

**NOTICE OF PUBLIC HEARING  
FOR CONSIDERATION OF ZONING ORDINANCE #114 TEXT AMENDMENTS  
Armada Township Planning Commission**

Notice is hereby given that the Armada Township Planning Commission will hold a public hearing on December 4, 2024, beginning at 7:00 PM, or as soon thereafter as the agenda allows, virtually and at the Armada Township Hall, 23121 East Main Street, Armada, MI 48005. The purpose of the hearing is to receive public comments on text amendments to the Zoning Ordinance.

Proposed text amendments to the Zoning Ordinance include:

**Article 8 AG Agricultural Preservation District:**

**Section 8.01(B):** Uses Permitted to replace 'ancillary' with 'accessory', and include written numbers before numeric for clarity in all subsections of this section;

- Subsection (1) Intent: remove unnecessary wording;
- Subsection (2) Acceptable Accessory Uses: under items (b): to add breweries; (f): to refer to definition in section 20.01; (i): to refer to definition in section 20.01, and clarify wording;
- Subsection (3.c) Minimum Site Requirements: to allow the Planning Commission to modify minimum site requirements under certain circumstances;
- Subsection (4) Setbacks for all Agri-business Buildings: to adjust rear-yard setback to match zoning district, and add that Existing single family uses and production farming activities are not subject to the above.

**Section 8.02:** Special Approval Land Uses to add subsection O: Event Barns (Section 16.46).

**Article 16 Special Land Uses:** replace 'ancillary' with 'accessory' and include written numbers before numeric for clarity in all subsections referred to here.

**Section 16.39:** Rename to EVENT HOSTING FACILITIES;

- Subsection (B.2.b) Minimum Site Requirements: to adjust rear-yard setback to match Zoning district;
- Subsection (E.5) Other Requirements, Traffic Study: to modify the requirements for Traffic Study under certain conditions.

**Section 16.40 Special Outdoor Events:** add (B.3) to only allow on sites accessed by paved roads;

- Subsection (C.) Setbacks: to allow 100 ft setbacks for events without amplified sound;
- Subsection (F) Other requirements: add (3) to require lighting to be turned off after events, and (4) to allow the Township Board to limit events as appropriate, and (8) Traffic Study: to modify the requirements for Traffic Study under certain conditions.

**Section 16.41:** Rename to MANUFACTURE OF BEVERAGES, INCLUDING THE DISTILLATION, FERMENTATION, BREWING, AND RELATED PACKAGING OF ALCOHOLIC BEVERAGES and remove references to food.

**Section 16.42 Year-round kitchens with seating areas/tasting rooms:**

- Subsection (A) clarify intent to include all bona-fide agricultural operations; item (2) change from midnight to 11:00 p.m.; item (4) clarify requirements for selling alcohol;
- Subsection (C.2) to adjust rear-yard setback to match Zoning district;
- Subsection (E) change name to Screening/Outdoor Seating Capacity; Subsection (F) clarify intent to include food or beverage.

Add **Section 16.46 Event Barns** to allow use as a Special Land Use in AG district and set requirements.

**Article 20 Construction of Language and Definitions: Section 20.01 Definitions**

- Accessory Use or Accessory – clarify language.
- Ancillary use – Remove definition.
- Event Barn – Add definition.
- Seasonal Kitchen Facility – Add definition.
- Temporary Use or Building – Replace Clerk with Zoning Administrator.

Written comments may be addressed to the Planning Commission at the Township Hall address. A copy of the proposed ordinance amendments will be available for public view at the Township Hall and on the Township website prior to the public hearing. Oral comments will be taken during the hearing on December 4, 2024.

Cris Martin  
Administrator  
Planning & Zoning  
Township of Armada

Publication Date: November 13, 2024