



ARMADA TOWNSHIP ZONING BOARD OF APPEALS

23121 E. MAIN STREET, P.O. BOX 578
ARMADA, MICHIGAN 48005
PHONE:(586) 784-5200 FAX: (586) 784-5211
EMAIL: PLANNING@ARMADATWP.ORG

ZONING BOARD OF APPEALS

AGENDA

Wednesday September 10th, 7:30 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVE / AMEND AGENDA
5. APPROVAL OF MINUTES:
 - a. **Meeting Minutes of June 4th, 2025**
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.
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.
8. PUBLIC COMMENTS
9. ADJOURNMENT



ARMADA TOWNSHIP ZONING BOARD OF APPEALS

23121 E. MAIN STREET, P.O. BOX 578
ARMADA, MICHIGAN 48005
PHONE:(586) 784-5200 FAX: (586) 784-5211
EMAIL: PLANNING@ARMADATWP.ORG

Zoning Board of Appeals Wednesday June 4th, 2025 6:30 p.m.

1. **Call to Order-** Kehrig called the meeting to order at 6:30 p.m.
2. **Pledge of Allegiance-** Kehrig led the pledge of Allegiance.
3. **Roll Call-** Members present at roll call- Kehrig, DeCock, Grand, Goetzinger, and Xagoraris. Also present was recording secretary Bailey.
4. **Approve/Amend Agenda-** Motion by DeCock, 2nd by Goetzinger to approve the agenda as presented. **All Ayes- Motion Carried**
5. **Approval of Minutes-** Motion by Kehrig, 2nd by Goetzinger to approve the minutes of September 30th, 2024, as presented. **All Ayes- Motion Carried**
6. **Public Hearing-** None
7. **New Business**
 - a. Election of Officers- Goetzinger, 2nd by Grand nominated Kehrig to Chair. Xagoraris nominated herself for vice-chair, DeCock nominated himself for secretary. **All Ayes- Motion Carried**
8. **Public Comments-** None
9. **Adjournment-** Motion by Grand, 2nd by DeCock to adjourn the meeting at 6:35 p.m. **All Ayes- Motion Carried**

Respectfully submitted:
Michelle Bailey
Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date

**PUBLIC NOTICE
ARMADA TOWNSHIP
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

The Armada Township Zoning Board of Appeals will hold a public hearing on September 10th, 2025, at 7:30 P.M. at the Armada Township Hall, 23121 E. Main St, Armada, MI 48005.

The purpose of the hearing is to receive public comments on a request for a variance from Section 6.03 subsection E of the Armada Township Zoning Ordinance: a variance from the required paved driveway and parking lot. If granted, the variance will permit the driveway and parking lot to be gravel. The property is located at 21850 McPhall Rd, Armada, MI 48005 (parcel #13-02-11-100-001). The parcel is zoned Agricultural.

Copies of the application may be examined at the Armada Township Hall Offices, 23121 E. Main St, Armada, MI 48005, Monday-Thursday, 9:00 AM-4:00 PM until September 10th. Written comments may be addressed to the Zoning Board of Appeals at the Township Hall (23121 E. Main Street, Armada MI 48005), call 586-784-5200 with questions or email comments to planning@armadatwp.org until September 10th at 4pm. Oral comments will be taken during the hearing on September 10th, 2025.

Michelle Bailey
Armada Township
Planning and Zoning Administrator
Publish: 8/27/25

OWNER	PROP ADDRESS LINE 1	PROP ADDRESS LINE 2
DIMARIA, ANTHONY P & JODY	21881 MCPHALL RD	ARMADA, MI 48005
ZIEMAN, MARY & DAVID	21841 MCPHALL RD	ARMADA, MI 48005
SABO, RYAN & JESSICA	16665 FAYS CT	ARMADA, MI 48005
GRILLO, JOSEPH & CASANDRA	21920 MCPHALL RD	ARMADA, MI 48005
SILAS, ROBIN	21850 MCPHALL RD	ARMADA, MI 48005
BIDIGARE, DOUGLAS & LYNN	21790 MCPHALL RD	ARMADA, MI 48005
JONES, CHAD & TRACEY	21770 MCPHALL RD	ARMADA, MI 48005
GAIER, JOHN JR & ANN	20380 IRWIN RD	ARMADA, MI 48005
DEPAUW, JOHN OR RENEE ET AL	721 HIBISCUS	ARMADA, MI 48005



Armada Township – Macomb County – Michigan
23121 East Main Street, Armada, MI 48005
Zoning Board of Appeals Application # _____

This section for the applicant to fill in: ****The facts presented below are true and correct to the best of my knowledge**

I/we ROBIN E SILAS of 21850 MCPHAIL ROAD MI ARMADA
 Name Address 48005

Hereby appeal to the Zoning Board of Appeals, the rulings of:

() Zoning Ordinance () Inspector () Township Board

If ruling was made by inspector and/or township board, include the date of the ruling: _____
 Address of property involved: 21850 MCPHAIL RD ARMADA MI 48005
 Legal description: _____
 Zoning of property: _____
 Current use of property: _____

Provisions of the zoning ordinance appealed. Indicate the article, section, subsection and page number of the zoning ordinance being appealed. Do not quote the ordinance: SECTION 6.03 SUBSECTION E PG 69 OF THE ZONING ORDINANCE.

Type of Appeal – Appeal is made herewith for:

- () A variance from the zoning ordinance
- () A temporary use permit
- () An interpretation of the zoning ordinance

This appeal is made for the following reasons: THE PROPERTY IS ON GRAVEL ROAD AND WE WANT TO KEEP THE DRIVEWAY GRAVEL.

Submission Requirements:

Please provide a detailed, scaled plot plan and elevation drawings showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed buildings and structures with dimensions to property lines, the height of all proposed structures, and show and label abutting street(s). The requested variance(s) should also be notes on the plot plan. **Please note:** This application and supporting documentation must be filed in triplicate.

The following sections are for the Zoning Board of Appeals and Armada Township use only

At a meeting of the Zoning Board of Appeals/Township Board held on this date: _____

The above described appeal was considered and the request was: () Granted () Denied

For the following reasons: _____

Requested interpretation: _____

Zoning Board of Appeals Chairman/Township Supervisor: _____

Fee received _____	Received by _____
Site plan received _____	Affidavit received _____
Notices sent _____	Applicant notified _____
Notice published: _____	Name of paper _____

The Zoning Board of Appeals application shall be submitted by the applicant with this signed Affidavit explaining:

1. How the strict enforcement of the provisions of the Township Zoning Ordinance would cause practical difficulty and deprive the owner of rights enjoyed by all other property owners owning property within the same zoning district.

