



ARMADA TOWNSHIP PLANNING COMMISSION

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Minutes

Wednesday, October 21st, 2026

7:00 p.m.

Regular Meeting

1. Call to Order- Abercrombie called the meeting to order at 7:00 pm.
2. Invocation and Pledge of Allegiance- Abercrombie led the invocation and Pledge of Allegiance
3. Roll Call
 - a. Present at Roll Call: Chair Abercrombie, Vice-Chair Kehrig, Secretary Finn, Commissioners Patchak, Finlay, Jaroslowski, and Nikkel. Also present: Planner Culcasi, Township Attorney Linda McGrail and Recording Secretary Bailey
4. Approve/Amend Agenda-Motion by Abercrombie, 2nd by Kehrig to amend the agenda to remove 10a due to request by the applicant.

All Ayes-Motion Carried

5. Approval of Minutes—Motion by Finlay, 2nd by Abercrombie, to approve the regular meeting minutes of September 16th, 2026, as presented.

All Ayes-Motion Carried

6. Public Comments – Marcia Hollins- asked about invocation being on the agenda.
7. Public Hearing-
 - a. **Text Amendments Ordinance 114-49**-Motion by Abercrombie, 2nd by Nikkel, to open the public hearing at 7:02 pm.

All Ayes-Motion Carried

All commission members were present. Public hearing notice was published in the newspaper. Planner Culcasi spoke on the amendments for the agri-business special land uses and adding additional definitions. There are now distinctions between section 16.41 and 16.42. Definitions for events and private events were added. Also, a definition for seasonal was added. There

were no public comments. Motion by Kehrig, 2nd by Finlay to close the public hearing at 7:09 pm.

All Ayes-Motion Carried

8. Reports and Correspondence

- a. Project Status Report September 2026 and Richmond Township request for review of their draft Master Plan. Motion by Finlay, 2nd by Abercrombie to receive and file correspondence as presented.

All Ayes-Motion Carried

9. Unfinished Business- None

10. New Business-None-removed from agenda

11. PC Projects-Text Amendments 114-49-Discussion on section D5, an alternative to add to the amendments after consideration from the Planning Commission regarding occupancy. Consensus was to not have it added to the amendments. Motion by Jaroslowski, 2nd by Abercrombie, to recommend to the township board, the text amendments ordinance 114-49 for sections 16.41, 16.42, and 20.01 without the alternate definition or D5.

All Ayes-Motion Carried

12. Public Comments- D.J. Kehrig commented on VanPaemel site plan, applicant told planning administrator Bailey that they are not moving forward at this time.

13. Adjournment- Motion by Finlay, 2nd by Patchak to adjourn the meeting at 7:19 pm.

All Ayes-Motion Carried

Respectfully submitted:

Michelle Bailey, Recording Secretary

Approved:

Date: _____

Beth Abercrombie, Chair