

# Armada Township

## PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211  
planning@armadatwp.org

### AGENDA

**Wednesday, September 6, 2023 - 7:00 p.m.**

**(Held in person and electronically via GoToMeeting)**

The public may participate in the meeting at the township hall or through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/426550661>

Members of the public may also participate in the Board meeting by calling in to the following number:

United States: [+1 \(224\) 501-3412](tel:+12245013412) Access Code: 426-550-661

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to [planning@armadatwp.org](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for this regular meeting is as follows:

#### Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes:
  - a. **Regular Meeting Minutes June 7, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
  - a. **None**
8. Reports and Correspondence:
  - a. **Project Status Report- June, July and August**
  - b. **Blake's road issue meeting**
  - c. **Approved Zoning Map**
  - d. **Fleis & Vanderbrink flyer**
9. Unfinished Business:
  - a. **None**
10. New Business
  - a. **None**
11. PC Projects:
  - a. **Master Plan Discussion**
    - i. **– updated timeline**
    - ii. **– updated goals and objectives**
    - iii. **– survey results write-up**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday October 4, 2023



# Armada Township

## PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578  
Armada, Michigan 48005  
Telephone: (586) 784-5200 Facsimile: (586)784-5211  
planning@armadatwp.org

5a

### MINUTES

#### Wednesday, June 7, 2023

#### 7:00 p.m.

#### Regular Meeting

1. Call to Order
  - a. Chair Kehrig called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
  - a. Kehrig led the Pledge of Allegiance
3. Roll Call
  - a. **Present** at Roll Call: Chair Kehrig, Commissioners Abercrombie, Arnold, Jabara, and Board Liaison Murray. Commissioner Kutchev arrived 7:03, Vice Chair Finn arrived 7:12
  - b. **Absent:** None
  - c. **Also present:** Planner Laura Haw and alternate Brigitte Smith, Recording Secretary Cris Martin
4. Approve/Amend Agenda
  - a. **Motion** by Abercrombie, 2<sup>nd</sup> by Murray to approve the agenda as presented. All Ayes, **Motion Passed**
5. Approval of Minutes
  - a. **Motion** by Murray, 2<sup>nd</sup> by Abercrombie to approve the minutes of the May 3, 2023, as presented. All Ayes, **Motion Passed**
6. Public Comments – None
  - a. Public Hearing - None
7. Reports and Correspondence:
  - a. Project Status Report – Kehrig read the project status report
  - b. Master plan survey – Brief discussion on the results to date of the Master Plan Survey
  - c. Published Version – Ordinance No. 114-42 Table of Permitted Uses – For commissioner records
  - d. Current Planning and ZBA Contact List - For board use only
8. Unfinished Business:
  - a. **Hidden River Estates – Site Plan Review** Cory Mabery of Davis Land Surveying presented the site plan, discussed the proposed splits including 8 housing units and 5 open space properties, the need to use Well and Septic, working with Spalding DeDecker on the issues with the road. The owner will be building the homes. The detention pond on 33 Mile Rd was approved by the County Road Commission, no additional permitting required, approval letter from county will be provided during engineering. Brigitte Smith presented the Planner review and recommendation to approve, noting that the entry sign, and landscaping for the main entrance and open space properties were removed and would require an amended site plan to be approved if desired in the future. The Master Deed has been reviewed as acceptable by the township attorney. **Motion** by Murray, 2<sup>nd</sup> by Arnold to approve the site plan as submitted for single family condominium development conditioned on addressing the engineer's comments. All Ayes, **Motion Passed**
9. New Business