GRAVEL WILL KEEP THE COMMUNITY COMMON AND MAINTAIN COMMUNITY STANDARDS.

2. The conditions and circumstances unique to the property, which are not similarly applicable to other properties in the same zoning districts.

ALL COMMUNITY STANDARDS ARE MAINTAINED WITH GRAVEL DRIVEWAYS.

3. The conditions and circumstances unique to the property were not created by the owner, or his predecessor in title, within the time following the effective date of the provisions alleged to adversely affect such property.

THERE ARE NO CONDITIONS UNIQUE. WE ARE JUST MAINTAINING THE COMMON GRAVEL DRIVEWAYS.

4. Why the requested variance will not confer special privileges that are denied other properties similarly situated and in the same zoning district.

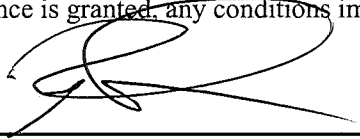
THE REQUEST WILL NOT DISTURB ANY COMMUNITY STANDARDS IT WILL KEEP ALL STANDARDS.

5. Why the requested variance will not be contrary to the spirit and intent of the zoning ordinance.

THE REQUEST WILL MAINTAIN ALL COMMUNITY STANDARDS.

The Zoning Board of Appeals/Township Board may attach conditions to the granting of the variance.

I (we), the undersigned, acknowledge that approval of a zoning variance by the township of Armada constitutes an agreement with the township and, that if a variance is granted, any conditions imposed by the township of Armada relative to the variance will be complied with.

Signature of applicant:  Date: 8 / 21 / 2025

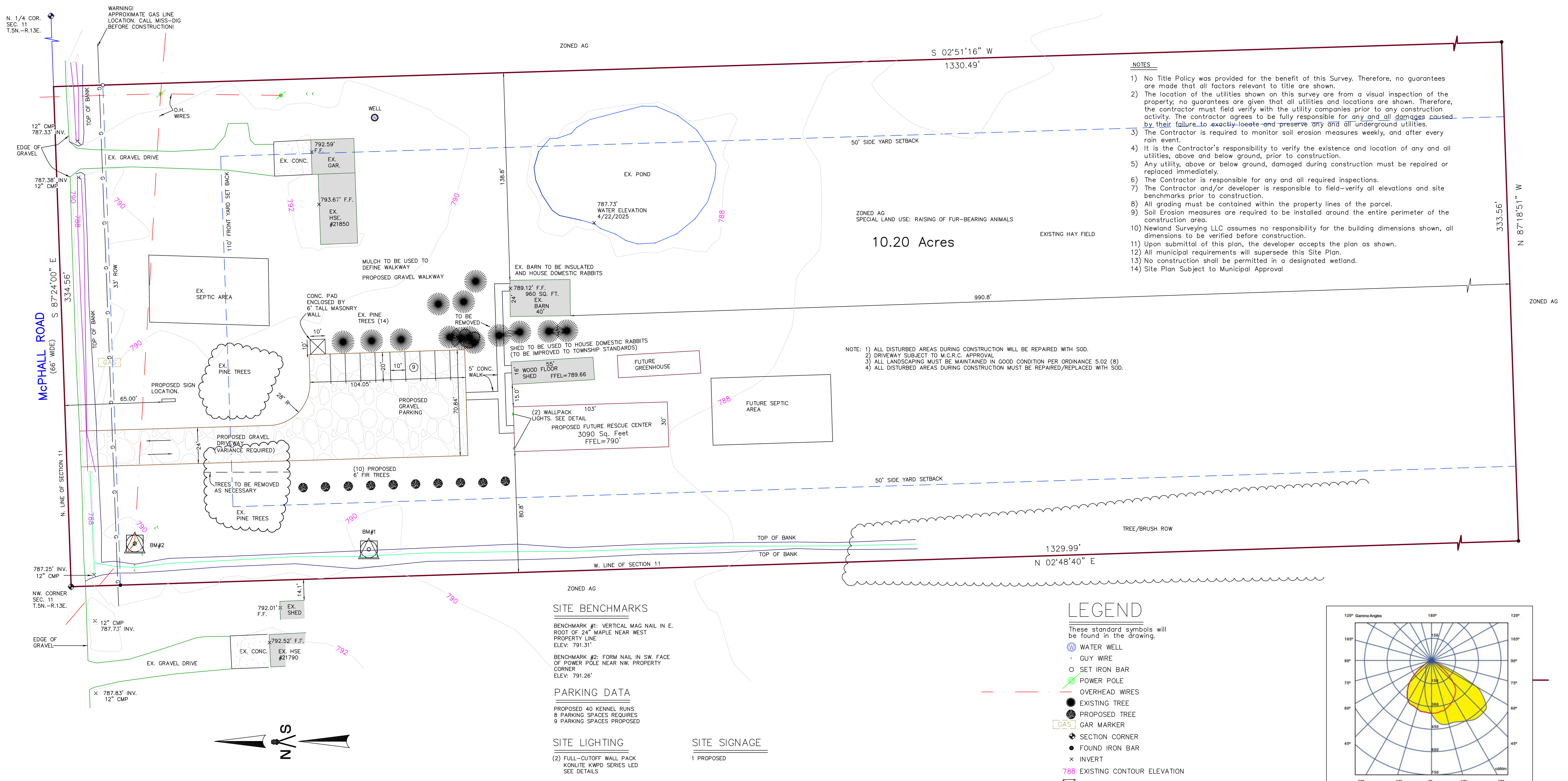
Print applicant's name here: ROBIN SILAS Phone Number: 586-260-5711

Signature of property owner/s (if different from above): _____ Date: / /

Print name of property owner/s here: ROBIN SILAS Phone Number: 586-260-5711

Email Address: RSILASUSA@GMAIL.COM

SITE PLAN



- NOTES**
- 1) No Title Policy was provided for the benefit of this Survey. Therefore, no guarantees are made that all factors relevant to title are shown.
 - 2) The location of the utilities shown on this survey are from a visual inspection of the property; no guarantees are given that all utilities and locations are shown. Therefore, the contractor must field verify with the utility companies prior to any construction activity. The contractor agrees to be fully responsible for any and all damages caused by their failure to exactly locate and preserve any and all underground utilities.
 - 3) The Contractor is required to monitor soil erosion measures weekly, and after every rain event.
 - 4) It is the Contractor's responsibility to verify the existence and location of any and all utilities, above and below ground, prior to construction.
 - 5) Any utility, above or below ground, damaged during construction must be repaired or replaced immediately.
 - 6) The Contractor is responsible for any and all required inspections.
 - 7) The Contractor and/or developer is responsible to field-verify all elevations and site benchmarks prior to construction.
 - 8) All grading must be contained within the property lines of the parcel.
 - 9) Soil Erosion measures are required to be installed around the entire perimeter of the construction area.
 - 10) Newland Surveying LLC assumes no responsibility for the building dimensions shown, all dimensions to be verified before construction.
 - 11) Upon submittal of this plan, the developer accepts the plan as shown.
 - 12) All municipal requirements will supersede this Site Plan.
 - 13) No construction shall be permitted in a designated wetland.
 - 14) Site Plan Subject to Municipal Approval

- NOTE:**
- 1) ALL DISTURBED AREAS DURING CONSTRUCTION WILL BE REPAIRED WITH SOD.
 - 2) DRIVEWAY SUBJECT TO M.C.R.C. APPROVAL
 - 3) ALL LANDSCAPING MUST BE MAINTAINED IN GOOD CONDITION PER ORDINANCE 5.02 (B)
 - 4) ALL DISTURBED AREAS DURING CONSTRUCTION MUST BE REPAIRED/REPLACED WITH SOD.

