



ARMADA TOWNSHIP PLANNING COMMISSION

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

Agenda

Wednesday, November 5th, 2025 - 7:00 p.m.

Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes:
 - a. **Regular Meeting Minutes October 1st, 2025**
6. Public Comments
7. Public Hearing:
 - a. **Rezoning- Nikkel Orchard located at 75600 North Ave. (Parcel #13-02-13-300-019) from R-1 to AG**
8. Reports and Correspondence:
 - a. **Project Status Report-October 2025**
 - b. **Lenox Township and Washington Township Master Plan updates**
9. Unfinished Business:
10. New Business:
 - a. **Rezoning- Nikkel Orchard located at 75600 North Ave. (Parcel #13-02-13-300-019) from R-1 to AG**
11. PC Projects:
12. Public Comments
13. Adjournment.

Next scheduled regular meeting is December 3rd, 2025, at 7:00 P.M.



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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, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd by Abercrombie to adjourn the meeting at 8:22 p.m.

All Ayes- Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Date: _____

Beth Abercrombie, Chair

DRAFT

NOTICE OF PUBLIC HEARING
TOWNSHIP OF ARMADA
FOR CONSIDERATION OF A REZONING

NOTICE IS HEARBY GIVEN, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Armada Township Planning Commission at 7:00 PM, Wednesday, November 5th, 2025, at the Armada Township Hall, 23121 East Main Street, Armada, MI 48005.

The purpose of the public hearing is to hear public comments and consider rezoning the property at 75600 North Ave (parcel ID# 13-02-13-300-019) from R-1, Residential District to AG Agricultural Preservation District. The subject site is approximately 10.96 acres.

Copies of the rezoning application may be examined at Armada Township Hall Offices, 23121 East Main Street, Armada, MI 48005 during regular business hours, Monday-Thursday, 9:00 AM-4:00 PM until the date of the hearing. Written comments may be addressed to the Planning Commission at the Township Hall address, call 586-784-5200 with questions, or email to planning@armadatwp.org. Oral comments will be taken during the hearing on November 5th, 2025.

Michelle Bailey
Armada Township
Planning and Zoning Administrator

Publish 10/15/2025

OWNER	PROP ADDRESS LINE 1	PROP ADDRESS LINE 2	TAX_ID
KURTZ, JACOB & THEUT, TARA	75509 NORTH AVE	ARMADA, MI 48005	02-14-400-004
FROM ABOVE HOLDINGS LLC	75700 NORTH AVE	ARMADA, MI 48005	02-13-300-018
TOWNSHIP OF ARMADA	75400 NORTH AVE	ARMADA, MI 48005	02-13-300-005
MUGLIA, DOMINIC A	75901 NORTH AVE	ARMADA, MI 48005	02-14-200-021
ARMADA AREA SCHOOLS	23550 ARMADA CENTER RD	ARMADA, MI 48005	02-13-300-026
PAIGE, KENNETH	75516 NORTH AVE	ARMADA, MI 48005	02-13-300-002
VAN PAEMEL, ROBERT & COLETTE TRUST	75357 NORTH AVE	ARMADA, MI 48005	02-14-400-016
NIKKEL, STEVEN & LAURA	75600 NORTH AVE	ARMADA, MI 48005	02-13-300-019
KAATZ, MARY JEAN	75477 NORTH AVE	ARMADA, MI 48005	02-14-400-005
MUGLIA, DOMINIC A	75555 NORTH AVE	ARMADA, MI 48005	02-14-400-018
SOCIETY OF SAINT PIUS X	23511 ARMADA CENTER RD	ARMADA, MI 48005	02-13-300-006



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Project Status Report-October 2025

COMMUNITY PROJECTS

Blake's Traffic Study - 17985 Armada Center Rd

No update. 8/24: Notes from 6/28 meeting in Sept packet 7/24: Meeting held with Executive's office, MCDR and Blakes. Grant being pursued through the Federal Safe Streets for All program. 6/24: Meeting scheduled with Macomb County Executive's office, MDCR and Blakes on 6/28/24. 5/24: MCDR provided guidance on steps Blake's needs to take to request traffic light at west exit from south lot. 10/23: Meeting requested with Macomb County Road Commission to determine what steps Blakes will need to take to upgrade the 34 Mile exit, other actions that can be taken to address the traffic issues. 9/23: Supervisor Paterek talked with representatives from the County Road Commission and County Executive's office regarding lights and Romeo Plank egress. Waiting for a response. No update on new meeting with Blake's. 7/23: Blake's held a meeting on July 12 to discuss options to present back to the county. Synopsis in September packet. 6/23: John Paul Rea, Macomb County Deputy County Executive responded that engineering design and cost considerations were provided to Blake's, but no further progress has been made. 5/23: Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time. 12/22: Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

Trillium Farm Wedding Barn – 16191 32 Mile Rd

No update. Applicant was informed they need to submit a revised site plan per planner to update the lean-to and add additional parking 9/25. A building permit for a lean-to was approved and finalized by the building inspector 8/19/2025. Electrical Permit was finalized, project completed 4/29/25. Pulled electrical permit, final inspection scheduled for 4/29. 11/24: Site plan was approved 11/6. 10/24: Updated site plan and letters from Road Commission and Public Works provided for Nov meeting. 9/24: Site plan in October packet for review. 8/24: Targeting to submit Site Plan for October review 5/24: SLU approved by Board of Trustees with changes to conditions. MCDR provided guidance on steps needed for ingress/egress from property. 4/24: SLU paperwork submitted, on May 1 agenda for review. 3/24: Owner picked up paperwork to apply for SLU. Targeting May meeting. 12/23: Applicant will be at Jan 4, 2024 meeting to ask for final guidance

before submitting application: 4/23: Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. 3/23: Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review.

12/22: Owner had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan. Pre-planning meeting was held in November 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.

