



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday, November 5th, 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- Present at Roll Call: Chair Abercrombie, Vice-Chair Kehrig, Commissioners Patchak, Finn, Finlay, and Jabara. Nikkel was excused due to conflict of interest with the new business item on the agenda. 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 of October 1st, 2025. Motion by Kehrig, 2nd by Finlay to approve the regular meeting minutes of October 1st, 2025, as presented. **All Ayes- Motion Carried**
6. Public Comments- None
7. Public Hearing- Rezoning- Nikkel Orchard located at 75600 North Ave, (Parcel #13-02-13-300-019) from R1 to AG. Motion by Jabara, 2nd by Finlay to open the public hearing at 7:04 PM. **All Ayes-Motion Carried**

Present at the public hearing were Chair Abercrombie, Kehrig, Patchak, Finn, Finlay, and Jabara. Abercrombie went over the procedures of the public hearing and the notice to neighbors and publication in the newspaper. Applicant Steve Nikkel spoke on the history of the property and that it has over 1200 apple trees along with other fruit trees and used to be operated as a U-Pick orchard. They would like to continue to operate as an orchard with educational farming activities. Planner Habben spoke on her analysis of the rezoning. Motion by Jabara, 2nd by Finlay to close the public hearing at 7:17 PM **All Ayes- Motion Carried**

8. Reports and Correspondence:

- a. Project Status Report- October 2025. Abercrombie read the updates on the project status report and Planner Habben gave an update on the meeting with Miller Farms and Frontier Farms Market.
- b. Abercrombie went over the master plan update notices received by Lenox and Washington Township. Motion by Kehrig, 2nd by Abercrombie to approve reports and correspondence as presented. **All Ayes- Motion Carried**

9. Unfinished Business: None

10. New Business:

a. **Rezoning- Nikkel Orchard located 75600 North Ave, (Parcel #13-02-13-300-019) from R1 to AG.** Planner Habben reviewed the standards associated with a rezoning in her review of the property. Motion by Finlay, 2nd by Finn to recommend to the township board the rezoning of parcel 13-02-13-300-019 located at 75600 North Ave, from R1 to AG as it goes along with the future goals to preserve agricultural heritage and economic sector and because it meets the standards of section 19.06.5 of the Armada Township Zoning Ordinance.

All Ayes -Motion Carried

11. PC Projects: Planner Habben spoke on changing the planning commission meeting dates for 2026 to the 3rd Wednesday of the month for the Township Board to have sufficient time to review recommendations from the planning commission. Habben also discussed the zoning ordinance update will be starting in January of 2026.

12. Public Comments- None

13. Adjournment- Motion by Nikkel, 2nd by Abercrombie to adjourn the meeting at 7:41 p.m.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Date: _____

Beth Abercrombie, Chair