SITE BENCHMARKS

BENCHMARK #1: VERTICAL MAG NAIL IN E. ROOT OF 24" MAPLE NEAR WEST PROPERTY LINE
ELEV: 791.31'

BENCHMARK #2: FORM NAIL IN SW. FACE OF POWER POLE NEAR NW. PROPERTY CORNER
ELEV: 791.26'

PARKING DATA

PROPOSED 40 KENNEL RUNS
8 PARKING SPACES REQUIRES
9 PARKING SPACES PROPOSED

SITE LIGHTING

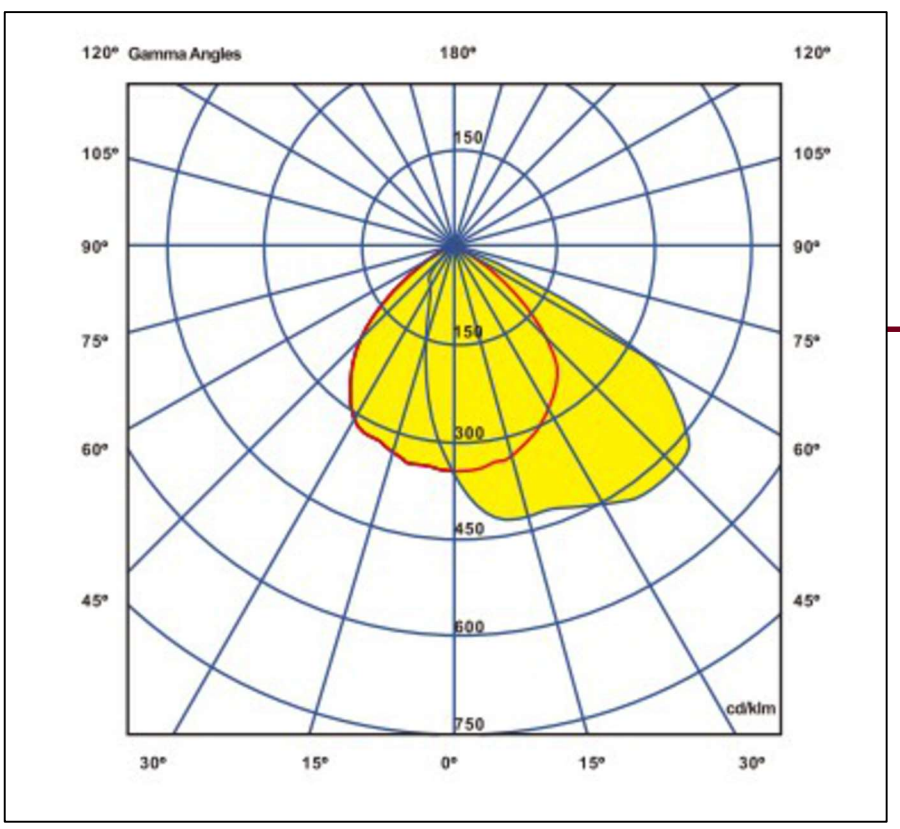
(2) FULL-CUTOFF WALL PACK KONLITE KWPD SERIES LED
SEE DETAILS

SITE SIGNAGE

1 PROPOSED

LEGEND

- These standard symbols will be found in the drawing.
- WATER WELL
 - GUY WIRE
 - SET IRON BAR
 - POWER POLE
 - OVERHEAD WIRES
 - EXISTING TREE
 - PROPOSED TREE
 - GAS MARKER
 - SECTION CORNER
 - FOUND IRON BAR
 - INVERT
 - EXISTING CONTOUR ELEVATION
 - PROPOSED DUMPSTER PAD--TO BE CONSTRUCTED ACCORDING TO TOWNSHIP ORDINANCE SECTION 5.06



PROJECT COORDINATE SYSTEM
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (MI GEOID 18) (GRS80), SOUTH ZONE, INTERNATIONAL FEET, GRID.

NEWLAND SURVEYING LLC
 (810) 441-0128
 8432 SLATTERY ROAD
 CLIFFORD, MI. 48727
 ANDY@NEWLANDSURVEYING.COM
 WWW.NEWLANDSURVEYING.COM