Hidden River Estates – North-east Corner 33 Mile & Powell Rd

No update. 8/2025 4 building permits were finalized. 7/25 2 building permits were finalized. 6 building permits have been pulled 4/25 2/25: 5 Building permits have been pulled. 11/24: Home building permits are in progress. 10/24: Escrow and insurance provided. No additional actions required until road improvements start (after homes are built) 8/24: Engineering approved Exhibit B of Master Deed. Master Deed filed with county August 14, 2024. Waiting for deposit payment of escrow and insurance to move into Construction. 7/24: Received updated Master Deed exhibit be. Pending engineering approval. 6/24: Site Plan extended for 1 year through 6/4/25. Master Deed approved by Township Attorney contingent on final Engineering and Planner confirmations. 5/24: On June agenda to request 1 year extension of site plan. 1/24: Developer working to obtain a performance bond. 12/23: No Updates. 11/23: Engineering escrow deposited on 11/8. First engineering review provided by Spalding on 11/22. 10/23: Estimated Construction cost submitted by applicant and engineering escrow amount set. Waiting for payment. 8/23: Spaulding DeDecker attended an on-site meeting with representatives of Hidden River on Monday, August 28 to provide guidance on township expectations for the road updates needed. This will assist the applicant with estimating the cost of construction for their escrow. 6/23: Site Plan was approved at June 7 meeting. Waiting for estimated construction cost to begin engineering phase. 5/23: Updated site plan and master deed on agenda for June 7 meeting. 4/23: Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. 3/23: Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review. 2/23: Site plan was reviewed at February meeting, table for additional information on a revised site plan. 1/23: Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.

Laethem Development – Laethem St at Powell Rd

No Update 10/24: Notified applicant of approval for site plan extension. 9/24: Site plan extension letter submitted for October agenda. 8/24: No update. 7/24: Letter sent 7/23/24 reminding developer that site plan will expire on 10/3. 11/23: Meeting with Laethem Engineer, Spalding and Township Supervisor held on 11/29 to discuss options for Water. Minutes to be provided at 1/3/24 PC meeting. 10/23: Site Plan approved at the October 4 meeting contingent on all engineering

comments being addressed during that process. Approval letter emailed on 10/10. 9/23: Professional reviews complete. Will be on the October agenda. 8/23: Updated site plan provided by applicant on 8/22 and sent to professionals on 8/23. Will be on the October agenda. 3/23: Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. 2/23: Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

Dehondt Storage – 15450 33 Mile Rd

No update 5/24: Building permits pulled for final two buildings. 6/23: Site plan extended at the June 7, 2023, meeting through June 7, 2024. Waiting for engineering escrow to be provided.

Henshaw Phase 2 Building-70710 Powell Rd

Application for site plan review was submitted on 10/27/2025 along with site plan and building floor plans. Targeting December agenda for site plan review.

Miller Farm – 71800 Romeo Plank Rd

Letter was sent to owner from township attorney regarding violations. Meeting planned with township attorney, planner, and owner's attorney for 10/30/2025. Postponed at May meeting for revised site plan. On May agenda. Received an updated site plan on 3/19/2025. Targeting May meeting. 6/24: Commission recommended approval and Township Board approved SLUs for Indoor Events under Ordinance 16.39 and Outdoor Events under ordinance 8.01.B.2.L at the June 12, 2024, meeting. Manufacture of Food and Beverage, and Year-Round Kitchen SLU reviews were postponed for future review. 5/24: On June Agenda requesting SLUs for Indoor/outdoor events, manufacture of food and beverage, and year-round kitchen. 4/24: Rezoning approved by Township board at 4/10/24 meeting. 3/24: Public hearing on Rezoning scheduled for April 3. 2/24: Paperwork requested by property owner to request rezoning to AG / SAA Overlay

Frontier's Farm Market – 69475 Romeo Plank Rd

Pre-Planning meeting scheduled with planner for B1 property for October 28th at 2pm. 8/19/25 Township board voted to approve the rezoning of .09 acres of the property from R1 to B1 due to an error at the previous meeting on 7/9/25. Rezoning was approved by the Board of Trustees at the township board meeting on 7/9/25. 6/4/25 Planning Commission approved rezoning, sent to township board for approval. On June's agenda. Public Hearing set for June meeting. Rezoning application submitted 4/28/25. 7/24: Certified letter sent from supervisor to property owner re: bakery opened without PC approval. 3/24: Pre-application meeting held 3/13, owner will be on April 3 meeting to discuss options. 2/24: Paperwork requested by property owner to request rezoning to AG / SAA Overlay

Armada Center Properties Self-storage – 21900 Armada Center Rd

Must submit revised plans for 3rd engineering review and add additional engineering escrow deposit, 10-14-25. Spalding DeDecker finished their 2nd engineering review, applicant must revise and resubmit their engineering plans 8/14/2025. 6/30/25 Engineering escrow deposit was received, Spalding DeDecker is conducting their review. Site Plan was approved at May meeting. Updated site plan received on 4/14. Will be on May agenda. Postponed at April meeting with 5 items to be added to site plan. Received updated site plan on 3/17/2025 for April meeting. Site plan was tabled at March meeting. Received update site plan on 2/4/25 for March meeting. 11:24: Special Land Use recommendation for approval at 11/6 PC meeting, approved by Twp Board at 11/13 meeting. Site plan on December agenda. 10/24: Feasibility study submitted for review at Nov meeting. 9/24: Rezoning approved by township board on 9/11/24. Special land use and site plan submitted for review for October meeting. 8/24: Rezoning application submitted for Sept meeting

Romeo Rabbit Rescue- 21850 McPhall

No update. Township Board approved the special land use on 9/17/25. ZBA granted a variance to keep driveway and parking lot gravel 9/10/25. Planning Commission approved special land use and site plan contingent on ZBA variance on 9/3/25. Applicant applied for special land use again removed boarding from application, on September 3rd PC agenda, also on ZBA agenda for 9/10/2025 for parking lot and driveway variance. The township board denied the special land use at their July 9th meeting. Special Land Use was approved at planning commission meeting on 6/4/25, sent to township board for approval. On June's agenda. Application for special land use submitted 4/28/25. Public hearing set for June meeting.

