



ARMADA TOWNSHIP ZONING BOARD OF APPEALS

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Zoning Board of Appeals Wednesday September 10th, 2025, 7:30 PM Minutes

1. **Call to Order-** Kehrig called the meeting to order at 7:30 p.m.
2. **Pledge of Allegiance-** Kehrig led the pledge of Allegiance.
3. **Roll Call-** Members present at roll call- Kehrig, DeCock, Grand, and Goetzinger. Absent-Xagoraris. Also, present was Recording Secretary Bailey.
4. **Approve/Amend Agenda-** Motion by DeCock, 2nd by Grand to approve the agenda as presented. **All Ayes- Motion Carried**
5. **Approval of Minutes-** Motion by Goetzinger, 2nd by DeCock to approve the minutes of June 4th, 2025, as presented. **All Ayes- Motion Carried**
6. **Public Hearing**
 - a. Romeo Rabbit Rescue 21850 McPhall Rd (13-02-11-100-001) Variance from the required paved driveway and parking lot from Section 6.03 subsection E of the Armada Township Zoning Ordinance. Motion by DeCock, 2nd by Goetzinger to open the public hearing at 7:33 pm. Kehrig went over the public hearing procedures and the notification to neighbors and that it was published in the newspaper. Robin Silas 21850 McPhall rd. spoke about the rescue, and that the gravel driveway and parking lot will be consistent with the community and they have obtained a culvert permit from Macomb County. Tracey Jones 21770 McPhall rd. supports the rescue and gravel driveway. Kehrig read an email from John Depauw, Irwin Rd, opposing the variance request. Motion by Goetzinger, 2nd by Grand to close the public hearing at 7:40 pm. **All Ayes-Motion Carried**
7. **New Business**
 - a. Romeo Rabbit Rescue 21850 McPhall Rd (13-02-11-100-001) Variance from the required paved driveway and parking lot from Section 6.03 subsection E of the Armada Township Zoning Ordinance. Kehrig read section 6.03 subsection E of the zoning ordinance. Kehrig explained the 5 standards for granting a variance. Discussion took place on whether these were met. The rescue will have low traffic and is a small operation. Most property owners have gravel driveways so it would be consistent with surrounding properties. A paved parking lot

and driveway would stand out. Not all the standards necessarily apply to this situation. DeCock asked about a financial hardship for not having a paved driveway and parking lot. Kehrig stated it is not practical for this non-profit and it is more for bigger operations on paved roads. Motion by Grand, 2nd by Goetzing to approve the variance from the required paved driveway and parking lot from Section 6.03 subsection E of the Armada Township Zoning Ordinance for Romeo Rabbit Rescue located at 21850 McPhall Rd (13-02-11-100-001) to maintain the uniformity of the surrounding properties and per the planning commission approved site plan.

Ayes- Kehrig, Goetzing, Grand

Nays- DeCock

DeCock felt the applicant did not meet the requirements for a variance.

Motion Carried

8. **Public Comments-** None

9. **Adjournment-** Motion by Goetzing, 2nd by Grand to adjourn the meeting at 8:13 p.m.

All Ayes- Motion Carried

Respectfully
submitted: Michelle
Bailey Recording
Secretary

Approved:

DJ Kehrig, Chairperson

Date