provide shelter for essential regulating and monitoring equipment. The building is proposed within the front yard setback for the corner lot in which it is situated on. To provide required valve separation distances and distances for maintenance operations the building is required to be positioned as proposed. The appearance of the building will be a steel sided building, the zoning ordinance requires a brick exterior on the front of the building, a variance is requested for the building being proposed. Pictures of a recently completed project of a similar building has been included in Appendix A of this document.

SEMCO Energy is all proposing site improvements to the property. Such improvements include a gravel driveway, gravel pad, security fence, and lighting. SEMCO is asking for a variance in the driveway and fenced in location surface. The zoning ordinance requires a hard surface for all areas not being restored to lawn or landscape. This site will not require vehicle traffic frequently (less than one vehicle per week). To secure our facility SEMCO has a best practice to install an 8-foot-tall chain-link fence around all essential equipment. To encompass essential equipment within the fenced in area the fence would be placed in the front yard setback of Irwin Road and Romeo Plank Road. This fence does not meet the height limitations and the fence type for the zoning ordinance. A variance is being requested to install a fence that will provide additional security than the fence size and type allowed in the zoning ordinance. Existing brush/tree line is proposed to be used as screening in leu of a landscaping plan. Pictures of the existing brush/tree line are shown in Appendix A of this document.

Sincerely,

A handwritten signature in cursive script that reads "Colten Burch".

Colten Burch, PE

Engineer II

**SEMCO ENERGY Gas Company**

Phone: 810-434-3920

[colten.burch@semcoenergy.com](mailto:colten.burch@semcoenergy.com)

1411 Third St., Suite A, Port Huron, MI 48060



Wade Trim, Inc.  
555 S. Saginaw Street, Suite 201 • Flint, MI 48502  
810.235.2555 • www.wadetrim.com

September 11, 2023

Armada Township  
23121 E. Main Street  
Armada MI 48005

Attention: Cris Martin  
Planning & Zoning Administrator

Re: Special Land Use Review – 16671 Irwin Road

Dear Cris Martin:

Applicant Colten Burch, PE representing SEMCO Energy Gas Company is requesting the special land use for a public utility to be located at 16671 Irwin Road. The public hearing with the Planning Commission was held on September 4, 2024, with the Planning Commission. The applicant has provided revised site plans dated September 8, 2024, addressing outstanding concerns. Below is a summary of the concerns discussed during the September Planning Commission meeting and their status in *italics* if it has been addressed.

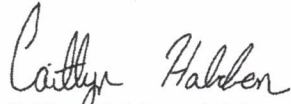
1. As discussed at the Planning Commission meeting, the applicant is not in compliance with the proposed fence. Per Section 2.14.2.a & c, variances from the Zoning Board of Appeals would be needed for the fence size (over 6 feet) and type (barbed wire). *Pending application and decision by the Zoning Board of Appeals. Outstanding*
2. In review of Section 16.30.A regarding requirements of public utilities below are the outstanding concerns.  
**Sub Section 3.** All driveways or maneuvering areas servicing the facility shall be hard surfaced, installed and maintained by the public utility in accordance with all applicable Township standards. The applicant is proposing to use a gravel surface for the access road and fenced in area. The applicant will be seeking a variance from the Zoning Board of Appeals because gravel surface areas are allowed for secondary parking areas of storage (Sec. 6.03.E) *Pending application and decision by the Zoning Board of Appeals. Outstanding*  
**Sub Section 6.** Outdoor storage shall not be permitted unless the site is located in the M-1 or M-2 District. *A note was not added to the site plan to ensure compliance there will be no outdoor storage. Outstanding*
3. Based on the approval standards for special land uses in Section 16.01. The official motion due to concerns of meeting standard 4 required evergreen screening on all sides of the development excluding access points and utilities. *The revised site plan shows the required additional screening in compliance with Section 5.02 & 5.03. Addressed*

As discussed at the September Planning Commission meeting, the site plan was contingently approved based on meeting all outstanding engineering and fire department requirements. The Planning Commission did approve the proposed building appearance as presented rendering compliance with Section 2.05. *Compliance with all Site Plan Information & Zoning Ordinance Requirements is for the Township Zoning Administrator's review.*

In conclusion, it would appear there are a few minor outstanding items based on the review of the revised site plan, mainly pending decisions by the Zoning Board of Appeals for required variances.

