



# ARMADA TOWNSHIP PLANNING COMMISSION

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## Minutes

Wednesday, January 21, 2026- 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, Township Attorney Linda McGrail and Recording Secretary Bailey
4. Approve/Amend Agenda-Motion by Kehrig, 2<sup>nd</sup> by Finn to approve the agenda as presented. **All Ayes- Motion Carried**
5. Approval of Minutes-
  - a. **Regular Meeting Minutes December 3rd, 2025.** Motion by Nikkel, 2<sup>nd</sup> by Jabara to approve the regular meeting minutes of December 3rd, 2025, as presented. **All Ayes- Motion Carried**
6. Public Comments- None
7. Public Hearing-
  - a. **Special Land Use to construct a 6,000 square feet accessory building for a single-family home located at 80779 Capac Rd, Parcel #13-02-05-200-052.** Motion by Finn, 2<sup>nd</sup> by Nikkel to open the public hearing at 7:04 pm. **All Ayes-Motion Carried**

Present for public hearing; Abercrombie, Kehrig, Patchak, Finn, Finlay, Jabara, and Nikkel. Chair Abercrombie spoke on the procedures for public hearings, the notice published in the newspaper, and notifications sent to neighbors. The

applicant, Mike Vermeulen, spoke on the barn he is requesting to build. The barn is just a small part of his property being that he has almost 27 acres. Planner Habben went over her analysis report, and the provision for a special land use in the zoning ordinance for an accessory building over the maximum permitted size allowed. Motion by Finlay, 2<sup>nd</sup> by Nikkel to close the public hearing at 7:16 pm.

**All Ayes-Motion Carried**

8. Reports and Correspondence:

- a. **Project Status Report- December 2025.** Motion by Nikkel, 2<sup>nd</sup> by Finn to receive and file reports and correspondence as presented.

**All Ayes-Motion Carried**

9. Unfinished Business: None

10. New Business-

- a. **Special Land Use to construct a 6,000 square foot accessory building for a single-family home located at 80779 Capac Rd, Parcel #13-02-05-200-052.** Planner Habben went over the special land use standards and her review letter. Applicant stated the building would be for personal use although most of his land is farmed. The PC was in agreement that a site plan is required, that the aerials that were provided were not sufficient. The PC also went over the difference between a farm building and a personal use building. Motion by Nikkel, 2<sup>nd</sup> by Abercrombie, to recommend to the township board the denial of the special land use request located at 80779 Capac Rd., Parcel #13-02-05-200-052 as the request does not meet the special land use requirements of article 16 special land use requirements section 16.01 article IV site plan review requirements and procedures section 4.02.

**Ayes- Nikkel, Finn, Abercrombie, Patchak, Finlay**

**Nays- Kehrig, Jabara**

**Motion Carried**

- b. **Achatz Site Plan for Discussion Only-75700 North Ave, Parcel #13-02-13-300-018.** Planner Habben explained the communication between the township and applicant for site plan revisions to come into compliance. McGrail told applicant, Rachel Achatz, to have the property owners sign the site plan application. PC had questions on what the barn was used for, Rachel stated for storage of bins and Christmas decorations. She spoke on the barn, how they have kept it up, and just recently had it painted. PC asked

about parking and Rachel stated the parking they have now is adequate. Rachel spoke on getting a variance from the ZBA for the maneuvering lane.

11. PC Projects:

- a. **2025 Planning Commission Annual Report**- Motion by Finn, 2<sup>nd</sup> by Nikkel to receive and file the annual report as presented.

**All Ayes- Motion Carried**

Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to take a two-minute recess.

**All Ayes- Motion Carried**

Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to resume the meeting.

**All Ayes-Motion Carried**

- b. **Zoning Ordinance Update**- Planner Habben went over the best practices and principles of updating the zoning ordinance. The intent is to have a good working draft. Habben went over the draft for parking and landscaping requirements. Discussion took place on what the subcommittee recommended. Went over parking and loading requirements. Discussed land banking, PC is good with parking waivers. PC agreed on 25 ft residential driveway setback.

Motion by Nikkel 2<sup>nd</sup> by Kehrig to extend the meeting to 10:20 to review the rest of the updates and excuse the attorney.

**All Ayes-Motion Carried**

Discussed Tree surveys and maintenance, along with species, and size of trees. Tree credits were also addressed.

12. Public Comments- Nikkel of the Planning Commission, questioned the special land use on the agenda tonight and how it got in front of the board without a site plan. Abercrombie spoke on the moratorium on data centers that the Board of Trustees put in place at their last board meeting and that we will be looking at our Master Plan

13. Adjournment- Motion by Finlay, 2<sup>nd</sup> by Jabara to adjourn the meeting at 10:27 p.m.

**All Ayes- Motion Carried**

**Respectfully submitted:**

\_\_\_\_\_  
**Michelle Bailey, Recording Secretary**

**Approved:**

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

**Beth Abercrombie, Chair**

DRAFT