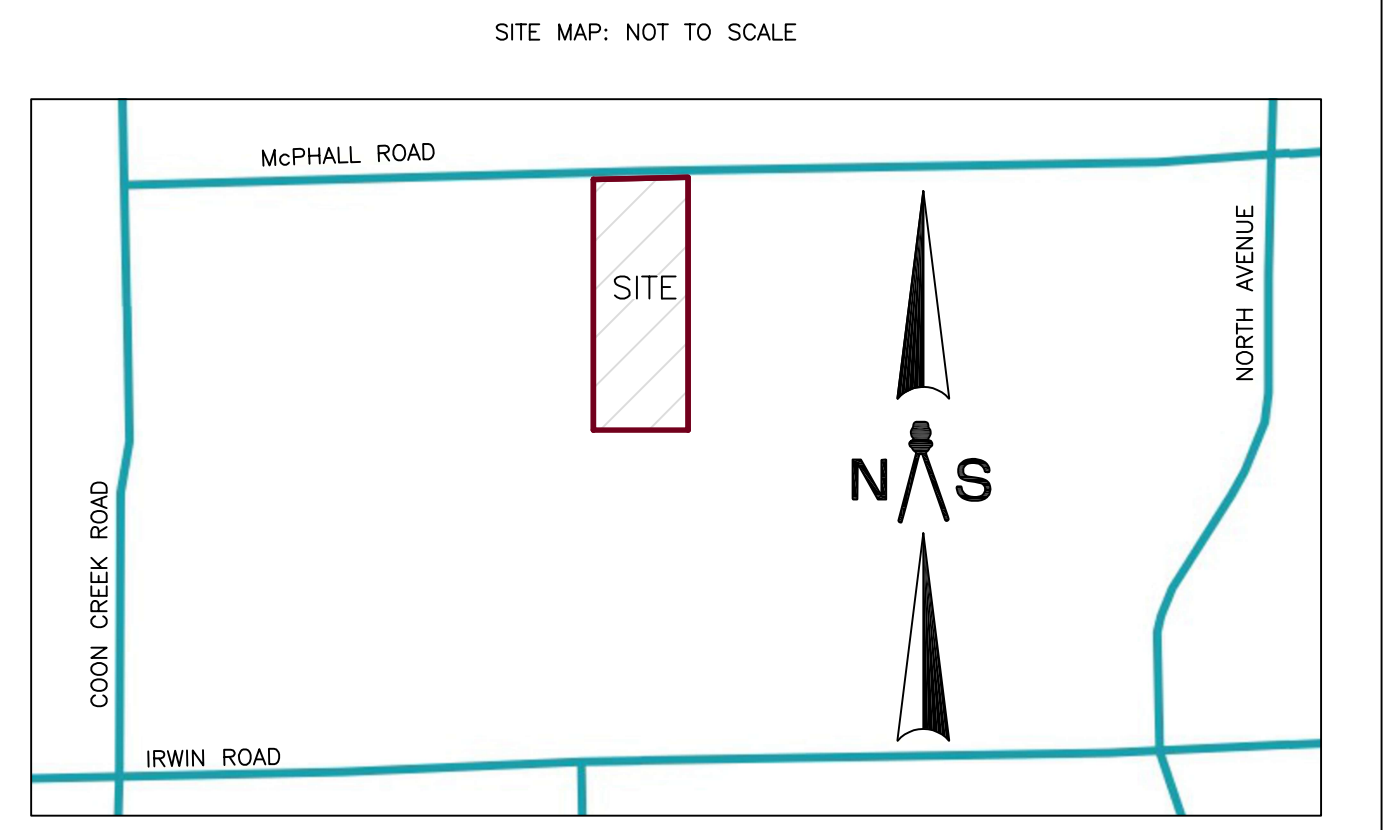
Andrew Newland
Professional Surveyor
No. 4001071302

SURVEY FOR: ROMEO RABBIT RESCUE INC.
SECTION: 11
TOWN 5N
RANGE 13E
ARMADA TOWNSHIP
MACOMB COUNTY
STATE OF MICHIGAN

DATE: APRIL 23, 2025
REVISIONS: 5-19-25 (PLANNER COMMENTS)
7-9-25 ADD FFEL & WALK
7-30-25 MOVED BLDG. & REDESIGNED PKNG. LOT

SCALE: 1"=30'
SHEET 1 OF 1
JOB# 25021

LEGAL DESCRIPTION:
Part of the Northwest 1/4 of Section 11, Town 5 North, Range 13 East, Armada Township, Macomb County, State of Michigan described as: Beginning at the Northwest corner of said Section 11; thence along the North line of said Section 11, S.87°24'00"E., 334.56 feet to the West line of a Warranty Deed recorded in Liber 28608 Page 317, Macomb County Records; thence along said deed line, S.02°51'16"W., 1330.49 feet (1330.33 feet record) to the North 1/16 line of said Section 11; thence along said 1/16 line, N.87°18'51"W., 333.56 feet to the West line of said Section 11; thence along said West line, N.02°48'40"E., 1329.99 feet (1329.83 feet record) to the Point of Beginning and containing 10.20 acres including that part reserved for McPhall Road. Subject to all easements, restrictions, and right of ways of record.



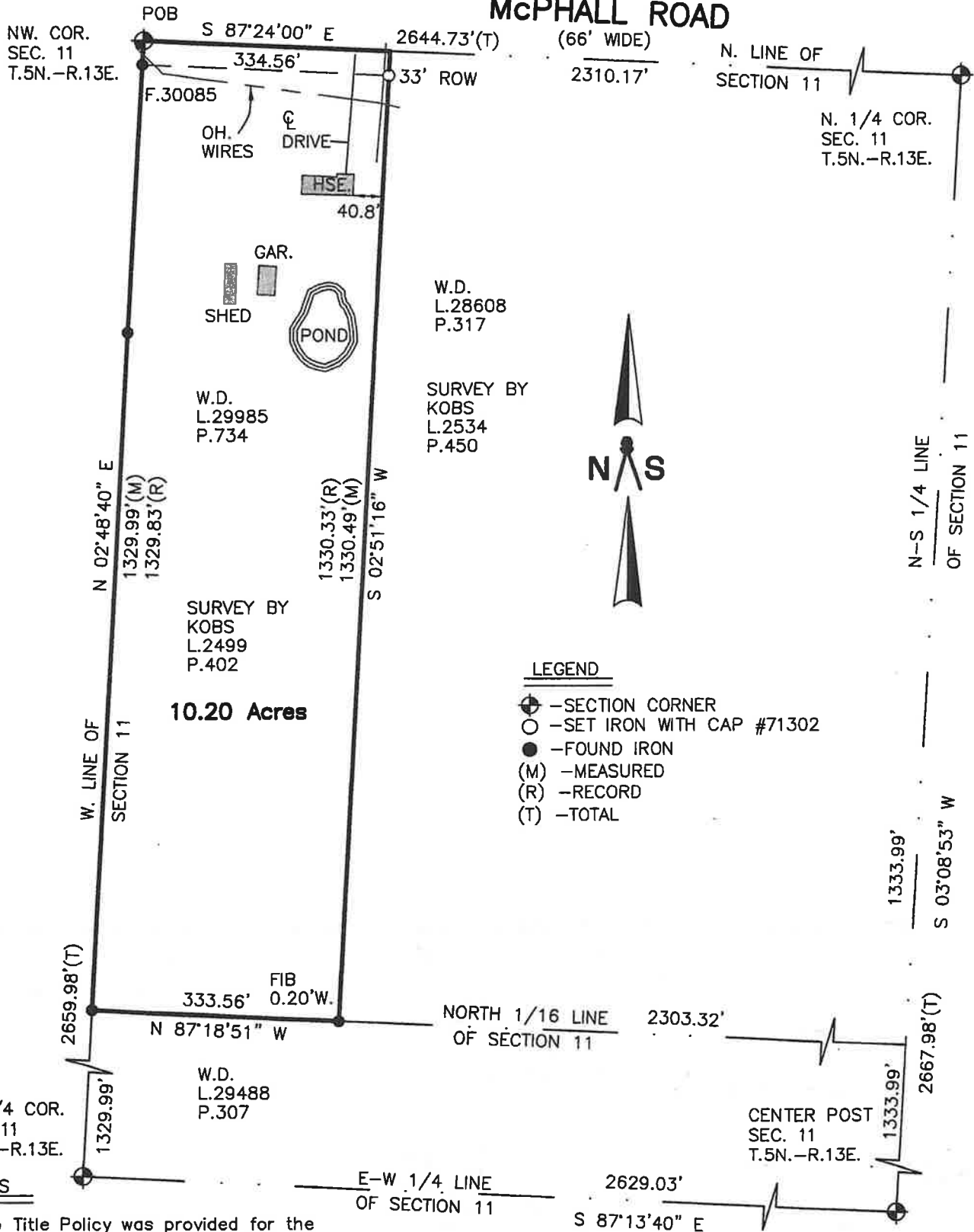
811
Know what's below.
Call before you dig.

