



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday August 6th, 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 Patchak to amend the agenda to add C. T-Mobile Site Plan Administrative Review under New Business
All Ayes- Motion Carried
5. Approval of Minutes:
 - a. Regular Meeting Minutes June 4th, 2025. Motion by Kehrig, 2nd by Finlay to approve the regular meeting minutes of June 4th, 2025, as presented.
All Ayes- Motion Carried
6. Public Comments- None
7. Public Hearing- APC Towers Special Land Use-Motion by Finn, 2nd by Patchak to open the public hearing at 7:04 PM for APC Towers New Wireless Tower Special Land Use- Romeo Plank Rd (Parcel # 13-02-06-400-014) **-All Ayes- Motion Carried**

Abercrombie discussed the procedures for the public hearing and confirmed the publication and notices sent to neighbors within 300 ft of the proposed tower. Representative for APC Towers, Amy Rodriguez, spoke about the need for a new wireless tower in this specific location. Dan Crane, another APC Towers representative, also spoke regarding the tower and explained the self-collapsing

structure and how it works. Planner Habben discussed her analysis of the tower. Paula Elsner, 16245 Pratt Rd, concerned about the tower being too close to her house, we don't need it, and they didn't come to talk to the residents about it. Loren Ray 78888 Romeo Plank, supports the tower, wants the reliability of service. Jonathon Sassen, 16575 Pratt Rd, will see the tower pulling out of his driveway, likes the wildlife and this will drive animals away, concerned about radiation issues. Brian Daughtery, 16155 Pratt Rd, opposed to having the tower 500-600 ft away from his house, worried about retail value diminishing and health issues. Samantha Kilgore, 79379 Romeo Plank Rd, this will be an eyesore and wouldn't have bought our house if we knew this would be in our backyard. Jack Crongyer, 16411 Pratt Rd, lived here for 45 years, it should be put on Jim's property. Abercrombie read a letter from Brian Daughtery that was emailed to the township hall, opposing the tower. Llyod Michael, 16055 Pratt Rd, the tower will be 602 ft away from my front door, not denying the need for it, but don't like the location and it is too close to the road. Finn asked Rodriguez about health risks of the tower and if there are any documents that will speak to this concern. Rodriguez will send documents to the township regarding this; they must adhere to government guidelines. Multiple studies have been done and have not found there to be any issues.

Motion by Kehrig, 2nd by Abercrombie to close the public hearing at 7:59 PM.

-All Ayes- Motion Carried

8. Reports and Correspondence:

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

-All Ayes- Motion Carried.

9. Unfinished Business- None

10. New Business:

- a. **APC Towers New Wireless Tower Special Land Use Romeo Plank Rd Parcel (13-02-06-400-014)** Planner Habben read her review. Kehrig noted that wireless towers need to be located 1,000 ft from a public roadway according to our zoning ordinance. The current site plan shows the tower is located 312 ft from Pratt Rd. The representative of APC Towers said they would go for a variance to address the setback issue. They would need a 688 ft variance. They could also move the tower further back on the parcel. A technician would come out to the site 6 times a year to do a routine inspection. An inspection report would be provided to the township every 5 years. Motion by Kehrig, 2nd by Patchak to postpone the special land use for APC Towers located on Romeo Plank, parcel (13-02-06-400-014) to allow them to come into compliance with the 1000 ft requirement from Pratt Rd.

Ayes- Kehrig, Jabara, Patchak, Finn, Abercrombie

Nays- Finlay

-Motion Carried

Finlay's reasoning for opposing is that he does not believe it is the right parcel for this.

- b. Changing Planning Commission Dates- The township board is requesting the planning commission change their meeting dates to the 3rd Wednesday of the month. Motion by Kehrig, 2nd by Jabara to keep the meetings as they've always been.

Ayes- Kehrig, Jabara, Patchak, Finn, Finlay

Nays- Abercrombie

- Motion Carried

- c. T-Mobile Administrative Site Plan Review- Planner Habben spoke about the site plan review, and the very minor changes T-Mobile is proposing to an already existing tower. Motion by Jabara, 2nd by Kehrig to allow an administrative review for the T-Mobile site plan.

Ayes- Finn, Jabara, Patchak, Finn, Finlay

Nays- Abercrombie

-Motion Carried

- 11. PC Projects- Agricultural Business Text Amendment- Motion by Finn, 2nd by Patchak to recommend adoption of the agricultural business text amendments to the township board as indicated on draft 6 with the revision to change the word adjunct to accessory on page 10 under seasonal kitchen facility.

-All Ayes-Motion Carried

Planner Habben spoke about the parks and recreation plan and the deadlines for that. Aiming for a September 17th community engagement discussion. Habben also spoke about the zoning ordinance update and the timeline for those discussions would begin next year.

- 12. Public Comments- Lloyd Michael 16055 Pratt Rd- asked about the ZBA and variances. Paula Elsner 16245 Pratt Rd- spoke about health concerns from the tower and the impact on the scenic area.

- 13. Adjournment- Motion by Jabara, 2nd by Finn to adjourn the meeting at 9:17 PM.

-All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Beth Abercrombie, Chair

Date: _____