

**VILLAGE OF ARMADA  
REGULAR COUNCIL MEETING  
MONDAY, AUGUST 9, 2021  
7:00 PM**

President Wolak called the meeting to order at 7:04 p.m. All rose for Pledge of Allegiance. Present at roll call: Clark, Wolak, Ballard, Sledz, Coenen, and Boelke. Absent: Shall. Also present: Clerk Poulos, Treasurer Adair, Jeffrey Bahorski, Kevin Grand, Dave Clor, John Paterek, Maureen Finn, Cassandra Spring, Carrie Cercone, and Becky Henderson.

**AGENDA, APPROVAL OF**

**MOTION** by Ballard, seconded by Shall, to approve agenda as amended:

Added **Stump Removal** as New Business item A.

All Ayes

**CARRIED**

**CITIZEN COMMENT**

Dave Clor expressed to Council his interest in a single waste hauler for the Village and Township.

Cassandra (Spring) Christian informed Council that she is part of an organization called Replant Armada which will be accepting donations and approaching businesses to donate trees to residents that have been affected by the tornado. They want to have an event in Memorial Park in September for this purpose. DTE also desires to donate 50 trees to the Village and Township. Trustee Boelke will contact DTE to share Cassandra's name as an interested participant in this project.

Carrie Cercone (74415 Burk Street) asked Council to consider a variance for her privacy fence that was destroyed during the tornado. She stated that as she is a corner lot, her side yard is considered a front yard in the Zoning Ordinance so a 6' privacy fence would not be allowed. When she bought her home, a 6' privacy fence was there but the way the ordinance is written, she could only replace with a 3' fence, which she does not want to do.

**PRESENTATIONS**

None.

**ADMINISTRATIVE REPORTS**

- The July, 2021, Code Enforcement Report was submitted.
- The Treasurer submitted her May and June, 2021, Treasurer's Reports.
- Street Administrator Sledz informed Council that he has received verbal quotes for a new mower, which are all within his price parameters to purchase.
- Planning Commission Liaison Coenen stated that the Planning Commission did not meet and stated his dismay that the four businesses that were recently approved for Julie (LeFever's) building were lost during the recent tornado.

**1. CONSENT AGENDA**

**MOTION** by Ballard, seconded by Clark, to approve the Consent Agenda as presented.

- A. **Approval of RCM Minutes of 7/26/21** approved as presented.
- B. **Payment of Bills** totaling **\$58,207.75** approved for payment as follows:

1. General Fund	\$ 5,124.42
2. Police STI	\$ 280.99
3. Water Fund	\$ 9,311.91
3. Sewer Plant Fund	\$ 34,471.40
4. Sewer System Fund	\$ 377.57
5. Major Street Fund	\$ 3,253.45
6. Local Street Fund	\$ 1,976.93
7. Municipal Street Fund	<u>\$ 3,411.08</u>
Total	\$ 58,207.75

All Ayes (Coenen Abstains from Minutes)

**CARRIED**

## **2. OLD BUSINESS**

### **A. SEWER PLANT UPDATE**

Sewer Commissioner Clark updated Council on several items:

1. He stated that SBR Tank #2 has had the walls patched and relined and the pumps are going to be assembled.
2. He also stated that the new generator ran the plant while the electricity was off with no problems.
3. The new alarm system is now up and running. The system can now be accessed from an app on their phones to see if the alarm needs immediate attention or if it can wait.
4. Matt Carstens at F&V will be doing his first Fair sampling next week and has prepared for this.

### **B. WATER COMMISSIONER REPORT**

Water Commissioner Boelke updated Council by stating that he submitted the ARPA (American Rescue Plan Act) paperwork on the due date (he had asked for an extension due to the power outage from the tornado). There is no disbursement date and the Village stands to receive \$179,000.00, which can be used for water, sewer or broadband. The Village Council previously approved two of the water media purchases and Boelke would like to use some or all of this money to pay for the other two medias needed. He is currently looking for other funding options but if none are obtained, he will move forward with the two media.

## **3. NEW BUSINESS**

### **A. STUMP REMOVAL**

The Township Board unanimously approved to pay for 18 stumps to be removed in the Village right-of-way. They obtained three bids and awarded to Dean Reinhardt for \$12,600.00. Attorney Bahorski pointed out that this is for stump removal only, no sidewalk repair, filling of the holes or seeding. The DPW will need to assist to fill in the holes.

**MOTION** by Sledz, seconded by Coenen, to grant Dean Reinhardt access to the Village of Armada right-of-way for the purpose of brush and tree stump removal to the proposal dated August 3, 2021 and accepted by the Township of Armada

on August 5, 2021. This access is limited to the scope of work being performed on behalf of the Township of Armada pursuant to the accepted proposal.