- a. **Dehondt Storage – Site Plan Extension Request** Kehrig reviewed the letter received from Mr. Dehondt and the opinion from the township attorney on the Commissions’ ability to approve this extension. It was also confirmed that site improvements ended less than two years ago and an extension was allowed by the ZO. Discussion on whether the site plan has changed from the original approval, no laws have changed on a county or state level that could have impacted the site plan. **Motion** by Jabara, 2<sup>nd</sup> by Murray to extend the site plan for one year to June 7, 2024. All Ayes, **Motion Passed**
- b. **Armada Center Car Wash – Site Plan Review** Planner Haw outlined the reviews needed – change the shingles to metal roofing due to supply chain issue, add lighting to the site and correction on the landscaping that was identified in the original site plan. The applicant has also proposed the addition of two signs. These signs were on the original site plan stating, “Per Signage Ordinance”. Building permits were issued on 5/24/23, but it was discovered that while the wall sign is within the requirements of the sign ordinance, the ground sign is taller than the maximum allowance. Applicant agrees to remove the pedestal so the sign will conform to the ordinance. **Motion** by Murray, 2<sup>nd</sup> by Abercrombie to approve the site plan amendment for black metal roof, the 20-foot light post with reduction from 300 to 240-watt light bulbs, and approval of the wall sign as-is and approval of the ground sign with reduction to 6-foot maximum height as agreed to by the applicant. All Ayes, **Motion Passed**

10. PC Projects:

- a. **Master Plan Discussion** – Discussion of the master plan survey. Closed 5/31. A total of 157 responses including those turned in on paper, only approximately 4% of the township population. The mail blast was not sent due to an issue with the MailChimp program. The video was not created as suggested. Recommendation to extend the survey to the end of June. Reach out to the School Board and Macomb County to come to a meeting. Discussion on master plan items: Soften the statement on page 23 regarding village of Armada expansion / annexation, i.e., “a healthy village makes for a healthy township”. Discussion on tiny homes and barn-dominium to support our seniors and adult children. Discussion on renewable energy. The current ordinance is not friendly toward solar farms and windmills. Look at microgrids which would be intended to keep solar generated locally within the community to reduce outages. Comment that solar farms are not good for farming, windmills may provide additional source of income for farmers.
  - i. **Notices of intent mailed as required** - Notice of intent to plan is a requirement of Michigan law before a Master plan is created or updated. Letters must be sent to surrounding communities, the county, and utilities. These were mailed on 5/16/23.
  - ii. **1998 32 Mile Rd corridor study** – brief discussion of the historic document found in the archives.

11. Public Comments – Non-Agenda Items

12. Adjournment.

- a. **Motion** by Murray, 2<sup>nd</sup> by Abercrombie to Adjourn the meeting at 8:40 p.m. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday July 5, 2023

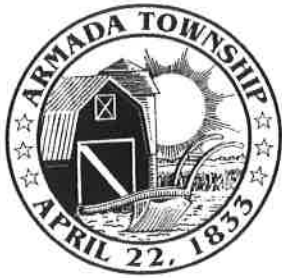
Respectfully submitted:

Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson \_\_\_\_\_ Date \_\_\_\_\_



# Armada Township

8a

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## Project Status Report for June 2023

### COMMUNITY PROJECTS

#### **Blake's Traffic Study / Landscaping - 17985 Armada Center Rd**

**John Paul Rea, Macomb County Deputy County Executive responded that engineering design and cost considerations were provided to Blake's but no further progress has been made.**

Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time. Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

#### **Armada Center Car Wash – 22920 Armada Center Rd**

**Site plan updates were approved at June 7 meeting including the roofing material change, light pole, a wall sign and a ground sign ( with adjustment to height). Building plan updated to include light pole.** Site plan update to add lighting was submitted for review at June 7 meeting.

A building permit has been issued. Township attorney is working with applicant attorney on Rezoning paperwork. Engineering plans approved by Spalding DeDecker. The applicant is working on a building permit application. Requested purchase paperwork to start Rezoning process. Engineering escrow was deposited 2/8/23 and developer is working with our engineer. First engineering review provided by Spalding DeDecker on 2/14/23.