COMMISSION PROJECTS

Ordinance Book Audit

No update. Zoning Ordinance subcommittees' last meeting was August 4th, went over definitions. Next meeting scheduled for August 4th, 2025 at 2 pm. Audited uses table at last meeting on 5/20 Last meeting on 4/16, site plan review and ZBA articles were audited. Subcommittee formed and meeting second week of March 2025. No Action 5/24: Reviewed non-conformities audit. Postponed ZBA audit 4/24: No action. 3/24: Commission reviewed proposed layout with planner at March 6 meeting. 1/24: Received document showing proposed outline of new ZO book layout. 11/23: Received audit document on 11/9 of several sections of Zoning book with suggestions or recommendations for updates. Received audit document on 11/21 of current approved Zoning District map to confirm unusual or parcels where county and current township maps do not match. Provided to Assessor's office for review and update where appropriate. 8/23: Received draft of Zoning Ordinance book with all amendments since 2019 added, and audit to confirm earlier amendments were included.

Ordinance Updates - AG Acceptable Uses, SAA

No updates. 11/24: Public hearing set for Dec 4 meeting 10/24: Workshop held on 10/16/24 to provide additional guidance to planner on desired updates to ordinances. 9/24: Commission members need to decide what they want to allow as acceptable uses, and if they need to be tied to farming operations. 8/24: Progress on AG uses, tabled SAA. 7/24: First draft and comments supplied by Planner Habben for review at July 3 meeting. Updates based on commission comments in August packet.



63775 Gratiot Ave. - Lenox, MI 48050 - Phone: (586) 727-2085 - Fax: (586) 727-3188

Notice of Preparation of Draft Master Plan

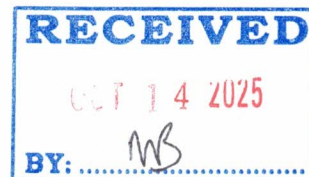
In accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, and related amendments, this is to notify you that Lenox Township, Macomb County, Michigan, has prepared a "Draft" Master Plan Update.

The Township is requesting your comments on the draft plan that can be accessed electronically at www.lenoxwp.org.

You are invited to submit your comments or questions within 63 days of receipt of this letter to the Lenox Township Clerk, Michelle Gurley, 63775 Gratiot Ave., Lenox, Michigan 48050, mgurley@lenoxwp.org.

We appreciate your cooperation and assistance.


Michelle Gurley
Lenox Township, Clerk



ANTHONY REEDER JR.
Supervisor

MICHELLE GURLEY
Clerk

JENNIFER SUTHERLAND
Treasurer

JOE ROSSEEL
Trustee

JOE MARINO
Trustee



Charter Township of Washington

COUNTY OF MACOMB
STATE OF MICHIGAN

**Notice of Intent to Prepare
Master Plan Amendment
Charter Township of Washington, Macomb County, Michigan**

October 14th, 2025

The Charter Township of Washington has begun preparations to amend its Master Plan. This notice is being provided in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended. The plan amendment will include revisions to the future land use map in response to recent infrastructure investments and changing community conditions.

When the draft plan is approved for release, we will forward a copy to you as required by the Act. We would appreciate your comments regarding the plan's content and how you feel it may affect planning efforts in your community or potential coordinated planning or capital improvement projects. Unless you specifically request that we do otherwise, we intend to distribute the draft electronically.

Thank you in advance for your cooperation and assistance. Please direct any correspondence or questions to:

Dana Berschback
Planning & Zoning Director
Charter Township of Washington
berschbackd@washingtontwpmi.org
586-677-4222

Thank you in advance for your assistance!

Dana Rose Berschback, PZ Director
Charter Township of Washington

Distributed to:

Charter Township of Shelby	Macomb County Board of Commissioners
Bruce Township	Macomb County Planning & Economic Development
Village of Romeo	SEMCOG
Ray Township	SMART
Armada Township	MDOT
Charter Township of Oakland	Macomb County Department of Roads
DTE	ITC
Comcast	AT&T
Romeo State Airport	HCMA (Huron-Clinton Metropolitan Authority)
Romeo Community School District	Rochester Community School District
Utica Community School District	SEMCO

57900 Van Dyke Washington Township Michigan 48094- Phone (586) 786-0011

Planning Commission Members:

Bob Sacco, Chair Barry Miller, Vice Chair John Chaplin, Board Liaison
Ron Jasky, PC Member Pete Thomas, PC Member Gary Robb, PC Member Lisa Hall, PC Member

Date: 10/3/25 Review Fee: \$1100 Application # _____



APPLICATION FOR REZONING – ARMADA TOWNSHIP

APPLICANTS NAME: Steve & Katie Nikkel ADDRESS: 25757 Barrows
CITY: ARMADA ZIP: 48005 PHONE: 810-343-5060 K 810-343-5058 S
PROPERTY IDENTIFICATION NO: 13-02-13-300-019

COMPLETE LEGAL DESCRIPTION (Use opposite site or attach separately).
EXISTING ZONING: R/A PROPOZED ZONING: AG SIZE (in Acres): 10.94
PROPOSED USE OF PROPERTY: U.P.I.C.H. ORCHARD, winery, AG Activities
LEGAL OWNER: STEVEN NIKKEL (25757 BARROWS ARMADA 810-343-5058)
Name Address Phone
Brewery cidex FLOWERS BAKERY.

