



# ARMADA TOWNSHIP PLANNING COMMISSION

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## Minutes

Wednesday, October 1, 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, 2<sup>nd</sup> by Patchak to approve the agenda as presented. **All Ayes- Motion Carried**
5. Approval of Minutes-
  - a. **Regular Meeting Minutes September 3rd, 2025.** Motion by Nikkel, 2<sup>nd</sup> by Finn to approve the regular meeting minutes of September 3rd, 2025, as presented. **All Ayes- Motion Carried**
6. Public Comments- None
7. Public Hearing- None
8. Reports and Correspondence:
  - a. **Project Status Report- September 2025.** Motion by Kehrig, 2<sup>nd</sup> by Abercrombie to approve reports and correspondence as presented.
9. Unfinished Business:
  - a. **T-Mobile Site Plan Review-19411 Irwin Rd (Parcel #13-02-09-300-017BLL)**  
Planner Habben read her site plan analysis with one outstanding item, that

no hazardous material would be stored on site is added to the site plan. Aaron, a representative of SMJ, was present. He stated that the site would be restored to its original condition and T-Mobiles' position is that they do not want to add landscaping. Nikkel asked that Aaron relay to T-Mobile that it would be a nice gesture to add some trees. Motion by Kehrig, 2<sup>nd</sup> by Jabara to approve T-Mobile Site Plan Review located at 19411 Irwin Rd, (Parcel #13-02-09-300-017BLL) because it meets the standards of section 4.01 of the Armada Township Zoning Ordinance, contingent upon receiving a revised site plan with the note added that no hazardous materials will be stored on site.

**Ayes- Abercrombie, Finn, Kehrig, Jabara, Patchak, Finlay**

**Nays- Nikkel**

**-Motion Carried**

10. New Business:

**a. T-Mobile Site Plan Review- 19640 34 Mile Rd (Parcel #13-02-28-100-002)**

Planner Habben read her site plan analysis. The address listed on the structural analysis is for the parcel adjacent to this one, but it refers to this tower. Eric Finger, representative for Pyramid Network Services on behalf of T-Mobile, spoke regarding the address and that it was used before this property was given an address when the tower was erected. The planning commission deemed it sufficient. Motion by Finlay, 2<sup>nd</sup> by Patchak to approve the T-Mobile Site Plan located at 19640 34 Mile Rd (Parcel #13-02-28-100-002) because it meets the standards of section 4.01 of the Armada Township Zoning Ordinance.

**Ayes- Abercrombie, Finn, Kehrig, Jabara, Patchak, Finlay**

**Nays- Nikkel**

**-Motion Carried**

11. PC Projects: Parks and Recreation Plan- Planner Habben went over the draft for the Parks and Recreation Plan and gave the timeline for the public hearing and submittal. Discussion took place on the community engagement meeting, goals, and action plan. Planning Commission agreed on the removal of 3 of the maps used in the plan: elevation, prime farmland, and geology. Will also submit some new photos. Motion by Kehrig, 2<sup>nd</sup> by Abercrombie to hold a public hearing for the parks and recreation plan at the December planning commission meeting.

**All Ayes- Motion Carried**

12. Public Comments- Steve Nikkel, expressed concern and frustration with the cell tower co-locations site plans and how our zoning ordinance differs from the FCC's Eligible Facilities Request for co-locations.

13. Adjournment- Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to adjourn the meeting at 8:22 p.m.

**All Ayes- Motion Carried**

**Respectfully submitted:**

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**Michelle Bailey, Recording Secretary**

**Approved:**

\_\_\_\_\_

**Date:** \_\_\_\_\_

**Beth Abercrombie, Chair**

DRAFT