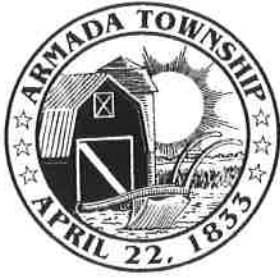
Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

#### **Larry's Parking Lot – (72727) North Ave**

**No Update: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning.** Planner reviewed the updated site plan and approved with on additional minor update on 2/27/23. Planning commission approved site plan contingent on minor updates at the December 2022 meeting. Planner's finding and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

#### **Henshaw Inc – 70710 Powell Rd**

**Building work is ongoing.** Engineering review completed: Inspection escrow has been submitted. Engineering review is in progress. Building permit has been issued. Updated site plan sent to



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

engineering for review with development cost of construction for Escrow amount on 3/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

## **Trillium Farm Wedding Barn – 16191 32 Mile Rd**

**No Update:** Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review. Owner had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan. Pre-planning meeting was held in November 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.

## **BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd**

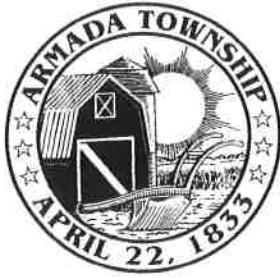
Applicant has submitted payment and paperwork for ZBA meeting to be held on June 20, 2023. Waiting for the updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan. Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. Application for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

## **Hidden River Estates – North-east Corner 33 Mile & Powell Rd**

**Site Plan approved at June 7 meeting. Waiting for estimated construction cost to begin engineering phase.** Updated site plan and master deed on agenda for June 7 meeting. Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review. Site plan was reviewed at February meeting, table for additional information on a revised site plan. Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.

## **Laethem Development – Laethem St at Powell Rd**

**No Update.** Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

**Dehondt Storage – 15450 33 Mile Rd**

**6/23: Site plan extended at the June 7, 2023, meeting through June 7, 2024. Waiting for engineering escrow to be provided.**

## COMMISSION PROJECTS

### Zoning Ordinance Amendments

**Second Home on a Property/Seasonal Workers Clause – No Update.** Attorney and planner to discuss.

### Master Plan

**Discussion of the Master Plan Survey, decision to extend thru 6/30. Discussion on tiny homes, barn-dominiums, solar and wind, microgrids.**

Members of the Village Council and Village Planning Commission attended the May meeting to informally discuss things that the Township and Village may be able to partner on. The Master Plan Survey was approved for release by the Township Board, and distributed on May 11<sup>th</sup>. 151 responses received as of 5/30/23. Joint workshop was held with the Township board to discuss the policies and reviewed the draft survey. Discussion on the Policies section, creating an internally tracked survey. Chapter #2 provided by the planner: community snapshot and demographic profile including Population change and forecasts to 2045. Proposed schedule and community demographics pages were presented at January 2023 meeting. The Zoning map was updated for the annexation and other recent changes, but still needs update. Master plan is being reviewed by township planner.

### Closed Projects

**Miller Farm – 71800 Romeo Plank Rd**

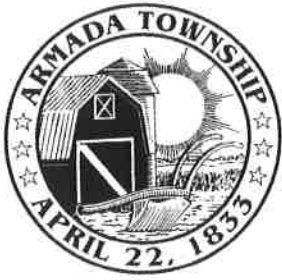
**Closed: Owner has withdrawn application for building permit.**

Applicant is reviewing options regarding barn addition. Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On 12/15/22 Mr. Miller submitted application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting an additional review.

### Zoning Ordinance Amendments

Small Scale Entertainment – Township board approved at February 8, 2023 meeting.

Zoning District Table of Permitted Uses – Table approved by township board. Final copy in PC



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## Project Status Report for July 2023

### COMMUNITY PROJECTS

#### **Blake's Traffic Study / Landscaping - 17985 Armada Center Rd**

**John Paul Rea, Macomb County Deputy County Executive responded that engineering design and cost considerations were provided to Blake's, but no further progress has been made. Blake's pulled together a meeting on July 12 to discuss options to present back to the county. Synopsis in August packet.**

Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time. Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

#### **Armada Center Car Wash – 22920 Armada Center Rd**

**Final inspections requested. Project should be closed by July month end.** Site plan updates were approved at June 7 meeting including the roofing material change, light pole, a wall sign and a ground sign ( with adjustment to height). Building plan updated to include light pole. Site plan update to add lighting was submitted for review at June 7 meeting.

