



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday May 7th, 2025- 7:00 P.M.

Regular Meeting

1. Call to Order- Abercrombie called the meeting to order at 7:00 pm.
2. Pledge of Allegiance- Abercrombie led the Pledge of Allegiance
3. Roll Call
 - a. Present at Roll Call: Chair Abercrombie, Vice-Chair Kehrig, and Commissioners Finlay, Patchak, Jabara, and Township Liaison Nikkel. Secretary Finn arrived at 7:03 pm.
 - b. Also present: Planner Habben, Township Attorney Anderson, and Recording Secretary Bailey
4. Approve/Amend Agenda: Motion by Finlay to approve the agenda as presented, 2nd by Nikkel.

-All Ayes-Motion Carried
5. Approval of Minutes:
 - a. Regular Meeting Minutes April 2nd, 2025. Motion by Finlay, 2nd by Jabara to approve the regular meeting minutes of April 2nd,2025 as presented.

-All Ayes- Motion Carried
6. Public Comments- Roseann Betham Zebelian, 74965 Fulton. Spoke about the amount of rain recently, the southwest corner of her property is flooding, once pavement comes in, we will be in trouble, wants to make sure drainage goes through and to stop issues before they happen.
7. Public Hearing- No public hearing

8. Reports and Correspondence:

Motion by Finn, 2nd by Nikkel to receive and file reports and correspondence as presented. Kehrig spoke about a spring planner meeting he attended that discussed housing needs on master plans, GAAMPS, right to farm and greenhouses.

-All Ayes- Motion Carried

9. Unfinished Business:

- a. Armada Center Storage Site Plan- 22900 and 22920 Armada Center Rd. (Parcel ID'S 13-02-23-226-020 and 13-02-23-226-017). Applicant Andy was present. Planner Habben spoke regarding the site plan, stating it is now in compliance and the applicant addressed the 5 outstanding items from the last planning commission meeting. Nikkel asked about the demolition of the current house on the property with the applicant answering that in 2-3 weeks the demo will be restarted. Discussion took place about the elevation of the east side neighbors' and with the updated site plan we can see what it will look like for them and protect those residents. Drainage components will be looked at during engineering phase with the waterflow improving with swales once it is developed. Motion by Jabara, 2nd by Kehrig, to approve the Armada Center Self Storage site plan located at 22900 and 22920 Armada Center Road because it meets all the standards of section 4.01 as presented.

-All Ayes-Motion Carried

- b. Miller Farms Site Plan- 71800 Romeo Plank Rd (Parcel ID 13-02-29-300-022). Planner Habben went over that the planning commission approved portions of the special land uses at the planning commission meeting on June 4th, 2024. This is the second site plan review, and she will be reading off the outstanding items for the PC to discuss.

Building Plans

- **Building Elevations.** The proposed buildings, a very basic drawing is provided but surface wall material is unclear to understand the character of the building. For the existing building, if improvements have already been completed, photos are likely sufficient. The Planning Commission can also waive this information as it is not needed to determine compliance.
- **Building Materials.** The building material and design of the exterior of the building is not provided for proposed or existing. The Planning Commission could consider waiving this information because no buildings are proposed to be located within 200 feet requiring material

compliance. **The Planning Commission would like more information for the proposed event venue including more details and elevations, future floor plans to verify compliance, and requests four pictures of the front, back and sides of the existing building.**

Environmental Features

- Existing Landscaping. There does not appear to be any existing landscaping in the proposed improvement area, but there is a large, wooded area to the rear of the property that is not shown on the site plan. The Planning Commission should determine if the caliper inventory of the proposed wooded area with no changes is necessary. The Planning Commission has the authority to waive this informational requirement. A photo of the vegetation area can be provided. **The Planning Commission agreed this is sufficient and waived the informational requirement.**

Other Information

- Utilities. It is unclear where gas or electrical hook ups are located on site for existing and proposed buildings. The Planning Commission could choose to waive this information because there are no proposed changes to existing buildings. **Additional information is needed to see a general idea on where gas and electric would be on site, this is contingent on documentation provided.**
- Drainage. As noted, the intent is to have the paved area sheet drain to the public right-of-way, documentation confirming the Macomb County Road Commission will accept this is required. The applicant has indicated they will provide this information. **Applicant spoke that the Road Commission is looking over his site plan and he may have to add a catch basin and can only dump 6 inches of water to the ditch. Planning Commission is requiring written approval from the Road Commission.**

Additional Zoning Ordinance Sections

- Sec. 2.21/2.40 Non-Residential Driveway. The applicant is not proposing any changes to the existing driveway. The Planning Commission has the authority to request a study. **The Planning Commission would like additional information from the Road Commission.**
- Sec. 2.41 Development Impact Statement. The Planning Commission has the authority to require a Development Impact Statement. **The Planning Commission waived this requirement.**

