

ARMADA TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
WEDNESDAY, JULY 9, 2025, AT 7:00 P.M.

Supervisor Krotche called the meeting to order at 7 p.m.

The Pledge of Allegiance was recited.

Invocation was led by Trustee Nikkel

Clerk Swiacki called roll; Nikkel, Goetzinger, Job, Swiacki and Krotche
Also in attendance: Attorney Christine Anderson

APPROVAL OF MINUTES: Motion by Swiacki seconded by Job to approve June 11 regular meeting minutes and July 3 election commission meeting minutes as presented.

All Ayes **Motion CARRIED**

SET/AMEND AGENDA: Motion by Swiacki seconded by Nikkel to approve agenda as presented.

All Ayes **Motion CARRIED**

PUBLIC COMMENTS: (3 minutes) – Marcia Hollins

BILLS: Motion by Swiacki seconded by Job to approve bills as presented.

All Ayes **Motion CARRIED**

REPORTS: Motion by Swiacki seconded by Job to receive and file reports.

All Ayes **Motion CARRIED**

CORRESPONDENCE/INFORMATION: None

UNFINISHED BUSINESS:

Frontier Farm's Market - Rezoning: Motion by Swiacki seconded by Goetzinger to approve a conditional rezoning from R-1 (Residential-Agricultural) to B-1 (Local Commercial District) for 69475 Romeo Plank, Parcel ID 13-02-31-400-035 conditioned upon the following as proposed by the applicant:

1. An association will be established involving both properties, Parcel ID 13-02-31-400-035 and the adjacent parcel under the same ownership, to maintain common ownership and responsibility for all shared features, including the well, septic system, driveway access, and parking.
2. No portion of the rezoned parcel will be sold or split separately from the associated parcel. The two parcels will be maintained under unified ownership to ensure coordinated site use and long-term consistency with Township goals.

Applicant proposed conditions ensure that the site functions as a single, unified commercial operation, while addressing concerns about future lot splits or fragmentation.

Ayes: Nikkel, Goetzinger, Swiacki, Krotche **Nays:** Job **Motion CARRIED**

Romeo Rabbit Rescue – Special Land Use: Motion by Swiacki seconded by Nikkel to deny the Special Land Use request for Romeo Rabbit Rescue at 21850 McPhall. The denial is based on the following findings:

1. The proposed use is anticipated to generate increased traffic on an unpaved roadway that is incompatible with the character of the surrounding area. This includes volunteers, visitors, adopters, boarding clients and deliveries.
2. Small animals, even rabbits when confined with large density, can cause odor and sanitation issues. There is a heightened potential for attracting predatory animals, particularly due to the absence of rat walls in the existing structures.

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3. The expected electrical demand, including HVAC requirements for each animal housing unit, significantly exceeds that of neighboring properties usage and noise levels.
4. The proposed use does not align with the existing land use patterns and raises concerns consistent with those expressed by local residents.
5. In consideration of the above items the project is more in line with Commercial activities.

Ayes: Nikkel, Job, Swiacki, Krotche **Nays:** Goetzinger

Motion CARRIED

NEW BUSINESS:

Board of Review – Appointment date corrections : Motion by Swiacki seconded by Nikkel to correct appointment dates for Board of Review members John Young, David Andrews and Joan Falkenburg to January 1, 2025 through December 31, 2026.

All Ayes:

Motion CARRIED

Senior Center Director – Job Description: Motion by Swiacki seconded by Nikkel to approve Senior Center Director Job Description as presented.

All Ayes

Motion CARRIED

Senior Center Director – New Hire: Motion by Swiacki seconded by Nikkel to hire Erin Tyrell as Armada Township Senior Director starting July 14, with a beginning wage of \$16.75, after 30 days pay increase to \$18.12, after 90 days pay increase to \$19.50.

All Ayes

Motion CARRIED

Food Truck Ordinance – Draft Discussion: Board discussed hours, number of days in a row for operation, special event approval. Attorney Christine Anderson suggested the board take a look at what other townships do and contact her with suggestions. A new draft will be provided for the next meeting.

Motion by Swiacki seconded by Job to postpone until the August 19 board meeting.

All Ayes

Motion CARRIED

Blake Farms Hard Apple Cider, LLC: On-Premises Tasting Room Permit: Motion by Nikkel seconded by Swiacki to postpone the request from Blakes Hard Apple Cider LLC location at 71421 North Avenue and to have Supervisor Krotche request the following information from the applicant before approval:

1. An existing site plan, showing all buildings currently on site and its purpose.
2. A safety plan.
3. Does the R-1, Residential District zoning on this property allow applicants request?

All Ayes

Motion CARRIED

Committee for Fire Department CBA: Motion by Swiacki seconded by Job to appoint Chief Steve Kohut, Clerk Swiacki and Supervisor Krotche to the committee.

All Ayes

Motion CARRIED

Appointment for alternate electrical inspector: Motion by Swiacki seconded by Job to hire Joe LaFever as alternate electrical inspector as recommended by Tim Dillon.

All Ayes

Motion CARRIED

September board meeting date: Motion by Job seconded by Swiacki to change September regular meeting date from September 10 to September 17.

All Ayes

Motion CARRIED

PUBLIC COMMENTS: (2 minutes) – Marcia Hollins, Ken DeCock

BOARD MEMBERS: Trustee Goetzinger, Trustee Nikkel, Treasurer Job, Clerk Swiacki and Supervisor Krotche.

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CLOSED SESSION: None

ADJOURNMENT: Motion by Job seconded by Nikkel to adjourn the meeting at 8:15 p.m.
All Ayes

Motion CARRIED

Mary K. Swiacki, CMMC, MiPMC
Armada Township Clerk

Christopher Krotche
Supervisor

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