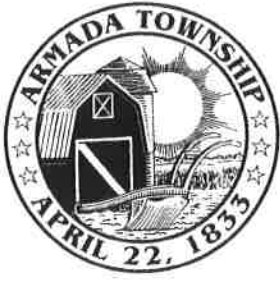
A building permit has been issued. Township attorney is working with applicant attorney on Rezoning paperwork. Engineering plans approved by Spalding DeDecker. The applicant is working on a building permit application. Requested purchase paperwork to start Rezoning process. Engineering escrow was deposited 2/8/23 and developer is working with our engineer. First engineering review provided by Spalding DeDecker on 2/14/23.

Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

#### **Larry's Parking Lot – (72727) North Ave**

**No Update: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning.** Planner reviewed the updated site plan and approved with on additional minor update on 2/27/23. Planning commission approved site plan contingent on minor updates at the December 2022 meeting. Planner's findings and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

#### **Henshaw Inc – 70710 Powell Rd**



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

**Building work is ongoing.** Engineering review completed; Inspection escrow has been submitted. Engineering review is in progress. Building permit has been issued. Updated site plan sent to engineering for review with development cost of construction for Escrow amount on 3/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

## **Trillium Farm Wedding Barn – 16191 32 Mile Rd**

**No Update:** Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review. Owner had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan. Pre-planning meeting was held in November 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.

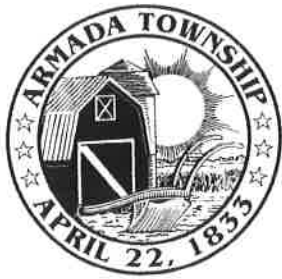
## **BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd**

**The ZBA denied variances requested at the June 20, 2023, meeting. The applicant requested to be added to the August Planning Commission agenda to discuss possible changes to the Zoning Ordinance for kennels, but notified on July 21 that they will not be ready for the August meeting.** Applicant has submitted payment and paperwork for ZBA meeting to be held on June 20, 2023. Waiting for the updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan. Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. Application for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

## **Hidden River Estates – North-east Corner 33 Mile & Powell Rd**

**Site Plan was approved at June 7 meeting. Waiting for estimated construction cost to begin engineering phase.** Updated site plan and master deed on agenda for June 7 meeting. Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review. Site plan was reviewed at February meeting, table for additional information on a revised site plan. Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.





# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## **Laethem Development – Laethem St at Powell Rd**

**No Update.** Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

## **Dehondt Storage – 15450 33 Mile Rd**

**Site plan extended at the June 7, 2023, meeting through June 7, 2024. Waiting for engineering escrow to be paid.**

## **COMMISSION PROJECTS**

### **Zoning Ordinance Amendments**

**Second Home on a Property/Seasonal Workers Clause – No Update.** Attorney and planner to discuss.

### **Master Plan**

**Discussion of the Master Plan Survey, decision to extend thru 6/30. Final survey results in August packet. Discussion on tiny homes, barn-dominiums, solar and wind, microgrids.**

Members of the Village Council and Village Planning Commission attended the May meeting to informally discuss things that the Township and Village may be able to partner on. The Master Plan Survey was approved for release by the Township Board, and distributed on May 11<sup>th</sup>. 151 responses received as of 5/30/23. Joint workshop was held with the Township board to discuss the policies and reviewed the draft survey. Discussion on the Policies section, creating an internally tracked survey. Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045. Proposed schedule and community demographics pages were presented at January 2023 meeting. The Zoning map was updated for the annexation and other recent changes, but still needs update. Master plan is being reviewed by township planner.