Product Description:
The KonLite KWPD Series LED Full Cut-Off Wall Pack is both Wattage selectable and CCT selectable, covers 21 single SKUs, and can replace up to a 400W MH. With uniform light distribution and an excellent LED lumen maintenance rating, this slim wall pack is an energy efficient lighting solution that's made to last. This model offers an optional emergency backup battery and a photocell making it an ideal choice for wall mounted lighting applications.

Applications:
Parking Areas, Building Façades, Loading Areas, Driveways, Carports

CERTIFICATE OF SURVEY

McPHALL ROAD



NOTES

- 1) No Title Policy was provided for the benefit of this Survey. Therefore, no guarantees are made that all factors relevant to title are shown.
- 2) Bearings in Relation to a Survey by Kobs recorded in L.2499 p.402, Macomb County Records

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

Part of the Northwest 1/4 of Section 11, Town 5 North, Range 13 East, Armada Township, Macomb County, State of Michigan described as: Beginning at the Northwest corner of said Section 11; thence along the North line of said Section 11, S.87°24'00"E., 334.56 feet to the West line of a Warranty Deed recorded in Liber 28608 Page 317, Macomb County Records; thence along said deed line, S.02°51'16"W., 1330.49 feet (1330.33 feet record) to the North 1/16 line of said Section 11; thence along said 1/16 line, N.87°18'51"W., 333.56 feet to the West line of said Section 11; thence along said West line, N.02°48'40"E., 1329.99 feet (1329.83 feet record) to the Point of Beginning and containing 10.20 acres including that part reserved for McPhall Road. Subject to all easements, restrictions, and right of ways of record.

NORTHWEST CORNER
SECTION 11 T.5N.-R.13E.
ARMADA TOWNSHIP
FOUND REMON CAP
52.05' NW. TO REMON TAG IN SW. FC. PP.
51.25' SE. TO REMON TAG IN NE. FC. PP.
32.94' S. TO CAP #30085
27.45' NNW. TO MAG NAIL IN W. FC. RR. TIE FNC. POST

WEST 1/4 CORNER
SECTION 11 T.5N.-R.13E.
ARMADA TOWNSHIP
FOUND REMON CAP
7.45' E. TO MAG ABOVE REMON TAG IN S. FC. 14" MAPLE

NORTH 1/4 CORNER
SECTION 11 T.5N.-R.13E.
ARMADA TOWNSHIP
FOUND 3/4" IRON
81.83' NW. TO REMON TAG IN SW. FC. PP.
146.75' NE. TO REMON TAG IN S. FC. PP.
34.66' SE. TO MAG NAIL IN SW. FC. 18" TREE
28.05' SSE. TO MAG NAIL IN W. FC. 15" BASSWOOD

CENTER POST
SECTION 11 T.5N.-R.13E.
ARMADA TOWNSHIP
FOUND REMON CAP



Wade Trim, Inc.
555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

August 13, 2025

Armada Township
23121 East Main Street
Armada MI 48005

Attention: Ms. Michelle Bailey
Planning & Zoning Administrator

Re: Romeo Rabbit Rescue – Special Land Use & Site Plan Review
21850 McPhall Road

Dear Ms. Bailey:

We are in receipt of a site plan application submitted by Romeo Rabbit Rescue who is seeking special land use and site plan approval for the Raising of Fur Bearing Animals to be located at 21850 McPhall Road. Please note, the proposed request has been modified since the first time the Planning Commission recommended approval of the special land use to the Township Board. For your reference, below is a table summarizing the key facts pertaining to this request:

Summary of Facts	
Property Address:	21850 McPhall Road
Property Owner/Applicant:	Erin Silas – Romeo Rabbit Rescue
Property ID:	13-02-11-100-001
Property Size:	10.12 Acres
Property Frontage:	335 feet on McPhall Road
Current Use of Property:	Single-Family Residential
Existing Zoning of Property:	AG, Agricultural Preservation District
Proposed Use of Property:	Raising of Fur Bearing Animals

SITE PLAN REVIEW

The site plan for this project has been prepared by engineer Newland Surveying and is dated April 23, 2025. We have reviewed the site plan for compliance with the Armada Township Zoning Ordinance and sound planning principles. Enclosed are two checklists with the full list of site plan information and zoning ordinance compliance. We note the following concerns or omissions:

Minimum Site Plan Information

The minimum information to be provided on a site plan review is outlined in Section 4.02. The following information has not been provided or is deficient:

1. **Signage:** A sign is proposed 65 feet from McPhall Road; no further details are provided. The proposed sign will need to be reviewed by the Planning and Zoning Administrator to confirm compliance with Sec 5.07.
2. **Site Drainage:** Storm water detention/management information is missing to verify topography drainage flow with the addition of gravel area and buildings.

Additional Zoning Ordinance Sections

The list below is compliance issues with various sections of the Zoning Ordinance:

1. **Building Appearance:** Per Sec. 2.05, any principal non-residential building within 200 feet of a front property line requires the front walls to be constructed of predominantly brick material, unless otherwise approved by the Planning Commission. The Planning Commission determined the building façade to be sufficient at their June meeting.
2. **Driveway:** There is one new driveway proposed on McPhall Road for this operation. The applicant has indicated they are in the process of getting approval by the Macomb County Road Commission. The Township should be provided documentation to verify compliance with the Road Commission at a minimum. Sections 2.21 and 2.40 specifically allow the Planning Commission to require additional road improvements or traffic study.
3. **Parking Lot:** The proposed gravel driveway and parking lot are required to be paved per subsection Sec. 6.03.E. The applicant intends to obtain a waiver from the Zoning Board of Appeals.
4. **Raising of Fur Bearing Animals:** Specific design requirements for the raising of fur bearing animals is in Sec. 16.31. As determined at the June meeting, the number of kennel spaces to parking spaces on the provided floor plan would only require a total of nine parking spaces. In addition, the proposed standard insulation proposed would be sufficient soundproofing based on the animals proposed to meet setback requirements. The proposed flooring material was also approved by the Planning Commission at the June meeting.

