



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday April 2, 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, Secretary Finn, and Commissioners Kutchey, Patchak, Jabara, and Nikkel.
 - b. Also present: Planner Habben and Recording Secretary Bailey
4. Approve/Amend Agenda: Motion by Finn to amend the agenda by moving item 11 a. to 6 a., 2nd by Patchak.

Ayes- Nikkel, Finn, Abercrombie, Patchak

Nays- Kutchey, Kehrig, Jabara

-Motion Carried

5. Approval of Minutes:
 - a. Regular Meeting Minutes March 5th, 2025. Motion by Kehrig, 2nd by Patchak to approve the regular meeting minutes of February 5th,2025 as presented.

All Ayes- Motion Carried

6. Public Comments- Roseann Betham Zebelian, 74965 Fulton. The applicant of the storage center walked the property with her, wanted to thank him and the planning commissions for their concerns. Still worried about water and would like more pine trees put in south of her property and ones that were left need to be cleaned up.

- a. PC Projects- Joint Training with the Planning Commission and The Township Board- Planner Habben gave a presentation regarding Planning and Zoning 101, processing of applications, text amendment agricultural business, and zoning ordinances project.

Chair Abercrombie then excused the board members, and a short intermission was had.

7. Public Hearing- No public hearing

8. Reports and Correspondence:

- a. Project Status Report- Discussed recent updates of new site plans for Miller Farms and Armada Center Storage Center, zoning ordinance subcommittee met March 31st and the next meeting is scheduled for April 7th, at 10 am.
- b. Almont Master Plan- Received Almont Master Plan, copy was provided online. Motion by Kehrig to receive and file reports and correspondence as presented, 2nd by Finn.

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 read an email from him that stated he talked to the 3 neighbors on the east side and came up with solutions for each neighbor. Planner then went over her site plan review, the landscape screening has been addressed and revised landscape calculations were added, the berm the PC requested previously is not feasible according to the township and applicants engineer. Still concerns from the PC about water runoff but engineering review will address that. The applicant said that he was planning on putting in swales and stated that the trees will be higher than the fence. Discussion took place on elevation of the property and neighboring residential homes regarding the screening landscape. The proposed trees would be between 7-10 ft tall and will grow 1-2 ft a year. The Planning Commission can choose to require a wall or modify the fence. Some members would like to see the fence moved outside of the detention pond and to add more trees to the north property line. Motion by Nikkel to postpone the site plan 22900 and 22920 Armada Center parcel ID's 13-0223-226-020 and 13-02-23-226-017 with 5 items, 1. Fence on the west wall be moved around the retention pond, 2. Topography cut sheet on east property line with fence and trees in relation to existing houses, 3. Add 6 ft evergreen trees around north property line halfway down from east property line to west, 4. Photometric plan to show lighting around site, and 5. Remove preserve 10ft greenbelt on site plan. 2nd by Abercrombie.

Ayes- Nikkel, Abercrombie, Patchak, Finn

Nays- Jabara, Kutchey, Kehrig

-Motion Carried

10. New Business: None

12. Public Comments- Roseann Zebelian 74965 Fulton. Thanked the Planning Commission for their understanding and stated no one will own the ditch so she did her own research and found out it is a state-owned ditch, concerned about where water is going to go.

13. Adjournment- Motion by Nikkel, 2nd by Jabara to adjourn the meeting at 9:19 PM.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Beth Abercrombie, Chair

Date: _____