If petitioner is not the owner, state basis for representative (i.e., Attorney, Representative, Option-to-Buy, etc):

The applicant should submit a concept plan sketch, demonstrating the feasibility of developing the property for its intended use. The following information should be included: 1) Parcel size and shape; 2) Size and general location of all building(s) to be included on site; 3) Access to the site and arrangement of the parking area; and 4) Location and use of adjacent buildings.

Twelve (12) copies of the application and feasibility sketch (all materials shall be folded to 8 1/2 x 11) shall be submitted to the Township by **12:00 p.m. the second Thursday** of each month prior to a scheduled Planning Commission meeting. The Planning Commission will set a **public hearing** for the following meeting. A recommendation may or may not be made at the meeting.

The undersigned authorizes the members of the Planning Commission and any employees of the Building Department to enter upon the described premises to visually inspect the proposed site before and after any hearing scheduled for this application. Written notification of any inspection shall be given to the applicant by the Township prior to any inspection. Any additional costs, incurred by the Township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

[Signature]
Signature of Applicant
Katie A. Proff
STEVEN J. NIKKEL
(Please print/type name below signature)

[Signature]
Signature of Legal Owner (if not Applicant)
STEVEN N. NIKKEL
(Please print/type name below signature)

EXISTING ORCHARD

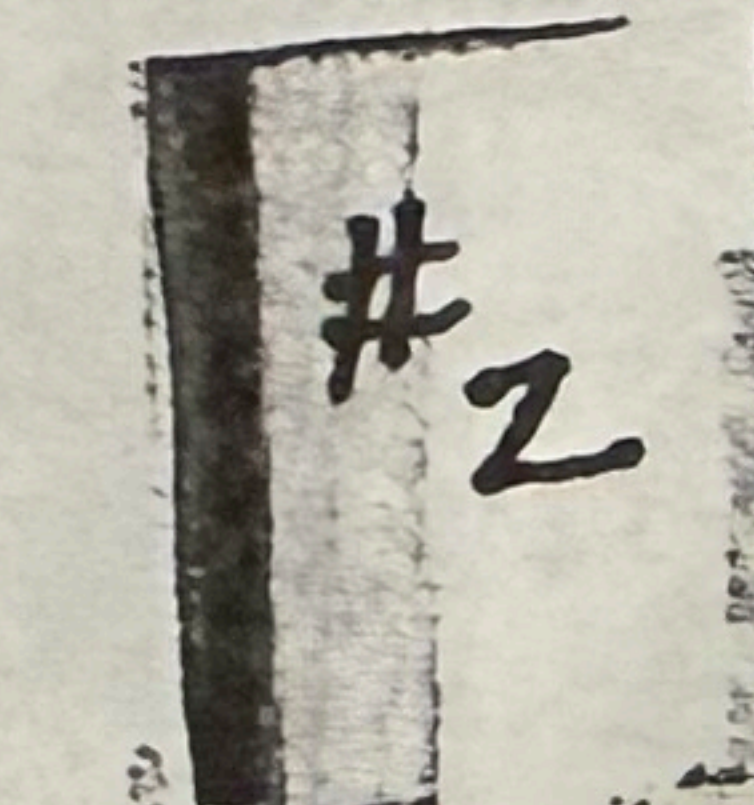
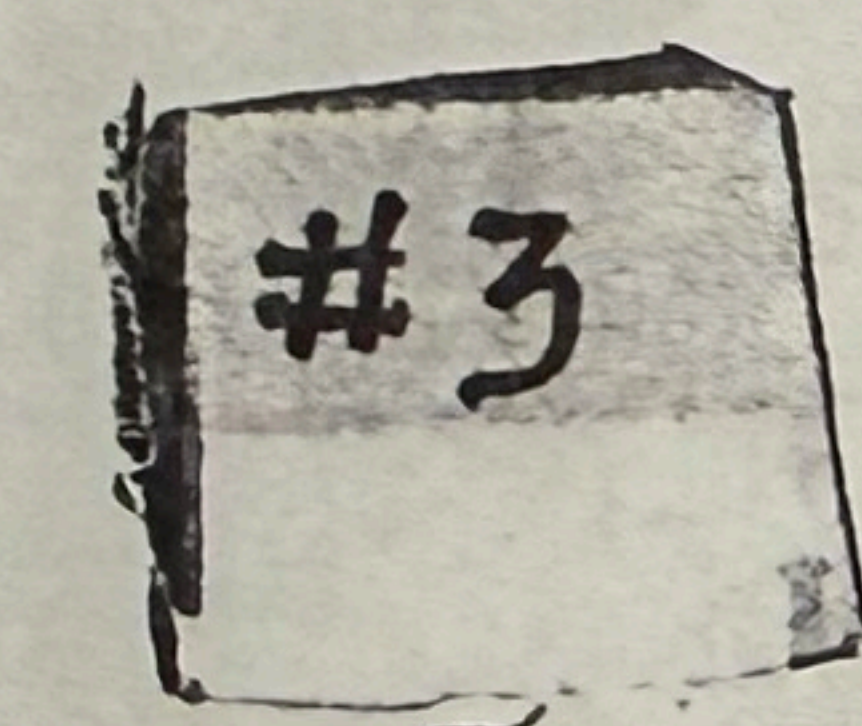
HOPS