Very truly yours,

Wade Trim, Inc.

A handwritten signature in cursive script that reads "Caitlyn Habben".

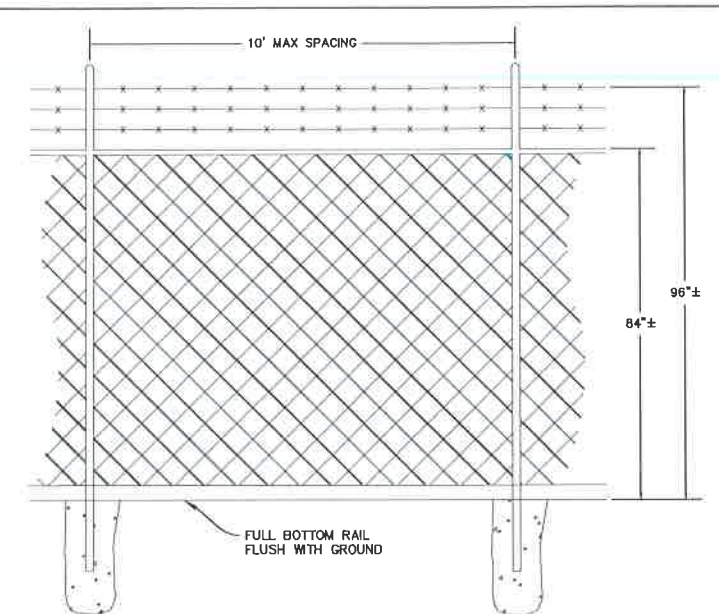
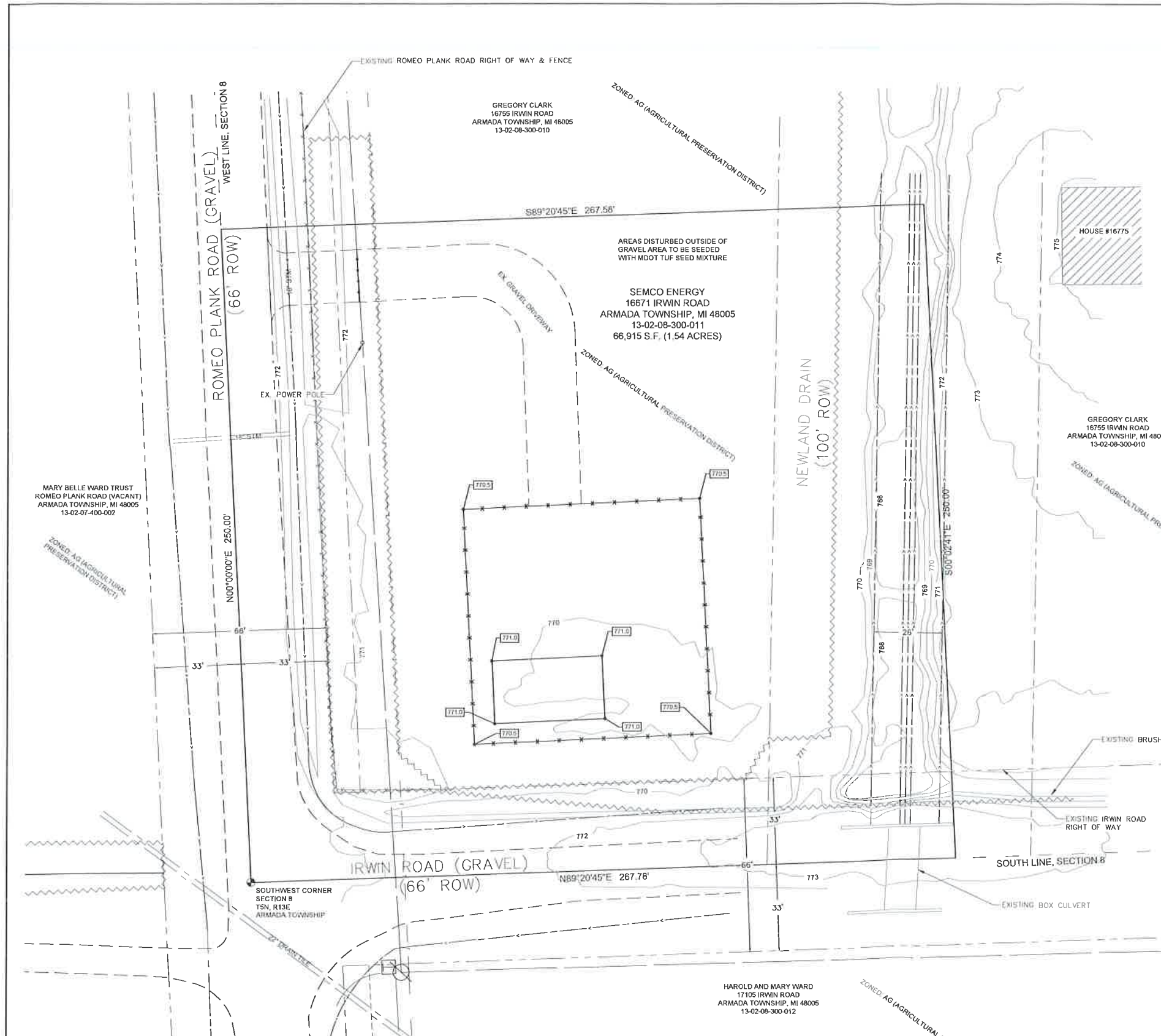
Caitlyn Habben, AICP  
Professional Planner