Please note, there appear to be future accessory buildings located on the site plan. The applicant is required to get approval for future accessory buildings through the Township Building Department.

REVIEW STANDARDS

As part of the current application, a special land use for Raising of Fur Bearing Animals would not include any boarding of rabbits and would conditionally only allow rabbits onsite as part of this use. It may be appropriate to have these as conditions associated with the recommendation of the special land use to the Township Board.

Standards for the review of site plan review are outlined in Section 4.01 of the Armada Township Zoning Ordinance. Standards A-C must be found in support to justify an approval, while at least one standard must be identified to justify a denial. Attached are the standards for the special land use and site plan review for your consideration.

If you have any questions on the provided material, please do not hesitate to contact me directly at 810.620.0086 or by email at chabben@wadetrim.com.

Very truly yours,

Wade Trim, Inc.



Caitlyn Habben AICP
Professional Planner

CLH:ka

ARA 6000-25F

PW:\Ara6000\25f\Docs\Reports\Task 13 Rabbit Rescue 2nd Review\2025_Bailey-Ltr.docx

Enclosure

cc: Planning Commission



Site Plan Information Checklist

Location/Address	21850 McPhall Road
Project Name/Applicant	Romeo Rabbit Rescue/Erin Silas
Site Plan Date	7/24/25



Township Armada

Sec. 4.02	Yes	No	N/A	Comment
General Site Data				
a. The site plan shall be prepared by and carry the seal and signature of the registered architect, landscape architect, community planner, land surveyor or professional engineer ...	X			Located on site plan.
b. The dimensions of all improvements and yards shall be labeled in a manner that clearly indicates the plan's compliance with the applicable Zoning Ordinance standards and requirements.	X			Located on site plan.
c. Northpoint. Scale should customarily be provided at 1" = 20' or 1" = 30'. For large-scale development, 1" = 50' or 1" = 100' may be acceptable	X			Located on site plan.
d. Complete legal description	X			Located on site plan. Bottom center.
e. Size of the site expressed in acres.	X			Located on site plan. Center.
f. A legible location map (4 inches = 1 mile) showing major roads.	X			Located on site plan. Bottom center.
g. Zoning of site and all surrounding property	X			All surrounding properties zoned AG
h. Proposed address, if available.			X	Not changes to existing.
i. Location of existing structures and improvements onsite. (Indicate if any such structure or improvement is to be removed).	X			Labels provided showing existing trees to be removed as necessary
j. Location of proposed structures and improvements.	X			Located on site plan.
k. Yards/setbacks and critical dimensions between buildings and other site improvements.	X			The site plan meets all setback requirements for the AG district (see Sec 8.03.D.).
l. Existing improvements (buildings, parking, driveways, sidewalks, signs, fences, walks etc.) within two hundred (200) feet of all property lines.	X			All existing improvements on neighboring properties within 200 feet of the subject property are not shown. Wade Trim aerial provided.
m. Topography at two (2) foot contours (existing and proposed), if site drainage is affected. All grades shall be provided using USGS Datum	X			Located on site plan.
n. Recorded easements			X	None shown.
Building Plans				
a. All architectural building elevations (front, sides and rear).	X			Dimensions and square footage have not changed, but the building is proposed in a new location.
b. Type of surface material and design of all exterior surfaces.	X			Previously accepted by Planning Commission.
c. Dimensioned floor plans.	X			Shown in floor plan.
Access, Parking, and Circulation				
a. Existing and proposed rights-of-way for all abutting roads.	X			Located on site plan.
b. Location and dimensions of all driveways and street approaches.	X			Located on site plan.
c. Indicate the type of surface (paving).	X			Gravel. The applicant intends to apply for a variance with the Zoning Board of Appeals to allow for a gravel driveway.

Sec. 4.02	Yes	No	N/A	Comment
d. Parking spaces (location, number, dimensions, aisle dimensions, and surface material).	X			Located on site plan. 9 total spaces, 10x20 ft.
e. Site circulation pattern. (Direction of pedestrian and vehicular traffic flow if one- way or not obvious from the arrangement).	X			Located on site plan.
Environmental Features				
a. Complete landscaping plan, including ground cover and the location, number, type and size of all proposed plantings.	X			A note has been included to confirm long-term maintenance of landscaping is in accordance with 5.02, 8.
b. Indications of trees and shrubs shall only be used on the site plan where trees and shrubs exist, or where such vegetation will be planted prior to occupancy.	X			Located on site plan.
c. Whenever a tree or group of trees of six (6) inch caliper or greater is to be removed as part of the planned improvements, its or their location shall be shown on the site plan in dotted outline and noted "to be removed."	X			Located on site plan.
d. Greenbelts, walls and/or berm details. (Provide at least one cross-section for each type used.)			X	Not proposed or required.
e. Treatment of all undeveloped areas (such as seeded, sodded, plantings, maintenance or other).	X			A note has been included to confirm that areas to be disturbed (not part of buildings or pavement) will be provided with sod.
f. Trash receptacles and method of screening.	X			Located on site plan.
g. Site lighting details (location, height, type, intensity and shielding).	X			Wall mounted lights are indicated and wall pack detail is provided.
h. All signage to be located on site (including location, size, height, area of sign surface, and illumination).			?	A sign is proposed 65 feet from the McPhall Rd right-of-way. Further information is not provided. The sign will need to be approved by the Planning and Zoning Administrator to confirm compliance with Sec 5.07.
i. Location and extent of wetland areas or floodplains (if applicable).	X			No wetlands or floodplains are located on-site.
Other Information				
a. Location of all site utilities, including well or septic system	X			Located on site plan.
b. Site drainage characteristics and improvements.		X		None shown.
c. Park or recreation areas (show boundary and size in square feet).			X	Not proposed or required.
d. Fences, screen wall or similar structure (location and details).			X	Not proposed or required.
e. Statistical data shall be furnished, including: number of dwelling units; size of dwelling units (i.e., 1-bedroom, 2-bedrooms and 3-bedrooms)			X	Not proposed or required.
f. Where large equipment or machinery is to be installed as part of the development, the location, type, horsepower, fuel, dimensions and other data of all such equipment and/or machinery shall be indicated.			X	Not proposed or required.
g. Location of storage, use and disposal areas, if any, for hazardous substances and evidence of approval by the applicable federal, state or local review agency.			X	Not proposed or required.
h. List of hazardous substances used, stored or generated at the proposed facility.			X	Not proposed or required.
Any Additional Information Required by the PC.				As determined by the PC



Special Land Use Analysis



Armada Township

Location/Address	21850 McPhall Road
Project Name/Applicant	Romeo Rabbit Rescue/Erin Silas
Application Date	7/24/25

Below are the standards associated with the findings of fact for special land use for the township's consideration. These standards are in Section 16.01 of the Zoning Ordinance. All standards need to be found in support to justify an approval while at least one standard must be stated to justify a denial.

