



# ARMADA TOWNSHIP PLANNING COMMISSION

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## Minutes

Wednesday March 5, 2025- 7:00 P.M.

### Regular Meeting

1. Call to Order- Kehrig called the meeting to order at 7:00 pm.
2. Pledge of Allegiance- Kehrig led the Pledge of Allegiance
3. Roll Call
  - a. Present at Roll Call: Chair Kehrig, Commissioners Abercrombie, Finn, Kutchev, Patchak and Jabara. Nikkel absent with notice.
  - b. Also present: Planner Habben and Recording Secretary Bailey
4. Approve/Amend Agenda: Motion by Abercrombie, 2<sup>nd</sup> by Finn to approve agenda as presented. **All Ayes- Motion Carried**
5. Approval of Minutes:
  - a. Regular Meeting Minutes February 5<sup>th</sup>, 2025. Motion by Finn, 2<sup>nd</sup> by Abercrombie to approve the regular meeting minutes of February 5<sup>th</sup>,2025 as presented. **All Ayes- Motion Carried**
6. Public Comments- Amy Winn-Vanhoeck, 74861 Fulton. Concerns about self-storage site, her house backs up to the storage site and has zero protection after tree removal was done, intrusive lights into her home, and protecting rights of the citizens. Roseann Betham Zebelian, 74965 Fulton. Presented questions about ditchwater, is it a county drain. Water is running through her backyard, noise issues, and would like a berm to be put in place. Jeff Miller 71800 Romeo Plank. Questions about his site plan regarding pedestrian walkways and what is the cut off from small-scale to large-scale entertainment. Planner Habben answered that small-scale entertainment is not more than 200 people and is not permanent.

7. Public Hearing- No public hearing

8. Reports and Correspondence:

- a. Project Status Report- Planning Commission agreed that all closed projects be taken off the report except for Semco. Discussed the updates for Hidden River Estates, Armada Center Storage, and the Ordinance book audit.
- b. Zoning Ordinance Subcommittee- March 10<sup>th</sup>, is the first subcommittee meeting, the schedule will be set after we evaluate the process. SAA will be going through the subcommittee and new uses. Motion by Abercrombie to file reports and correspondence, 2<sup>nd</sup> by Kutchey.

**All Ayes- Motion Carried**

9. Unfinished Business:

- a. Armada Center Storage Site Plan- 22900 and 22920 Armada Center Rd. Township is aware of the removal of trees and the landscaping is inconsistent with current site plan. Outstanding items to be addressed on site plan are labels to confirm existing trees to be removed and preserved, clarity on the two types of fences that are proposed, and the front walls shall be constructed of a predominance of face brick. Long-term maintenance also needs to be addressed. Trees need to be planted along all residential sides of the property with the west side allowing for the minimum and the east side requiring higher than the minimum. The landscaping on the west side can be between the property line and the paved area. Applicant Andrew Mazer spoke regarding the brick and asked if veneer stone along the whole column would be appropriate, Planning Commission agreed that would work. Mazer also spoke regarding the size of the trees for landscaping and asked if it would be ok if they were taller than the fence and larger than 6 ft tall on the east side. The Planning Commission would prefer that and spoke about the types of trees that could be used being a mixture of conifer and deciduous. Mazer stated that he is flexible and will do whatever makes everyone happy. Planning Commission is requiring staggered trees, 1 per 15 feet at a minimum, with a berm being added to the east side that backs up to the residential houses. Motion by Abercrombie, 2<sup>nd</sup> by Jabara to table for a new site plan to address building appearance and landscaping as discussed.

**All Ayes- Motion Carried**

- b. Planning Commission Annual Report-Motion by Abercrombie, 2<sup>nd</sup> by Patchak to approve the annual report with corrections and forward to the township board.

**All Ayes- Motion Carried**

- c. Parks and Recreation Master Plan Update-Township board approved Wade Trim proposal. The goal is to have the plan adopted by December and

conduct the joint Planning Commission and Township board meeting in April to start the initial update.

10. New Business:

- a. Election of Officers- Kehrig nominated Abercrombie to Chair. Abercrombie accepted. Abercrombie nominated Kehrig to vice-chair. Kehrig accepted. Finn nominated herself for Secretary and accepted.

**All Ayes- Motion Carried**

11. PC-Projects- None

12. Public Comments-Marcia Hollins- 20120 Armada Ridge Rd- asked about an ordinance regarding Christmas lights being up all year long. Also questioned whether the planning commission must agree on a site plan or majority. Jeff Miller 71800 Romeo Plank, questions about parking lot screening and the ordinance regarding it, also wanted to know about the enforcement and timeline for planting trees in regard to a site plan. Roseann Zebelian 74965 Fulton, concerns with ditchwater coming down the west side of her property, and how water is going to get to the detention pond and who will clean up leafed trees. Amy Winn-Vanhoeck, 74861 Fulton-thanked the planning commission for listening to their concerns but is still frustrated at how this is affecting peoples lives. People coming here deserve to have concrete answers about what they need to do. Explained that the trees have been down for a long time and would not like to stare at the site in her backyard. Also expressed concerns about selling her home and people would not like to look at the site through the bedroom and wondered how many times the applicant has been in front of the planning commission and still has to keep coming back.

13. Adjournment- Motion by Kehrig, 2<sup>nd</sup> by Jabara to adjourn the meeting at 8:45 PM.

**All Ayes-Motion Carried**

Respectfully submitted:

\_\_\_\_\_  
Michelle Bailey, Recording Secretary

Approved:

\_\_\_\_\_  
Beth Abercrombie, Chair

Date: \_\_\_\_\_