CLH:fmr

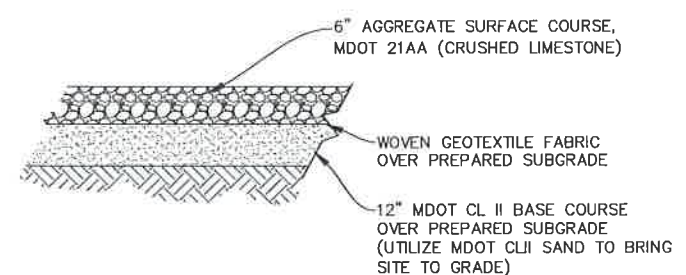
ARA6000-024

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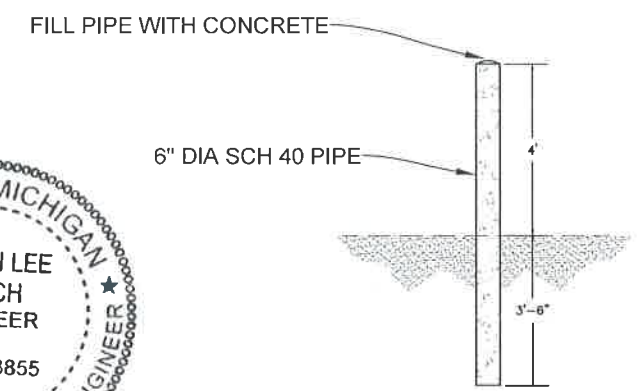




CHAIN LINK SCREEN FENCE DETAIL  
SCALE N.T.S.



TYPICAL GRAVEL SECTION



CONCRETE BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"

- NOTES:
1. PROPERTY LINES AND EXISTING DRAIN RIGHT OF WAY LINES ARE APPROXIMATE BASED ON LEGAL DESCRIPTION AND TITLE COMMITMENT
  2. EXISTING CONTOURS ARE APPROXIMATE AND BASED ON MACOMB COUNTY ELEVATION EXPLORER 2017 LIDAR ELEVATION DATA
  3. RIGHT OF WAY DEDICATION WIDTH WAS CONFIRMED TO BE 66' WIDE TOTAL (33' HALF WIDTH) FOR IRWIN ROAD AND ROMEO PLANK ROAD WITH MACOMB COUNTY DEPARTMENT OF ROADS RIGHT OF WAY DIVISION (PAUL ZOOK 586.463.8671 EXT. 1211)

SITE PLAN  
SCALE: 1"=20' (24X36 PLAN)