Standard 1. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.	
Findings of Facts:	<ul style="list-style-type: none"> • The surrounding properties are zoned AG Agricultural and are single family homes. • The proposed operation would take place in two buildings located on the property. • The Planning Commission determined that no more than 50 rabbits are allowed on-site at their June meeting. Services provided are limited to the housing and adopting of rabbits as part of the rescue. • The applicant stated there will be no open business hours and they will operate by appointment only at the June Planning Commission meeting. • The applicant is proposing all indoor activities as part of this operation. • The Planning Commission determined that standard insulation will be sufficient for soundproofing at their June meeting. • The proposed building and parking lot are located within the required setbacks.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic.	
Findings of Facts:	<ul style="list-style-type: none"> • The proposed use is generally a low-impact use that does not generate excessive vehicular trips. The applicant is only proposing to have the adopting and housing of rabbits as part of the rescue. • One new driveway to McPhall Road is proposed. • The applicant intends to apply for a variance with the Zoning Board of Appeals to allow for a gravel driveway. • The Planning Commission required a pedestrian walkway from the proposed parking lot to the nearby buildings at their June meeting. • A permit from the Macomb County Road Commission will be required.

Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.	
Findings of Facts:	<ul style="list-style-type: none"> • The proposed use is generally a low-impact use that is not expected to create excessive impacts on adjacent properties. The applicant is only proposing to have the adopting and housing of rabbits as part of the rescue. The Planning Commission determined that no more than 50 rabbits are allowed on-site at their June meeting. • The applicant stated there will be no open business hours and they will operate by appointment only at the June Planning Commission meeting. • The applicant is proposing all indoor activities as part of this operation. • The Planning Commission determined the proposed lighting is sufficient at their June meeting. • The Planning Commission determined that standard insulation will be sufficient for soundproofing at their June meeting.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.	
Findings of Facts:	<ul style="list-style-type: none"> • The proposed buildings are located within the required setbacks. • The Planning Commission determined the proposed landscaping is sufficient at their June meeting. • A minimal number of trees are proposed to be removed to in the parking lot driveway area (north) and proposed sidewalk area near the buildings.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses in regards to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.	
Findings of Facts:	<ul style="list-style-type: none"> • The Rabbit Rescue facility is proposed in an area almost entirely occupied by agricultural and residential uses. • The proposed operation would utilize a separate driveway rather than using the single family home driveway.

	<ul style="list-style-type: none"> The proposed Rabbit Rescue facility would only include services associated with the housing and adopting of animals. No boarding is proposed.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 6. The proposed use is necessary for the public convenience at the proposed location.	
Findings of Facts:	<ul style="list-style-type: none"> McPhall Road is designated as a Major Roadway in the Armada Township Master Plan. The proposed operation would utilize a separate driveway rather than using the single family home driveway.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 7. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.	
Findings of Facts:	<ul style="list-style-type: none"> The proposed operation meets all required setbacks. As identified in the review letter, there is some missing information to verify compliance regarding drainage.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard 8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and shall be in harmony with the general purpose and intent of the Zoning Ordinance.	
Findings of Facts:	<ul style="list-style-type: none"> The subject site is designated Agricultural Preservation in the Armada Township Master Plan. The land use designation is synonymous with the Agriculture and Rural Residential planning area; the paramount goal of the township in this area is the preservation of agricultural land. The AG zoning district is intended to allow for agricultural uses in addition to rural living within the Township.
Planning Commission Thoughts:	
Public Hearing Comments:	



Site Plan Analysis

Location/Address	21850 McPhall Road
Project Name/Applicant	Romeo Rabbit Rescue/Erin Silas
Application Date	7/24/25



Armada Township

Below are the standards associated with the findings of fact for site plan review for the township's consideration. These standards are in Section 4.01 of the Zoning Ordinance. All standards need to be found in support to justify an approval while at least one standard must be stated to justify a denial.

<p>Standard A. Vehicular Access and Circulation. The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required.</p>	
<p>Findings of Facts:</p>	<ul style="list-style-type: none"> • One new driveway to McPhall Road is proposed. • The applicant intends to apply for a variance with the Zoning Board of Appeals to allow for a gravel driveway. • A permit from the Macomb County Road Commission will be required. • The applicant is proposing an adequate number of parking spaces. • We anticipate the proposed use to cause minimal traffic impact. • The Planning Commission required a pedestrian walkway from the proposed parking lot to the nearby buildings at their June meeting.
<p>Planning Commission Thoughts:</p>	
<p>Comments:</p>	
<p>Standard B. Relationship to Surrounding Property. All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to: Channeling excessive traffic onto local residential streets. The lack of adequate screening of parking or service areas. The impediments to the access of emergency vehicles.</p> <ul style="list-style-type: none"> • Channeling excessive traffic onto local residential streets • The lack of adequate screening of parking or service areas • The impediments to the access of emergency vehicles 	
<p>Findings of Facts:</p>	<ul style="list-style-type: none"> • The subject property and all surrounding properties are zoned AG District. • Surrounding land uses are agricultural, single-family residential, and undeveloped. • The Planning Commission determined the proposed lighting is sufficient at their June meeting. • Proposed screening consists of existing vegetation.

	<ul style="list-style-type: none"> • Internal maneuvering lanes meet minimum requirements and appear to be sufficient for emergency vehicles.
Planning Commission Thoughts:	
Comments:	
<p>Standard C. Relationship to Natural Features. All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not have an adverse impact on the natural environment of the site or the surrounding area.</p>	
Findings of Facts:	<ul style="list-style-type: none"> • No changes are proposed to the on-site pond. • Some existing trees at the front (north) and proposed sidewalk area of the property are proposed to be removed as necessary. • The subject property does not have existing wetlands or floodplains. • The Planning Commission determined the proposed landscaping is sufficient at their June meeting. • The Planning Commission determined that the proposed building façade will be sufficient at their June meeting. • Additional information should be provided to confirm proposed site grading; and proposed method of stormwater detention.
Planning Commission Thoughts:	
Comments:	



Armada Township	<i>Location/Address:</i>	21850 McPhall Rd
	<i>Project Name/Applicant</i>	Romeo Rabbit Rescue/Erin Silas
Zoning Compliance Checklist	<i>Date Review Received:</i>	7/24/25
	<i>Reviewed by:</i>	Caitlyn Habben

