



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday September 3rd, 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, Jabara and Nikkel.
 - b. Also present: Planner Habben and Recording Secretary Bailey
4. Approve/Amend Agenda-Motion by Finn, 2nd by Kehrig to approve the agenda as presented. **All Ayes- Motion Carried**
5. Approval of Minutes-
 - a. Regular Meeting Minutes August 6th, 2025. Motion by Finlay, 2nd by Nikkel to approve the regular meeting minutes of August 6th, 2025, as presented. **All Ayes- Motion Carried**
6. Public Comments- None
7. Public Hearing-
 - a. Romeo Rabbit Rescue Special Land Use-21850 McPhall Rd (Parcel #13-02-11-100-001) Abercrombie spoke on the procedures for the public hearing and the notification in the newspaper and to surrounding property owners. Motion by Nikkel, 2nd by Patchak to open the public hearing at 7:04 pm. Abercrombie read a letter from John DePauw opposing the rescue. Applicant Erin Silas spoke about the rescue. Planner Habben read her analysis of the special land use. Jessican Hartman 10102 N Hunt Ct, Davison, a board member of the rescue, spoke about the rescue and

proper care of rabbits. Dave Zieman 21841 McPhall, concerns with traffic, quarantine of animals, and no rat wall on a shed. Tracey Jones 21770 McPhall, supports the rescue. Heather Babbie 21750 McPhall supports the rescue. Chad Jones 21770 McPhall, supports the rescue, spoke about the HVAC system and it will be 60 decibels. Motion by Nikkel, 2nd by Jabara to close the public hearing at 7:34 pm.

8. Reports and Correspondence-

a. Project Status Report August 2025- Motion by Kehrig, 2nd by Nikkel to receive and file reports and correspondence as presented.

All Ayes- Motion Carried

9. Unfinished Business- None

10. New Business-

a. T-Mobile Site Plan Review- 19411 Irwin Rd (Parcel #13-02-09-300-017BLL). Aaron, a representative of T-Mobile, spoke about the project. The planning commission would like a decommission plan and a structural analysis. They would also like additional landscaping. Motion by Nikkel, 2nd by Finn to postpone the T-Mobile site plan to update the following items: 2b, 2c, 2f, Section 16.36 a and b, landscaping compliance to add additional 16 6ft minimum evergreens around fence perimeter and update minimum site plan information paragraphs a. and b.

All Ayes-Motion Carried

b. Romeo Rabbit Rescue Special Land Use and Site Plan-21850 McPhall (13-02-11-100-001) Planner Habben went over her review and noted some of the things that the PC waived at the June meeting. Discussion took place on the items the township board wanted to see and if they have been met now. Boarding has been removed, and electrical need has decreased. Motion by Kehrig, 2nd by Abercrombie to recommend to the Township Board, approval of the Special Land Use for the raising of fur bearing animals at 21850 McPhall Rd (13-02-11-100-001) requested by Romeo Rabbit Rescue because it meets the standards of section 16.01 of the Armada Township zoning ordinance with the following conditions:

1. The use is limited exclusively to the keeping and adopting of domestic rabbits.
2. Maximum number of rabbits on site shall be 50.
3. All rabbits will be housed and maintained indoors.
4. There will be no boarding of rabbits.
5. Hours of operation will be by appointment.

All Ayes- Motion Carried

Motion by Nikkel, 2nd by Abercrombie to approve the site plan for Romeo Rabbit Rescue at 21850 McPhall Rd (13-02-11-100-001) because it meets the standards of section 4.01 of the Armada Township Zoning Ordinance, contingent on the approval of the variance for the

gravel driveway and gravel parking lot from the Zoning Board of Appeals and a letter/exemption from the Road Commission.

All Ayes- Motion Carried

11. PC Projects- Parks and Recreation Plan- Community engagement meeting scheduled for September 17th at 6:00 pm. Discussion about what we would like to see at our township parks.

12. Public Comments- Nikkel asked about putting dates on zoning amendments, Planner Habben stated we are starting over with a whole new zoning ordinance.

13. Adjournment- Motion by Nikkel, 2nd by Patchak to adjourn the meeting at 9:03 PM.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

_____ Date: _____
Beth Abercrombie, Chair