GRAPES

WALKWAY

ROW OF HEMLOCKS

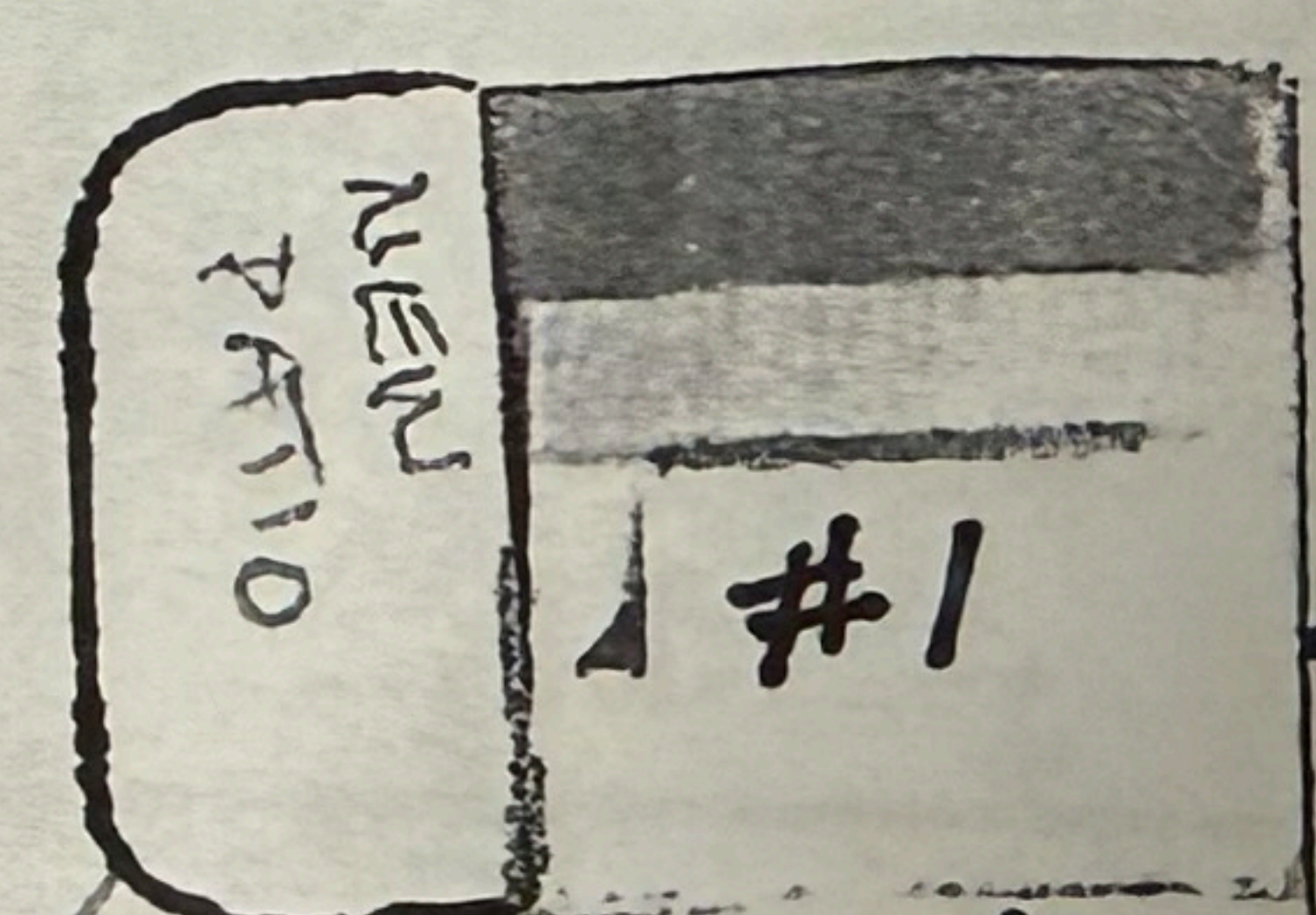
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97'

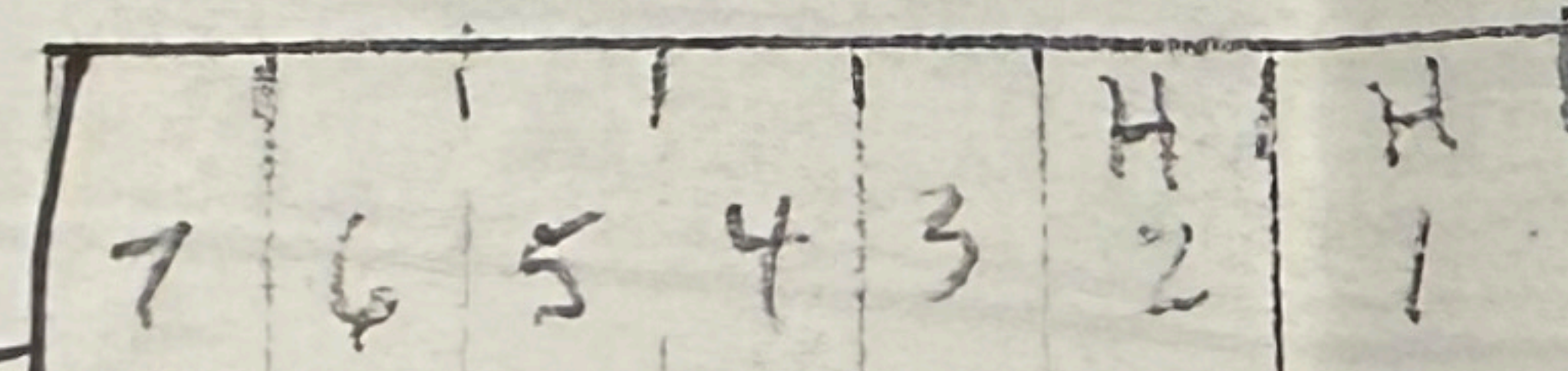
45'