- Sec. 5.01 Screening. The Planning Commission has the authority to require a greenbelt along any property line neighboring a single-family home. The proposed greenbelt to the south covers some of the property line with a minimum of 10 feet in width and 6-foot minimum planting height. The density will not be less than every 15 feet along the property line. A total number of 48 trees would be required to cover the entire property line. A total of 21 trees are currently proposed. **The Planning Commission is requiring additional evergreen trees along the south property line to the corner of the lot and would like to see what shrubs and canopy trees would look like along the front of the property.**
- Sec. 5.03 Parking Lot Landscaping. There are two sets of requirements for landscaping in the parking lot area.
- It is required there is one tree per every five parking spaces in which some trees are required to be located in the interior of the parking lot. A total of 129 spaces requires 26 trees. One tree is counted unless all the screening trees to the south are included as part of the “parking lot”. It is not common to double dib this requirement; however, the Planning Commission can help in this clarification. Additional trees are still required if the south trees are counted. **5 additional trees are required.** Along the right-of-way, a tree is required every 30 linear feet. A total of 12 trees would be required along Romeo Plank Road, but only 10 trees are counted. **2 additional trees are required.**
- Sec. 5.04 Lighting. The building mounted fixture does not appear to be downward facing and shielded. In review of the photometric plans, the northern property line exceeds the 0.25 footcandle reading at 4.5 footcandles in some parts. The maximum parking illumination is four footcandles (commercial). The maximum parking lot is 30 in some places. **The applicant has provided an updated photometric plan that now shows the building mounted fixtures downward facing and shielded. However, the footcandle readings are still not compliant and the lighting components will need to be adjusted.**
- Sec. 5.05 Performance Standards. It is unclear where outdoor events are being proposed and how noise is proposed to be handled. **If the applicant chooses to use noise apparatuses, they will be faced away from the south property line and follow the noise ordinance.**
- Sec. 6.02 Number of Parking Spaces. There is missing information to determine if adequate parking is provided. Below are the calculations for the multiple uses onsite and the further clarification that is needed. 163 parking spaces are required and 129 are proposed. **Additional parking spaces are required.**

- Sec. 6.03 Parking Layout, Construction, Maintenance. It is unclear what the maintenance plan is for the gravel parking lot. The parking lot must be modified along the south property line to be 20 feet from the property line which would complicate the landscaping counting requirement if applied. The Planning Commission has the authority to require curbing/bumper blocks. **Applicant is proposing a fence in front of the pedestrian walkway by the 3 buildings. Planning Commission would like to see some sort of barrier. Maintenance is sufficient.**

Article 8A.03 SAA Overlay Requirements

- It does not appear a barrier for the gravel parking is provided, but one is required. Further the parking lot requires a 35-foot setback from neighboring residential property lines which means the existing parking lot would need to be moved farther from the southern property line. **Applicant will need a variance from the ZBA.**
- It is unclear the status of the driveway approval from the Road Commission. **Addressed earlier in meeting.**

Sec. 16.39 Indoor Event

- 1. Screening from residential uses (south property line) shall be consistent with our requirements. A decorative masonry wall, greenbelt, berm, or combination could be required by the Planning Commission. The applicant is proposing a limited greenbelt along a portion of the south property line. **Addressed earlier in meeting.**
- 2. The Township Board shall determine if the proposed indoor events are considered truly ancillary to agricultural uses onsite.
- 3. The indoor event building would not operate events beyond midnight. Otherwise, the applicant has not limited a number, type, duration, and frequency. **4 events are allowed per week with events ending at 11 pm.**

Sec. 16.40 Special Outdoor Events

- The minimum site size for this use is currently 50 acres. The Township is considering a text amendment to change this requirement. **This is being evaluated currently with our text amendments.**
- Screening from residential uses (south property line) shall be consistent with our requirements. A decorative masonry wall, greenbelt, berm, or combination could be required by the Planning Commission. The applicant is proposing a limited greenbelt along a portion of the south property line. **Addressed earlier in meeting.**
- The Zoning Ordinance does not allow more than three events a week after 7:00 p.m. This should be noted on the site plan. It is anticipated outdoor event should gather around 100 people based on the parking calculations. **Addressed**

- The applicant is proposing port-a-potties for special events that will be removed within 48 hours of the operation. **Sufficient**
- Article 18 Variances. It is unclear if the applicant would choose to apply for any variances at this point in time from the Zoning Board of Appeals. It is recommended these be listed on site plan and once reviewed the date of approval included.
- Nonconformities. The applicant has stated the existing parking lot would be considered a legal nonconformity. A legal nonconformity would be a parking lot that was officially approved by the Township because they are not proposing increasing the parking area along the north. **Gravel area south of the property line is considered a legal nonconformity therefore not a compliance issue. North side is not a legal nonconformity but will be reevaluated by Planner.**

Planner Habben clarified to the applicant that existing conditions need to be on the site plan due to a permit being pulled for one of the buildings that was not the correct size as shown on the site plan. It was also noted that chain link fences are not permitted for a dumpster enclosure and will need to be addressed on the site plan.

-Motion by Kehrig, 2nd by Abercrombie to postpone Miller Farms site plan for a revised set of plans to address the issues that were discussed this evening.

All Ayes- Motion Carried

10. New Business: None

11. PC Projects- None

12. Public Comments- None

13. Adjournment- Motion by Finn 2nd by Finlay to adjourn the meeting at 9:18 PM.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Date:

Beth Abercrombie, Chair