Article 8A - 15 Zoning Districts
Proposed Use: Raising of fur bearing animals
Special Land Use

Article 8A - 15 Schedule of Regulation		
Dimensional Req.	Required	Proposed
Minimum Lot Size Area	10 ac	10.12 ac
Minimum Lot Width	300 ft	335 ft
Max Structure Height (Stories)	2 stories	1 story
Max Structure Height (FT)	35 feet	11'2"
Setbacks: Front Yard (North)	110 ft (Major roadway)	Over 110 ft
Side Yard (East)	50 ft	139 ft, preexisting garage on E side of property not in compliance
Side Yard (West)	50 ft	61 ft
Rear Yard (South)	60 ft	Over 100 ft

Special Land Use Requirements Art 16	Yes	No	N/A	Comment
Section 16.31 Raising of Fur-Bearing Animals, Including Kennels				See Comments below:
A.1. Minimum Site Req. Does the proposed use meet lot size requirements?	X			10.12 acres, 335 foot width.
A.2. Roadway Designation. Does the subject site abut a major roadway?	X			McPhall Road is designated as a Major Roadway in the Armada Township Master Plan.
A.3. Animal Space. Does the proposed use meet this requirement?	X			The Planning Commission determined that no more than 50 rabbits are allowed on-site at their June meeting.
A.4. Soundproof. Does the proposed use meet this requirement?	X			The Planning Commission determined that standard insulation will be sufficient for soundproofing at their June meeting.
A.5. Hours of Operation. Does the project comply?	X			The applicant stated there will be no open business hours and they will operate by appointment only at the June Planning Commission meeting.
A.6. Non-Soundproofed Interior Buildings. Does the proposed use meet this 200 foot setback requirement?	X			The Planning Commission determined that standard insulation will be sufficient for soundproofing at their June meeting.
A.7. Soundproofed Interior Buildings. Does the proposed use meet this 100 foot setback requirement?	X			The Planning Commission determined that standard insulation will be sufficient for soundproofing at their June meeting.
A.10. Building Design. Do the proposed buildings meet these requirements?	X			Proposed buildings are consistent with surrounding uses.
A.11. Parking. Does the proposed use meet this requirement?	X			8 parking spaces are required, 9 are proposed. The parking lot is required to be paved per sub section E. The applicant intends to obtain a waiver from the ZBA.

A.12. Flooring. Does the proposed structure meet all flooring requirements?	X			The Planning Commission determined that vinyl flooring will be sufficient at their June meeting.
--	---	--	--	--

Article 2 General Provisions	Yes	No	N/A	Comment
Sec. 2.03-.04 Accessory Building. Does the proposed accessory building meet req?			X	Accessory buildings shown on the site plan are not part of the site plan review, but will be reviewed separately with the Building Dept.
Sec. 2.05 Appearance. Does the proposed building appearance meet these req?	X			The Planning Commission determined that the proposed building façade will be sufficient at their June meeting.
Sec. 2.07 Building Grades. Does the proposed building meet these req?	X			Located on site plan.
Sec. 2.09 Clear Vision Zone. For corner lot, does it meet these req?			X	Not a corner lot.
Sec. 2.12 Excavation. Does the proposed situation meet these req?			X	None proposed.
Sec. 2.14 Fences, Walls, and Other Protective Barriers. Does the proposed feature meet these requirements?			X	None proposed; not required in AG District.
Sec. 2.15 Frontage. Does the frontage meet these requirements?	X			Frontage along McPhall Road appears to exceed the minimum requirement.
Sec. 2.21/2.40 Non-Residential Driveways. Does the proposed driveway meet these req?			?	PC can require additional study, will require proof of approval by Dept of Roads.
Sec. 2.33 Pathways. Does the development meet requiring a sidewalk?	X			The Planning Commission required a pedestrian walkway from the proposed parking lot to the nearby buildings at their June meeting.
Sec. 2.41 Development Impact Statement. If a Dev Impact Statement is required, does it meet these req?			X	Not required.

Article 5 Site Dev & Envir. Req.	Yes	No	N/A	Comment
Sec. 5.01 Screening Req. Does the proposed screening meet these requirements?			X	Not required.
Sec. 5.02 Landscaping Req. Does the proposed landscaping meet these requirements?	X			The Planning Commission determined the proposed landscaping is sufficient at their June meeting.
Sec. 5.03 Plant Material Size. Does the proposed landscaping meet these req?	X			Confirmed on site plan.
Sec. 5.03 Parking Lot Landscaping Req. Does the proposed parking lot meet these req?			X	Minimum size does not require landscaping.
Sec. 5.04 Lighting. Does the proposed lighting meet these req?	X			The Planning Commission determined the proposed lighting is sufficient at their June meeting.
Sec. 5.05 Performance Standards. Does the proposed project meet these req?	X			No proposed nuisance is anticipated based on the use.
Sec. 5.06 Location & Screening Trash Receptacles. Does the proposed trash receptable meet these req?	X			Confirmed on site plan.

Article 6 Off- Street Parking & Loading Req.	Yes	No	N/A	Comment
Sec. 6.01 General Provision Req. Does the parking lot meet these req?	X			Located on site plan.
Sec. 6.02 Number of Parking Space. Is the minimum parking req meet the table below?	X			8 parking spaces are required, and 9 are proposed.
Sec. 6.03 Parking Space Layout Standards, Construction, and Maintenance. Does the parking lot meet these req?	?			The proposed parking lot meets dimensional requirements. The parking lot is required to be paved per sub section E. The applicant intends to obtain a waiver from the ZBA.
Sec. 6.04 Loading and Unloading. Does the proposed loading space meet these req?			X	Not required.

Off-Street Parking	Required	Proposed
Raising of Fur-Bearing Animals	One (1) parking space shall be provided for every five (5) kennel runs	9 parking spaces, No boarding is proposed
Loading Space	N/A	None

Misc. Articles	Yes	No	N/A	Comment
Sec. 2.08 Buildings Moving. If a building is proposed to move meeting these req.			X	
Art 3 General Exceptions. Does the project require a general exception?			X	
Art 17 Nonconforming. Does the site plan have nonconformities that meet these requirements?	X			No proposed changes to the nonconforming garage on-site.
Sec. 5.07 Signs. Does the proposed project meet the sign requirements?			?	A sign is shown on the site plan. Further information is not provided. The sign will need to be approved by the Planning and Zoning Administrator to confirm compliance.
Art 18 Zoning Board of Appeals - Variances. Does the project identify any variances that have been approved or will be requested?	?			The applicant intends to obtain a variance from the ZBA to allow a gravel parking lot and driveway.