



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday June 4th, 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, Commissioners Patchak, Finn, Finlay and Jabara. Nikkel absent with notice.
 - b. Also present: Planner Habben and Recording Secretary Bailey
4. Approve/Amend Agenda: Motion by Finn, 2nd by Jabara to approve agenda as presented. **All Ayes- Motion Carried**
5. Approval of Minutes:
 - a. Regular Meeting Minutes May 7th, 2025. Motion by Kehrig, 2nd by Jabara to approve the regular meeting minutes of May 7th,2025 as presented. **All Ayes- Motion Carried**
6. Public Comments- Marica Hollins 20120 Armada Ridge. The agenda says this public comment section is for agenda items. Chair Abercrombie clarified that we have two public hearings after this public comment section and that will be the time for the public to speak about the two items on the agenda.
7. Public Hearing-
 - a. Frontier Farms Market Rezoning 69475 Romeo Plank Rd-Chair Abercrombie explained the order of procedure for public hearings and confirmed the newspaper publication as well as the notices sent to neighbors of the property.

Motion by Jabara, 2nd by Finn to open the public hearing at 7:05 p.m. for the rezoning of Frontier Farms Market located at 69475 Romeo Plank Rd.

-All Ayes- Motion Carried

Representative for Frontier Farms Market, Chad Asman spoke on the request for rezoning. This is to be able to operate the bakery with the kitchen located inside the building as a mercantile. Planner Habben spoke on her analysis of the rezoning and that it would make a nonconforming building due to a side yard setback with the already existing buildings. Habben explained that it would be retail with a workshop to make and sell goods. Motion by Jabara, 2nd by Kehrig to close the public hearing at 7:24 p.m.

-All Ayes- Motion Carried

b. Romeo Rabbit Rescue Special Land Use 21850 McPhall- Motion by Finn, 2nd by Kehrig to open the public hearing for Romeo Rabbit Rescue special land use located at 21850 McPhall Rd at 7:25 p.m.

-All Ayes- Motion Carried

Abercrombie confirmed the newspaper publication and notices sent to nearby neighbors. Erin Silas, the applicant for Romeo Rabbit Rescue, was present and spoke on the need for the special land use for the non-profit organization of rescuing domestic rabbits. Planner Habben read her analysis. Abercrombie read a letter from residents John and Renee Depauw and Gabrielle Kidnie who own parcel ID 13-02-11-300-007 that stated they oppose the rescue and feel that it will lower their property value. Tracey Jones 21770 McPhall lives west of the property, explained that it will not devalue anyone's land, it will not affect water supply or cause traffic, believes the rescue will do a fine job there. Lynn Bidigare 21790 McPhall- lives adjacent to the property, concerned about the signing and lighting, volume of traffic. Dave Zieman 21841 McPhall- lives across the street, wondering if the rescue will have another septic and well. They should have a rat well and he is concerned about diseases and traffic issues. Saw posts online about taking in 1000s of rabbits. Cassandra Grillo 21920 McPhall- knew the applicant before she moved next door, helped her with her own rabbits, her daughter volunteers at the rescue. Marcia Hollins 20120 Armada Ridge Rd- mother resides at Wellbridge in Romeo where the applicant takes her rabbits for senior visits. Rabbits are calming to the residents, and she is happy they are providing these services in Armada. Kehrig asked the applicant if this was her current residence and if she is housing rabbits now to which the applicant addressed, she only has her personal rabbits at home now. Patchak asked if they plan to expand in the future with the applicant stating the full extent of what they would like to do is on the site plan. There will be no open business hours and it will be by appointment only. Motion by Jabara, 2nd by Patchak to close the public hearing at 8:02 p.m.

8. Reports and Correspondence:

- a. Project Status Report- Motion by Finn, 2nd by Patchak to receive and file reports and correspondence as presented.

-All Ayes- Motion Carried.

9. Unfinished Business- None

10. New Business:

- a. Frontier Farms Market Rezoning-69475 Romeo Plank Rd (Parcel ID-13-02-31-400-035) Planner Habben read her review and stated that it meets all B1 requirements. Some members of the planning commission expressed concern over the size of the proposed lot that is being rezoned, parking issues, and the non-conforming building. Motion to postpone pending additional information for onsite utilities and parking calculations for site informational requirements.

Nays- Jabara, Patchak, Kehrig, Finn

Ayes- Abercrombie, Finlay

-Motion Failed

Motion by Kehrig, 2nd by Finn to recommend to the township board the rezoning of Frontier Farms Market located at 69475 Romeo Plank from R1 to B1 because it meets the rezoning standards in section 19.06 of the zoning ordinance.

Ayes- Jabara, Patchak, Kehrig, Finn

Nays- Abercrombie, Finlay

-Motion Carried

- b. Romeo Rabbit Rescue Special Land Use- 21850 McPhall Rd (Parcel ID-13-02-11-100-001) Planner Habben read her review and discussed some of the items that were not in compliance. The applicant spoke on the flooring that would be used where the rabbits would be housed. It will be a vinyl solid surface that is easy to clean. The applicant verified they will do what is required to comply for the capacity of the rabbits. Standard insulation of the building will be sufficient for sound proofing. No more than 50 rabbits are allowed onsite. The applicant will apply for a ZBA variance for the driveway and parking lot. Motion by Jabara, 2nd by Finn to recommend approval to the township board for 21850 McPhall Rd, the raising of fur bearing animals because it meets the standards of section 16.01, conditionally upon the fur bearing animals permitted are rabbits or equivalent and they receive site plan review.

All Ayes- Motion Carried

Site plan review is also done when a special land use is required. Planner Habben went over her site plan review. The planning commission accepted Wade Trim's aerial view of the property. They accepted the building façade, with no additional requirements. The landscaping is acceptable, along with the lighting proposed. The applicant is going to apply for a variance from the ZBA requiring the paved parking lot and driveway. The planning commission requires a pedestrian walkway from the parking lot, along the front of the buildings and is

also requesting a building grade. Motion by Kehrig, 2nd by Jabara to postpone for a new site plan that shows a pedestrian pathway from the parking lot to the buildings, show building grades, and the variance for the paved parking lot and driveway.

Ayes- Kehrig, Jabara, Patchak, Finn

Nays- Abercrombie, Finlay

-Motion Carried

11. PC-Projects- Agricultural Business Text Amendment- Motion by Finn, 2nd by Kehrig to table the text amendment to next month's meeting.

-All Ayes-Motion Carried

12. Public Comments- Erin Silas 21850 McPhall- Wanted to address some concerns from the earlier public hearing, at no time will they take in 50 rabbits a day, we won't have a party room, we illustrate the need for rabbits and that there are not enough rescues. Rabbits do not spread diseases like other animals and we are proposing a sign to separate our house from the rescue. Jessica Hartman- board member of Romeo Rabbit Rescue also spoke on the care of sick rabbits, sick rabbits do not go in the general population with other rabbits. All rabbits they take in will be quarantined at first, and there is only one vaccine that rabbits may get.

13. Adjournment- Motion by Finn, 2nd by Patchak to adjourn the meeting at 9:54 PM.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

_____ Date: _____

Beth Abercrombie, Chair