



ARMADA TOWNSHIP ZONING BOARD OF APPEALS

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

Zoning Board of Appeals Thursday January 22, 2026, 7:00 PM Minutes

1. **Call to Order-** Kehrig called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance-** Kehrig led the pledge of Allegiance.
3. **Roll Call-** Members present at roll call- Kehrig, DeCock, Grand, and Goetzinger. Absent-Xagoraris. Also, present was Recording Secretary Bailey.
4. **Approve/Amend Agenda-** Motion by Goetzinger, 2nd by Grand to approve the agenda as presented. **-All Ayes- Motion Carried**
5. **Approval of Minutes-** Motion by DeCock, 2nd by Goetzinger to approve the minutes of September 10th, 2025, as presented. **-All Ayes- Motion Carried**

6. **Public Hearing**

- a. **Armada Agricultural Society-23955 Main St. Parcel #13-02-24-126-039. Variance from Section 2.14 Fences, Walls, and other Protective Barriers, subsection 2B. and 2C. of the Armada Township Zoning Ordinance to install a 6' cyclone style fence with barbed wire topping.** Motion by Goetzinger, 2nd by Grand to open the public hearing at 7:04 pm. **-All Ayes-Motion Carried**

Kehrig went over the public hearing procedures and the notification to neighbors and that it was published in the newspaper. The president of the Armada Agricultural Society spoke on the need for the fence. It would secure the area and boundaries of the property that will now be a part of the Armada Fair.

Judy Smith-74135 Madison St- opposes the fence, proposed the idea to get more security during fair week

Karen Klapatch-74138 Madison St.- opposes, worried about property values.

Dennis Niedzwiecki- Property owner at 24103 Armada Ridge Rd- owns the property next to this one, opposed to the fence, also wrote a letter opposing.

Eve Niedzwiecki- Property owner at 24103 Armada Ridge Rd- opposes the fence

Dean Reinhardt- on the Armada Fair Board, spoke in favor of the fence, and the issues the Armada Fair Board deals with behind the scenes.

Cathy Deneweck-24250 Armada Center Rd- supports the fence and the Armada Fair Board.

Marcia Hollins-20120 Armada Ridge Rd- sees both sides and believes we can find a balance.

Motion by Goetzinger, 2nd by Grand to close the public hearing at 7:33 p.m.

-All Ayes-Motion Carried

7. New Business

- a. **Armada Agricultural Society-23955 Main St. Parcel #13-02-24-126-039. Variance from Section 2.14 Fences, Walls, and other Protective Barriers, subsection 2B. and 2C. of the Armada Township Zoning Ordinance to install a 6' cyclone style fence with barbed wire topping.**

Kehrig read Section 2.14 of the Armada Township Zoning Ordinance Subsection B. and C. to discuss what is allowed in the township regarding styles and heights of fences. Applicant is looking for a variance from the allowed decorative open style fence 24-42- inch height of the fence in the front yard and a variance for barbed wire. Discussion took place. Kehrig also read the 5 standards of granting a variance. The intention is to preserve the house with agreement on accommodating concerns with the front yard. It is consistent with the fence surrounding the Armada Fair property and it is a unique historical property. There were questions regarding whether a chain link fence is considered an open style fence. Board discussed that standards 1,4, and 5 were not met. A 6ft fence can be installed around the side and rear yard without barbed wire without the need for a variance. Motion by Kehrig, 2nd by Goetzinger to deny the fence variance for 23955 Main St, Parcel#13-02-24-126-039, due to the fact that they did not show practical difficulty, it would confer special privileges, and it is contrary to the spirit and intent of the Armada Township Zoning Ordinance. More discussion took place, with no justification for a 6ft barbed wire fence in the front of the house.

-All Ayes Motion Carried

8. Public Comments- None

9. **Adjournment-** Motion by Goetzinger, 2nd by Kehrig to adjourn the meeting at 8:10 p.m.

-All Ayes- Motion Carried

Respectfully
submitted:
Michelle Bailey
Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date