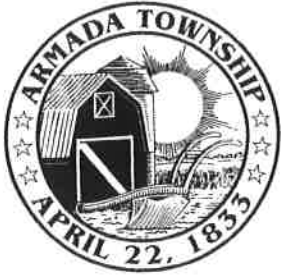
### **Closed Projects**

**Miller Farm – 71800 Romeo Plank Rd**

**Closed:** Owner has withdrawn application for building permit.

Applicant is reviewing options regarding barn addition. Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On 12/15/22 Mr. Miller submitted application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting an additional review.

### **Zoning Ordinance Amendments**



# Armada Township

Planning Commission

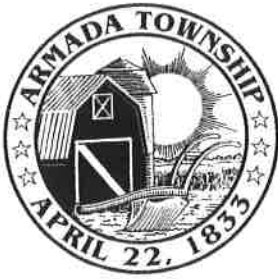
23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

Small Scale Entertainment – Township board approved at February 8, 2023 meeting.

Zoning District Table of Permitted Uses – Table approved by township board. Final copy in PC



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## Project Status Report for August 2023

### COMMUNITY PROJECTS

#### **Blake's Traffic Study / Landscaping - 17985 Armada Center Rd**

**7/23: Blake's held a meeting on July 12 to discuss options to present back to the county.**

**Synopsis in September packet.** 6/23: John Paul Rea, Macomb County Deputy County Executive responded that engineering design and cost considerations were provided to Blake's, but no further progress has been made. 5/23: Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time. 12/22: Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

#### **Larry's Parking Lot – (72727) North Ave**

**No Update:** 3/23: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning. 2/23: Planner reviewed the updated site plan and approved with one additional minor update on 2/27/23. 1/23: Planning commission approved site plan contingent on minor updates at the December 2022 meeting. 12/22: Planner's findings and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. 11/22: Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

#### **Henshaw Inc – 70710 Powell Rd**

**6/23: Building work is ongoing.** 5/23: Engineering review completed; Inspection escrow has been submitted. 4/23: Engineering review is in progress. Building permit has been issued. 3/23: Updated site plan sent to engineering for review with development cost of construction for Escrow amount on 3/23/23. 2/23: Planning commission approved site plan contingent on minor updates at the January 2023 meeting. 12/22: Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

#### **Trillium Farm Wedding Barn – 16191 32 Mile Rd**

**No Update:** 4/23: Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. 3/23: Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review. 12/22: Owner had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan. Pre-planning meeting was held



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586) 784-5211

In November 2021, Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.

## **BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd**

**8/23: The applicant filed a case in Circuit court to appeal ZBA denial. A response has been filed on the Township's behalf.** 7/23: The applicant requested to be added to the August Planning Commission agenda to discuss possible changes to the Zoning Ordinance for kennels, but notified on July 21 that they will not be ready for the August meeting. 6/23: The ZBA denied variances requested at the June 20, 2023, meeting. 5/23: Applicant has submitted payment and paperwork for ZBA meeting to be held on June 20, 2023. 2/23: Waiting for the updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan. Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. 12/22: Application /for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

## **Hidden River Estates – North-east Corner 33 Mile & Powell Rd**

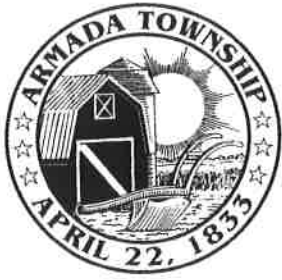
**8/23: Spaulding DeDecker attended an on-site meeting with representatives of Hidden River on Monday, August 28 to provide guidance on township expectations for the road updates needed. This will assist the applicant with estimating the cost of construction for their escrow.** 6/23: Site Plan was approved at June 7 meeting. Waiting for estimated construction cost to begin engineering phase. 5/23: Updated site plan and master deed on agenda for June 7 meeting. 4/23: Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. 3/23: Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review. 2/23: Site plan was reviewed at February meeting, table for additional information on a revised site plan. 1/23: Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.