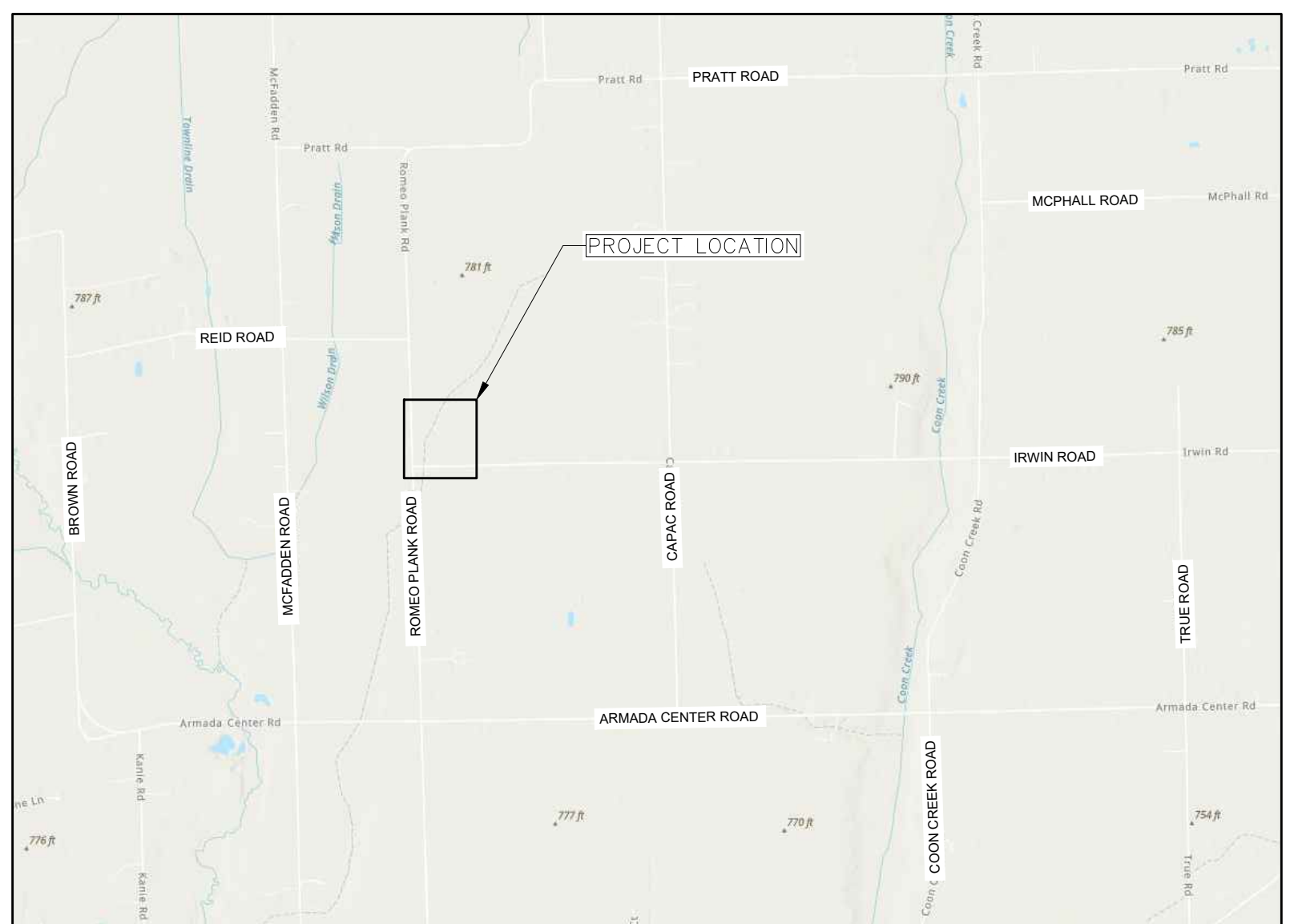
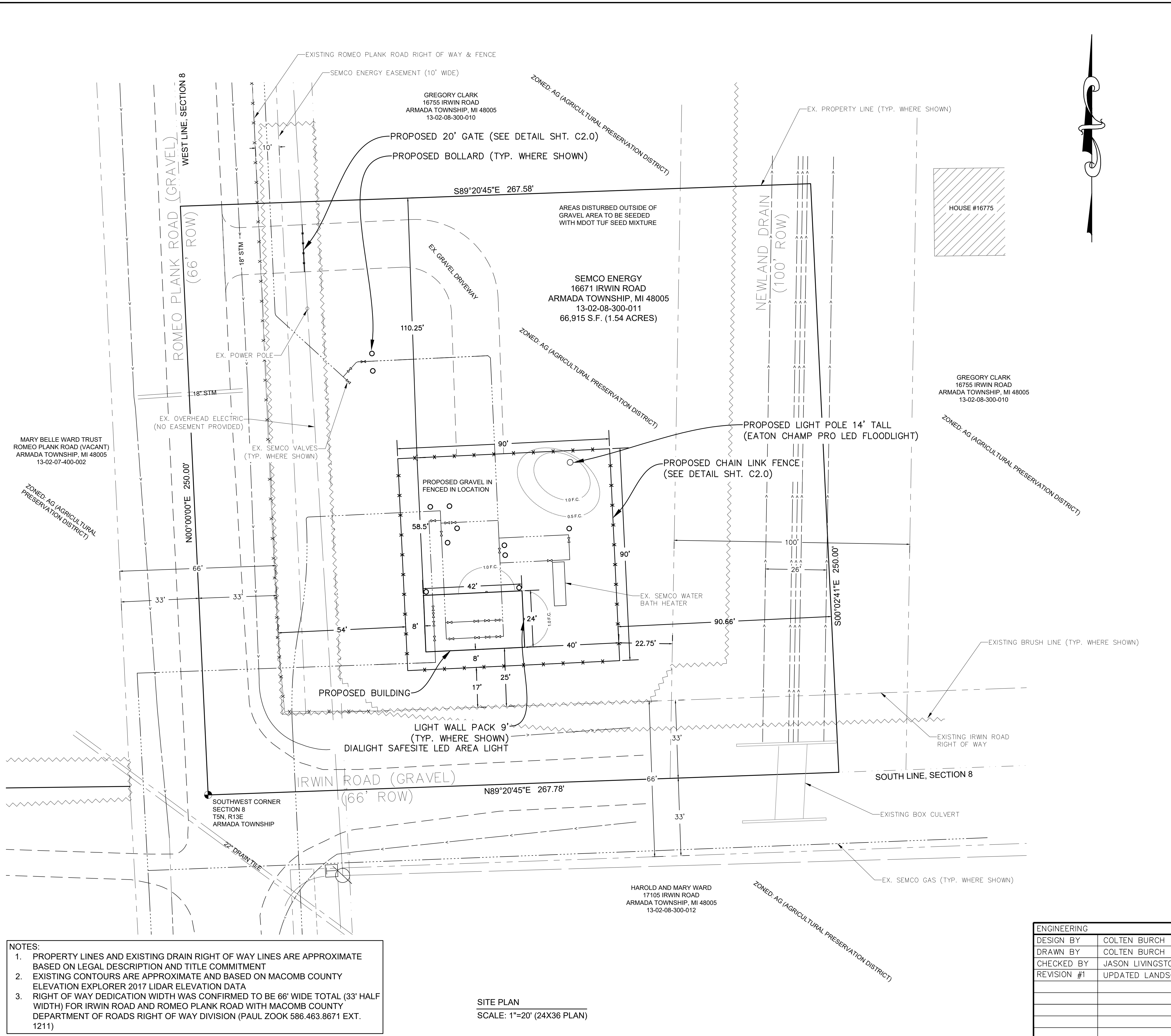
ENGINEERING	DATE
DESIGN BY COLTEN BURCH	8/2/24
DRAWN BY COLTEN BURCH	8/2/24
CHECKED BY JASON LIVINGSTON	8/5/24
REVISION #1 UPDATED LANDSCAPING	9/8/2024