NO ACCESS

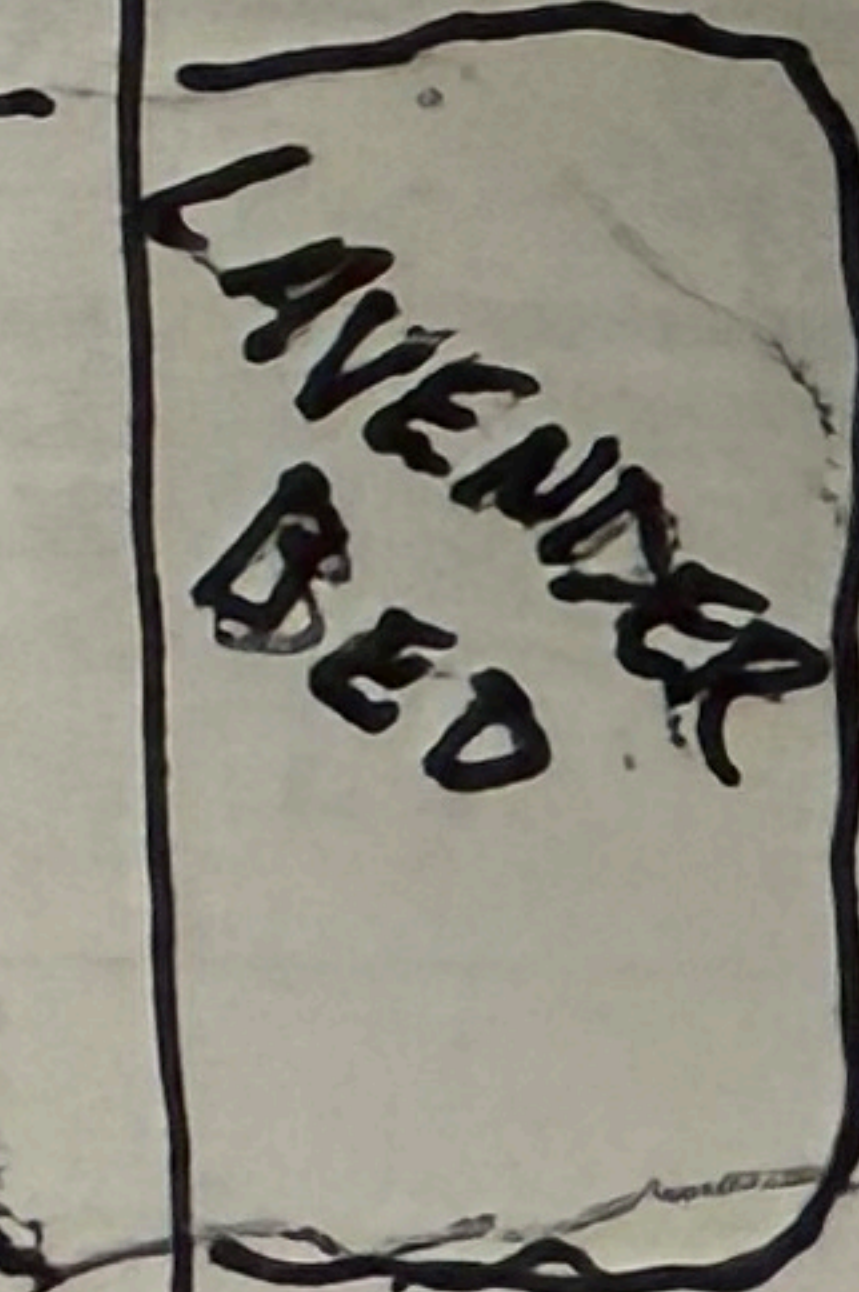
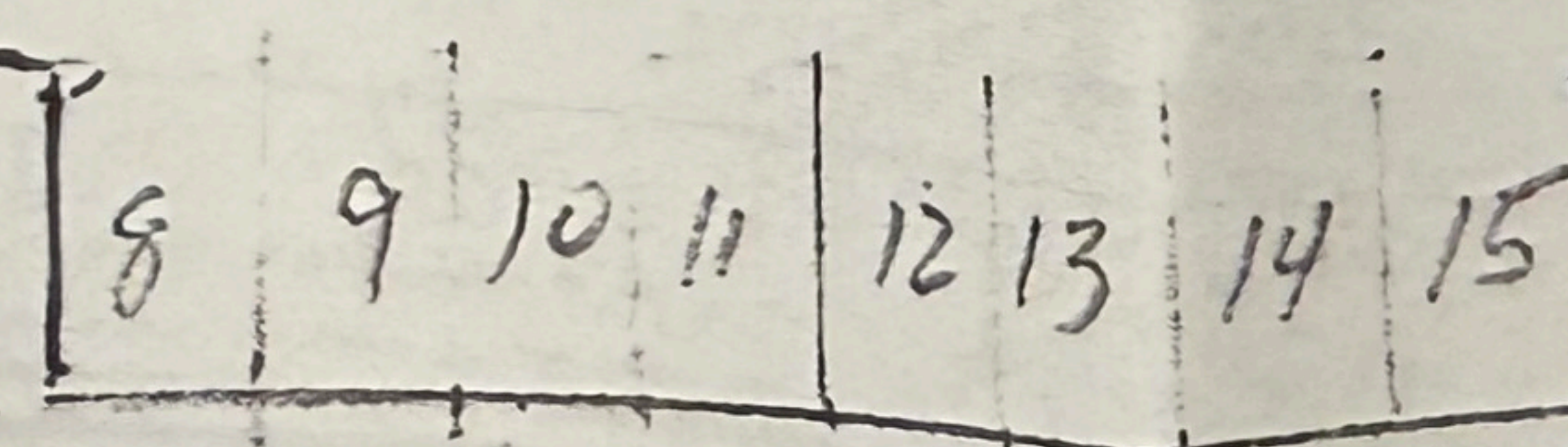


38'

SUN FLOWERS



GRAVEL PARKING



SIGN

EXISTING ROW OF PINE TREES

75600 NORTH AVE

110'



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

October 20, 2025

Armada Township
 23121 East Main Street
 Armada MI 48005

Attention: Michelle Bailey
 Planning & Zoning Administrator

Re: Rezoning Review – 75600 North Avenue

Dear Michelle Bailey:

Applicant Steve and Katie Nikkel are requesting the rezoning of their property located at 75600 North Avenue (parcel ID# 13-02-13-300-019) from R-1, Residential District to AG Agricultural Preservation District. To assist the Planning Commission in evaluating the requested rezoning, we have prepared a detailed review of this request. For your reference, below is a table summarizing the proposal and key facts:

<i>Summary of Facts</i>	
Property Address:	75600 North Avenue
Applicant/ Property Owner:	Steve and Katie Nikkel
Property ID:	13-02-13-300-019
Property Size:	10.96 acres
Property Frontage:	Approx. 300 ft on North Avenue
Current Use of Property:	Orchard
Proposed Use of Property:	Orchard, winery, and food truck (agricultural tourism) uses
Existing Zoning of Property:	R-1, Residential District
Proposed Zoning of Property:	AG Agricultural Preservation District
Future Land Use Designation of Property:	Split designations <ul style="list-style-type: none"> • West half (approx. 660 ft from North Avenue): Commercial • East half: Single Family Residential
Road Classification of Frontage:	Major Road with a 120 ft ROW
Water/Sewer:	Onsite facilities – outside of Preliminary Sewer District
Soil Classification	Mix of ‘Prime Farmland’ and ‘Prime Farmland if Drained’
<i>(Enclosed is the Rezoning Development Pattern Exhibit A showing the subject property and surrounding area as an aerial map, current zoning map, and future land use map.)</i>	

ANALYSIS

To assist the Planning Commission in their decision making, provided is information from the zoning ordinance and master plan. Portion **highlighted in yellow** are of specific importance to the proposed rezoning.

Current Zoning District Purpose Statement:

R-1 Residential District

This area provides for higher density, single-family development, limited commercial and industrial uses **proximate to the Villages of Armada and Romeo**. Limited utility extensions would be allowed in these areas, provided that the timing of any extensions coincide with the higher density. This residential district would provide for a range of housing choices with varying densities based upon the availability of utilities. **Planned neighborhoods and subdivisions are anticipated in this district.**

Proposed Zoning District Purpose Statement:

AG Agricultural Preservation District

Encourage the continued use and preservation of Armada Township's productive agricultural land. **Foster an attitude that encourages agricultural preservation, and which recognizes that farming will continue to be an important land use.** Minimize the premature conversion of productive agricultural land for urban uses. Provide opportunities for agriculture to exist compatibly with single-family homes. **Maintain existing large parcels of land which readily lend themselves to continued agricultural use** and discourage land divisions that serve to prematurely retire productive agricultural land. Provide some flexibility to agricultural property owners which recognizes the need to convert some farmland to other uses, but which does not compromise the long-term viability of existing agricultural uses. Discourage utility extensions that would lead to the conversion of farmland for urban uses. **Consider a range of appropriate alternative measures for preserving existing farmland.** Recognize that agriculture is the proper utilization of a natural resource. **Provide for large lot, single-family residential interspersed, within farm lot, recreation and open space developments.** It is anticipated that this area will never have public water or sewer facilities available.

Future Land Use Classification Description:

Agricultural & Low Density Residential

A primary goal of Armada Township is to preserve its agricultural heritage and economic sector. Greenfield development, including the **redevelopment of former farms into housing subdivisions and commercial developments,** is occurring at a rapid pace in the middle of Macomb County, and while this development will take time to spill northward into the township, the community still must have a framework in place that accomplishes the goal of preserving a portion of the township for agricultural use into the distant future.

Commercial

To ensure that future commercial and industrial development in the township **does not detract from the area's generally rural character,** the township should continue to implement design guidelines that guide the appearance of development and establish a feel that **respects the community's rural heritage.**

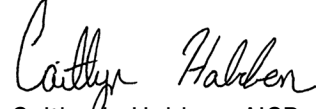
REZONING REVIEW STANDARDS

Standards for the review of rezoning requests are outlined in Section 19.06.5 of the Armada Township Zoning Ordinance. Standards A – N 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 rezoning review for your consideration.

We look forward to a discussion on the upcoming rezoning request at the next Planning Commission meeting. If you have any questions, please do not hesitate to contact me at 810.620.0086 or by email chabben@wadetrim.com.

Very truly yours,

Wade Trim, Inc.

A handwritten signature in black ink that reads "Caitlyn Habben". The signature is written in a cursive, flowing style.

Caitlyn L. Habben, AICP
Professional Planner

CLH:reb
ARA6000.25F
[20251020_Bailey-Ltr.docx](#)

cc: Planning Commission



Rezoning Analysis



Armada Township

Location/Address	75600 North Ave
Project Name/Applicant	Steve & Katie Nikkel
Application Date	Oct 3, 2025

The master plan is a policy document showing a potential future land use scenario over the span of a 20 year future. Below are the standards associated with the findings of fact for rezoning (map amendments) for the township’s consideration. These standards are in Section 19.06.5 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 A. Consistency with the goals, policies and future land use map of the Armada Township Master Plan. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.	
Findings of Facts:	<p>The current site’s existing land use is agriculture/rural residential. Properties west of the site, across North Ave, and to the southeast are also designated agriculture/rural residential land uses. Other adjacent properties to the south are single family residential and recreational. The adjacent property to the north is commercial, and to the west is the Armada High School.</p> <p>Based on the 2024 Armada Master Plan, the current zoning classification is consistent with the master plan. The master plan is a general direction of anticipated land use demands.</p> <p>There is agricultural designated land use across North Ave. This portion of the North Ave corridor is a transitional area being a mixture of agricultural, commercial, public and single family uses.</p> <p>One of the overall goals within the master plan is to ensure a rural character and support agricultural activities (pg 41). <i>“Encourage Farming Operations. Sustain Agricultural Preservation areas (as defined and designated in the Future Land Use Plan), by means such as limiting development, discouraging public water/sewer connections, maintaining low density residential development, and other opportunities.”</i></p> <p>Agricultural tourism has a combination of commercial type uses, but also agricultural or open space.</p>
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard B. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.	
Findings of Facts:	<p>The subject site is almost entirely comprised of wetlands as defined by EGLE.</p> <p>Its soil is predominantly either ‘Prime Farmland’ or ‘Prime Farmland if Drained.’</p> <p>The property is generally flat and largely consists of trees of significant size in addition to a natural pond; additionally, the east branch of Coon</p>