Ayes: Sledz, Coenen, Clark, Boelke, Ballard, Wolak  
Absent: Shall

**CARRIED**

**B. PUBLIC HEARING – TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 2 (ZONING DISTRICTS AND MAP) AND ARTICLE 21 (RESERVED) OF THE VILLAGE OF ARMADA ZONING ORDINANCE TO CREATE, IMPLEMENT, AND ADMINSINSTER A TRANSITIONAL OVERLAY DISTRICT**

**MOTION** by Ballard, seconded by Clark, to enter into Public Hearing at 7:46 p.m.

Ayes: Ballard, Clark, Boelke, Wolak, Sledz, Wolak  
Nays: None  
Absent: Shall

**CARRIED**

Attorney Bahorski gave an overview of this proposed ordinance to amend the Zoning Ordinance. He gave a history of 74130 Fulton Special Approval Land Use (SALU), and provided the following: This property is situated in a C-2 (General Business) District and an applicant had applied for SALU approval for a proposed light industrial activity use, which is an allowable SALU for the subject property and after meeting with the Planning Commission and was ultimately denied the application for SALU for the subject property. The applicant met with Village officials who agreed to evaluate whether there may be an improved planning process for certain of the parcels zoned C-2 that are adjacent to residential uses. The objective was to find a process that facilitates economical reuse of the facilities situated on the C-2 properties while still protecting and preserving the quality of the residential properties. The solution came from the Village Planner who researched best planning practices and is recommending that the Village Council amend the Village Zoning Ordinance to introduce a Transitional Overlay (TO) District which would identify certain areas that, due to unique circumstances, require special planning consideration to encourage redevelopment of underutilized properties. In this case, the properties are those situated in the C-2 (General Business) District that are within 100' of a residentially zoned district. In many cases, these C-2 properties have historically been utilized for commercial/industrial uses, but are likely not conducive to adaptive re-uses due to the close proximity to residences. The TO District affords the Planning Commission and Village Council the ability to consider a variety of new uses while mitigating any adverse effects on adjacent residences associated with the new use. The Village Planning Commission has conducted a Public Hearing on the new ordinance and voted unanimously to recommend its adoption to the Village Council. The proposed Ordinance relies heavily on recommendations from the Village Planner Brian Keesey. Public input from John Paterek and Jo Adair was addressed.

**MOTION** by Coenen, seconded by Sledz, to exit Public Hearing at 8:07 p.m.

All Ayes

**CARRIED**

Council discussion included concerns from Trustee/ZBA member Ross Boelke regarding the process.

**MOTION** by Coenen, seconded by Ballard, to adopt the ordinance amending Article 2 (Zoning Districts and Map) and Article 21 (Reserved) of the Village of

Armada Zoning Ordinance to create, implement, and administer a Transitional Overlay District.

Ayes: Coenen, Ballard, Clark, Wolak, Sledz, Boelke

Nays: None

Absent: Shall

**CARRIED**

**C. TO ACCEPT A BID FOR THE MASSEY FERGUSON TRACTOR AND IMPLEMENTS**

The Clerk received a bid from Larry Swartz for the Massey Ferguson tractor and implements, which is the only bid that has been received for these items.

**MOTION** by Sledz, seconded by Clark, to accept the bid from Larry Swartz for the 1990 M-F 1020 Standard Massey Ferguson Tractor and Implements including a mowing deck, 4' brush hog deck, and a snow blade in the amount of \$4,025.00.

Ayes: Sledz, Clark, Coenen, Boelke, Ballard, Wolak

Nays: None

Absent: Shall

**CARRIED**

**UPCOMING AGENDA ITEMS**

A. Purchase of G-2 Media

**CITIZENS COMMENTS**

None.

**COUNCIL COMMENTS/COMMUNITY EVENTS**

Trustee Boelke provided Council the State of Emergency Executive Order from Governor Whitmer which he received from Representative Jeff Yaroch. A discussion followed with inquiries as to why this Order was provided to a Trustee and not sent to the Village Office. The Clerk stated that Representative Yaroch will be holding a town hall type meeting prior to the Council's next meeting on August 23, 2021 at 6:00 p.m. in the Council Chamber. Boelke stated that he was informed of the Order late last week and informed the Clerk and Village office of it. The Clerk replied that this was true, but there was no verification from the Fire or Police Chiefs and that the Village Attorney could not find it published anywhere, therefore, it was not verified until this Order was received. Attorney Bahorski stated that more information is needed to verify if and how funds can be obtained to help cover the cost incurred by the Village.

Trustee Boelke also asked Council to provide an After-Action Review of how this Council could have handled the tornado disaster better. President Wolak stated that he feels the Fire Chief and Police Chief did an excellent job with control of everything. He also stated that he could not be as present as he wanted to be due to his health and that several Council members were out of town.

Treasurer Adair stated that she would like to be part of the DTE tree planting program. The last Concert in the Park is Wednesday at 7:00 p.m. in Memorial Park.

No further business.

**MOTION** by Coenen, seconded by Ballard, to adjourn the meeting at 8:36 pm.

All Ayes

**CARRIED**

Minutes submitted by:

Michelle Poulos, CMMC  
Armada Village Clerk