**SEMCO ENERGY GAS COMPANY**  
1411 3RD STREET, PORT HURON, MI 48060  
TELEPHONE# (800) 860-4277 FAX# (810) 887-4254

TITLE:  
**16671 IRWIN ROAD  
ARMADA TOWNSHIP, MI 48005  
IRWIN ROAD STATION GRADING PLAN**

DRAWING NUMBER:  
C2.0





Zoning Table		
Item	Provided	Variance?
Applicant	SEMCO Energy Gas Company (Colten Burch)	
Applicant Address	1411 3rd Street Ste. A, Port Huron, MI 48060	
Applicant Phone Number	(810)434-3920	
Applicant Email Address	colten.burch@semcoenergy.com	
Engineer	Colten Burch	
Engineer Address	1411 3rd Street Ste. A, Port Huron, MI 48060	
Engineer Phone Number	(810)434-3920	
Engineer Email Address	colten.burch@semcoenergy.com	
Property Address	16671 Irwin Road, Armada Township, MI 48005	
Property Parcel Number	13-02-08-300-011	
Legal Description	A parcel of land located in the Southwest 1/4 of Section 8, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan, described as: Beginning at the Southwest corner of Section 8, thence North 00 degrees 00 minutes 00 seconds East 250.00 feet along the West line of said Section 8; thence South 89 degrees 20 minutes 45 seconds East 267.58 feet; thence South 00 degrees 02 minutes 41 seconds East 250.00 feet to the South line of Section 8; thence North 89 degrees 20 minutes 45 seconds West 267.78 feet along the South line of Section 8 to the point of beginning	
Parcel Size	1.54 Acres (1.75 Acres Required)	Yes
Zoning	AG (Agricultural Preservation District)	
Required Setbacks	Front = 95' (110' Required) Side (Front) = 58' (110' Required) Side = 168' (25' Required) Rear = 130.5' (60' Required)	Yes, Front and Side (Front) Setbacks
Driveway Surface	Gravel (Hard Surface Required)	Yes, Gravel Driveway Instead of Hard Surface
Appearance	Steel Siding (Brick Required)	Yes
Fence Setback	Front = 17' & 54' (Required 110')	Yes
Fence Appearance in Front Yard	Chain-link (Decorative Required)	Yes

- NOTES:**
- SEMCO ENERGY WILL NOT USE THE SITE FOR OUTSIDE STORAGE
  - BUILDING SETBACK VARIANCE APPLIED FOR AND APPROVED 8-26-2024
  - VARIANCE TO ALLOW 8' TALL FENCE AND BARB WIRE ON FENCE MEETING TO BE HELD ON 9-30-2024
  - DRIVEWAY MATERIAL VARIANCE FROM HARD SURFACE TO GRAVEL SURFACE MEETING TO BE HELD 9-30-2024

- NOTES:**
- PROPERTY LINES AND EXISTING DRAIN RIGHT OF WAY LINES ARE APPROXIMATE BASED ON LEGAL DESCRIPTION AND TITLE COMMITMENT
  - EXISTING CONTOURS ARE APPROXIMATE AND BASED ON MACOMB COUNTY ELEVATION EXPLORER 2017 LIDAR ELEVATION DATA
  - RIGHT OF WAY DEDICATION WIDTH WAS CONFIRMED TO BE 66' WIDE TOTAL (33' HALF WIDTH) FOR IRWIN ROAD AND ROMEO PLANK ROAD WITH MACOMB COUNTY DEPARTMENT OF ROADS RIGHT OF WAY DIVISION (PAUL ZOOK 586.463.8671 EXT. 1211)

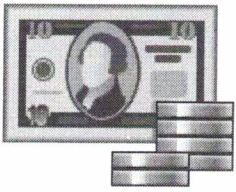
SITE PLAN  
SCALE: 1"=20' (24X36 PLAN)

ENGINEERING	DATE
DESIGN BY COLTEN BURCH	8/2/24
DRAWN BY COLTEN BURCH	8/2/24
CHECKED BY JASON LIVINGSTON	8/5/24
REVISION #1 UPDATED LANDSCAPING	9/8/2024

**SEMCO ENERGY GAS COMPANY**  
 1411 3RD STREET, PORT HURON, MI 48060  
 TELEPHONE# (800) 860-4277 FAX# (810) 887-4254

TITLE: **16671 IRWIN ROAD  
ARMADA TOWNSHIP, MI 48005  
IRWIN ROAD STATION SITE PLAN**

DRAWING NUMBER: C1.0



**ARMADA TOWNSHIP**

23121 E. MAIN STREET

ARMADA, MI 48005

Ph: (586) 784 5200

Fax: (586) 784 5211

EXT. RECEIPT NUMBER

**36845**

**Paid By**  
SEMCO ENERGY

Site Address: 16671 IRWIN RD

Transaction	Type	Record	Category	Description	Amount
00007742	PZE Process	PZBA24-004	PZE Fees	Administration	\$ 340.00
00007742	PZE Process	PZBA24-004	PZE Fees	Publication	\$ 300.00

<b>Total</b>	<b>\$ 640.00</b>
Cash	
Check#	
Credit	\$ 640.00
Transferred	
<b>Tendered</b>	<b>\$ 640.00</b>
<b>Change</b>	<b>\$ 0.00</b>
<b>To Overpayment</b>	<b>\$ 0.00</b>

**RECEIVED**  
SEP 05 2024  
BY: .....

*cc counter*