	Creek runs through the site’s eastern portion. The site has historically operated as an orchard.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard C Evidence from the applicant that it cannot receive a reasonable return on investment through developing the property with the uses permitted under the current zoning.	
Findings of Facts:	<p>The site is currently zoned for R-1 Residential. Other uses allowed within R-1 include family day cares, home based businesses. However, no agricultural business uses are allowed within the rear portion of the property.</p> <p>The site has previously operated as an orchard. The existing buildings on the site appear to comply with all lot size requirements for the AG District. Split zoned parcels are traditionally difficult to understand and develop as a property owner or investor. It is best practice to eliminate to 1 zoning classification.</p>
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.	
Findings of Facts:	<p>The surrounding land use are a mixture of commercial, public (park & Armada High School), single family residential, and agricultural.</p> <p>The subject property abuts a single family residence to the south.</p> <p>Uses allowed within the AG District include, but are not limited to, agricultural businesses; growing of plants; keeping of horses, cows, or other similar animals; family day cares; and public schools.</p>
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard E. The capacity of utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township	
Findings of Facts:	<p>The subject property is located on a paved major road as defined in the Master Plan.</p> <p>The subject property would need to evaluate water and sewer capacity onsite through the County Health Department as part of site plan review.</p>
Planning Commission Thoughts:	
Public Hearing Comments:	

Standard F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.	
Findings of Facts:	The subject property is located on a major road as defined in the Master Plan. North Avenue is a paved, two-lane road in this area.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard G. The apparent demand for the types of uses permitted in the requested zoning district relative to the amount of land in the Township currently zoned and available to accommodate the demand.	
Findings of Facts:	The subject property in the R-1 District does not allow agricultural tourism uses.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard H. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.	
Findings of Facts:	<p>The subject site proposed to be rezoned to the AG district is 10.96 acres; the required dimensions for the AG District appear to be met. These dimensions include:</p> <ul style="list-style-type: none"> • Minimum Lot Size Area: 76,230 sq ft - Met • Minimum lot width: 165 ft - Met • Max Structure height: 2 stories; 35 ft - Met • Setbacks <ul style="list-style-type: none"> ○ front yard: 110 ft - Met ○ side yards: 25 ft - Met ○ rear yard: 60 ft - Met
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard I. The requested rezoning is to the most appropriate district.	
Findings of Facts:	<p>The R-1 District does not allow agricultural tourism uses. The site has been previously used as an orchard.</p> <p>The western portion of the site is designated for future commercial use in the Master Plan.</p>
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard J. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?	
Findings of Facts:	The R-1 District does not allow agricultural tourism uses.
Planning Commission Thoughts:	
Public Hearing Comments:	

Standard K. The requested rezoning will not create an isolated and unplanned spot zone	
Findings of Facts:	Properties to the west, across North Ave are zoned AG District. Adjacent properties to the north are zoned B-1 District. Properties to the east and south are zoned R-1 District. The subject site is designated for future commercial and single family use in the Master Plan
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard L. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.	
Findings of Facts:	This application has not been processed before.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard M. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.	
Findings of Facts:	The applicant has not offered conditions at this time.
Planning Commission Thoughts:	
Public Hearing Comments:	
Standard N. Other factors as appropriate.	
Findings of Facts:	
Planning Commission Thoughts:	
Public Hearing Comments:	



Site & Zoning Development Pattern Exhibit A

Location/Address	75600 North Ave
Project Name/Applicant	Steve & Katie Nikkel
Application Date	Oct 3, 2025

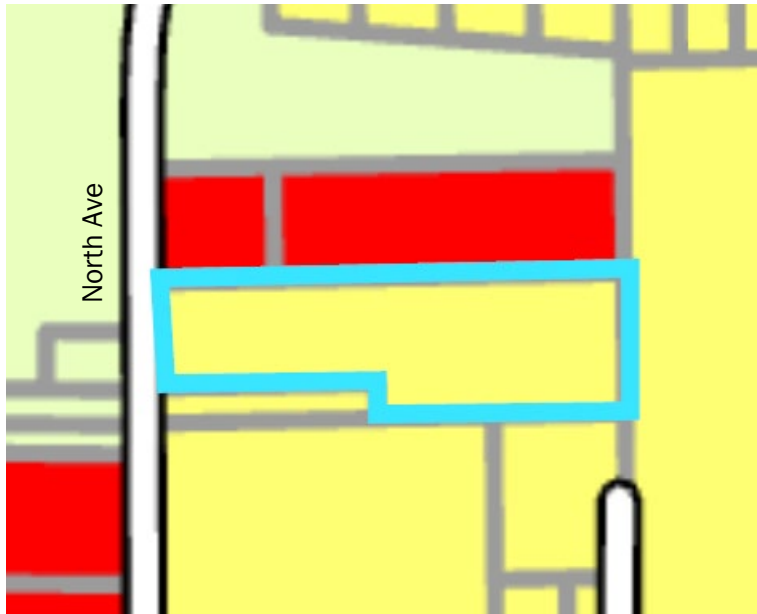


Armada Township

Aerial Map



Zoning Map



LEGEND

- AG, Agricultural-Preservation District
- R-1, Residential District
- RM, Moderate Family Residential District
- B-1, Business District
- B-2, General Business District
- M-1, Industrial District
- M-2, General Industrial District
- SAA, Special Ancillary Agricultural Uses Overlay District
- Armada Township Boundary
- Village Boundaries
- Other Municipal Boundaries

Future Land Use Map



EGLE Wetland Map



Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

Farmland Soils

