



# ARMADA TOWNSHIP PLANNING COMMISSION

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## Minutes

Wednesday, February 18, 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, Jabara and Nikkel. Finlay Absent with notice.
  - b. Also present: Planner Habben, Township Attorney Linda McGrail and Recording Secretary Bailey
4. Approve/Amend Agenda-Motion by Finn, 2<sup>nd</sup> by Nikkel to approve the agenda as amended to add under New Business, B. APC Towers Historic Housing Request.  
**All Ayes- Motion Carried**
5. Approval of Minutes-
  - a. **Regular Meeting Minutes January 21st, 2026.** Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to approve the regular meeting minutes of January 21st, 2026, as amended.  
**All Ayes- Motion Carried**
6. Public Comments- None
7. Public Hearing- None
8. Reports and Correspondence:
  - a. **Project Status Report- January 2026.** Motion by Kehrig, 2<sup>nd</sup> by Patchak to receive and file reports and correspondence as presented.  
**All Ayes-Motion Carried**
9. Unfinished Business: None

## 10. New Business-

- a. Frontier Farms Site Plan Review for Homeschool Co/op located at 69475 Romeo Plank Rd, Parcel #13-02-31-400-035. Chad Asman representative for Frontier Farms spoke about the project. The property was conditionally rezoned last year for a bakery, but that tenant left and they were approached by Raising Warriors Collective Academy to establish a learning center on the property that was rezoned to B-1. Planner Habben went over her report dated 2-11-26, stating there was missing information and the applicant needs direction from the Planning Commission. There was discussion on the classifications for this use as to whether it is a nursery, church, or daycare. Habben read the definition for nursery school, day school, and child center that is listed in the Armada Township Zoning Ordinance and explained how this use fits within this definition. Lindsay Sokana, owner of Frontier Farms, spoke to the concern of the school already being operational on the property without being approved. Sokana said that deadlines were missed when submitting their application and they did not want to lose this tenant and had let them run the academy in their greenhouses. She clarified that there was a heating issue with the greenhouses and they then allowed the school to move into the building temporarily. Nikkel then informed Sokana that this building was built as an agricultural use building and was never inspected to have people inside. Asman stated that this school does not require a license to operate and it is more like a private club and usually would meet in churches. The hours for the school will be 9am-3pm, which is different than the 8am-5pm listed on the site plan. Landscaping was then discussed to screen the property from the residential property to the south. Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to require adding a green belt along the south property line starting at the southwest corner of the property 100 feet to extend past the front porch of the building. The greenbelt shall consist of 1 evergreen every 15 ft. for a total of 7 trees.

Ayes- Nikkel, Finn, Patchak, Abercrombie

Nays- Kehrig, Jabara

### **-Motion Carried**

The PC will waive section 2.33 pathways to not require a sidewalk along Romeo Plank Rd. Section 5.06 trash receptacles was then discussed.

Applicant stated there is already an enclosure on site that is 8 yards in size.

The PC will not be requiring an additional dumpster but would like the current enclosure shown on the site plan. Section 6.01 talks about parking

requirements and that 5 stacking spaces were required per the zoning ordinance, but they will not be used by the school. The parents will park and go into the school with their children as the parents do stay in the school all day and help with educational process. The 5 required spaces were met but discussion was had on whether the location of the spaces and the dimensions are appropriate. PC agreed the location and size are acceptable. At a minimum a note should be on the site plan addressing the use of temporary signs to identify the stacking space location in the parking lot during hours of operation. Kevin Kanehl, Fire Marshal for Armada Township spoke on fire code and a fire lane. The applicant may have to coordinate with the Michigan Bureau of Fire Services due to this being an educational facility and they would have jurisdiction overseeing this. Exterior lighting was then discussed and if there are lights along the access path. Asman stated there are lights under the overhang and above every door. The PC would like the location of existing lighting shown on the site plan. The PC would also like the location of the well and septic on the site plan and the hours of operation updated on the site plan.

Motion by Kehrig, 2<sup>nd</sup> by Jabara to postpone the site plan for a homeschool co/op located at 69475 Romeo Plank Rd, Parcel # 13-02-31-400-035 to give the applicant time to revise and resubmit the site plan to address the missing information as noted in the planner's review letter.

Ayes- Abercrombie, Patchak, Kehrig, Jabara, Finn  
Nays-Nikkel

**-Motion Carried**

Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to excuse Township Attorney McGrail and Fire Marshal Kevin Kanehl and to take a 5-minute recess.

**All Ayes- Motion Carried**

Motion by Nikkel, 2<sup>nd</sup> by Abercrombie to restart the meeting at 9:10pm.

**All Ayes-Motion Carried**

**b. APC Towers Historic Housing Request-**Abercrombie read the email from the Environmental Corporation of America requesting comment for a telecommunications structure near 78230 McFadden Rd and its proximity to historic homes in the area. Any comments can be directed to the planning and zoning administrator to send on behalf of the township.

11. PC Projects: Zoning Ordinance Update- Section 6.0 Exterior lighting and section 6.20 Performance Standards were discussed with the PC agreeing to the changes that were suggested regarding lighting fixtures height, illumination, and noise levels.

Section 6.30 Waste Receptacles were also discussed with when a dumpster should be required and also the gate materials that would be considered acceptable.

12. Public Comments- Chair Abercrombie thanked Jabara for his many years on the Planning Commission. Finn thanked the PC for sending flowers. Nikkel spoke on the budget regarding the zoning ordinance update.

13. Adjournment- Motion by Nikkel, 2<sup>nd</sup> by Finn to adjourn the meeting at 9:59pm.

**All Ayes- Motion Carried**

Respectfully submitted:

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

**Approved:**

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

\_\_\_\_\_  
**Beth Abercrombie, Chair**

DRAFT