## **Laethem Development – Laethem St at Powell Rd**

**8/23: Updated site plan provided by applicant on 8/22 and sent to professionals on 8/23. Will be on the October agenda.** 3/23: Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. 2/23: Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

## **Dehondt Storage – 15450 33 Mile Rd**

**6/23: Site plan extended at the June 7, 2023, meeting through June 7, 2024. Waiting for engineering escrow to be provided.**



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

## COMMISSION PROJECTS

### Zoning Ordinance Amendments

**Second Home on a Property/Seasonal Workers Clause – No Update.** Attorney and planner to discuss.

### Master Plan

**6/23: Discussion of the Master Plan Survey, decision to extend thru 6/30. Final survey results in August packet. Discussion on tiny homes, barn-dominiums, solar and wind, microgrids.**

5/23: Members of the Village Council and Village Planning Commission attended the May meeting to informally discuss things that the Township and Village may be able to partner on. The Master Plan Survey was approved for release by the Township Board, and distributed on May 11<sup>th</sup>. 151 responses received as of 5/30/23. 4/23: A joint workshop was held with the Township board to discuss the policies and reviewed the draft survey. 3/23: Discussion on the Policies section, creating an internally tracked survey. 2/23: Chapter #2 provided by the planner; community snapshot and demographic profile including Population change and forecasts to 2045. 1/23: Proposed schedule and community demographics pages were presented at January 2023 meeting. 12/22: The Zoning map was updated for the annexation and other recent changes, but still needs update. 11/22: Master plan is being reviewed by township planner.

### Closed Projects

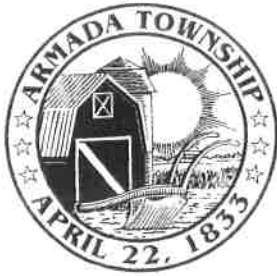
Miller Farm – 71800 Romeo Plank Rd

4/23 - Closed: Owner has withdrawn application for building permit.

1/23: Applicant is reviewing options regarding barn addition. Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On 12/15/22 Mr. Miller submitted application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting an additional review.

Armada Center Car Wash – 22920 Armada Center Rd

7/23: Closed: Project completed July month end. Final inspections passed. 6/23: Site plan updates were approved at June 7 meeting including the roofing material change, light pole, a wall sign and a ground sign (with adjustment to height). Building plan updated to include light pole. 5/23: Site plan update to add lighting was submitted for review at June 7 meeting. 4/23: A building permit has been issued. Township attorney is working with applicant attorney on Rezoning paperwork. 3/23: Engineering plans approved by Spalding DeDecker. The applicant is working on a building permit application. Requested purchase paperwork to start Rezoning process. 2/23:



# Armada Township

Planning Commission

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586) 784-5211

Engineering escrow was deposited 2/8/23 and developer is working with our engineer. First engineering review provided by Spalding DeDecker on 2/14/23.

1/23: Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23. Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

## Zoning Ordinance Amendments

2/23 - Closed: Small Scale Entertainment – Township board approved at February 8, 2023 meeting.

7/23: Zoning District Table of Permitted Uses – Table approved by township board.

8/23: Zoning map approved by Township board at August meeting.



86

## Armada Township PLANNING COMMISSION

23121 E. Main Street

P.O. Box 578

Armada, MI 48005

Telephone: (586) 784-5200

Facsimile: (586) 784-5211

[planning@armadatwp.org](mailto:planning@armadatwp.org)

Date: July 12, 2023

From: Cris Martin  
Planning & Zoning Administrator

To: Armada Township Board of Trustees  
Armada Township Planning Commission

Supervisor Paterek and I were invited to attend a meeting with the Blakes, grant writer Linda Davis-Kirksey, and Jeremy Schrot and Sean from Spalding Dedecker, to discuss next steps with the traffic issues on Armada Center and Romeo Plank. There are grants available at several levels, awarded based on impact on communities and public access.

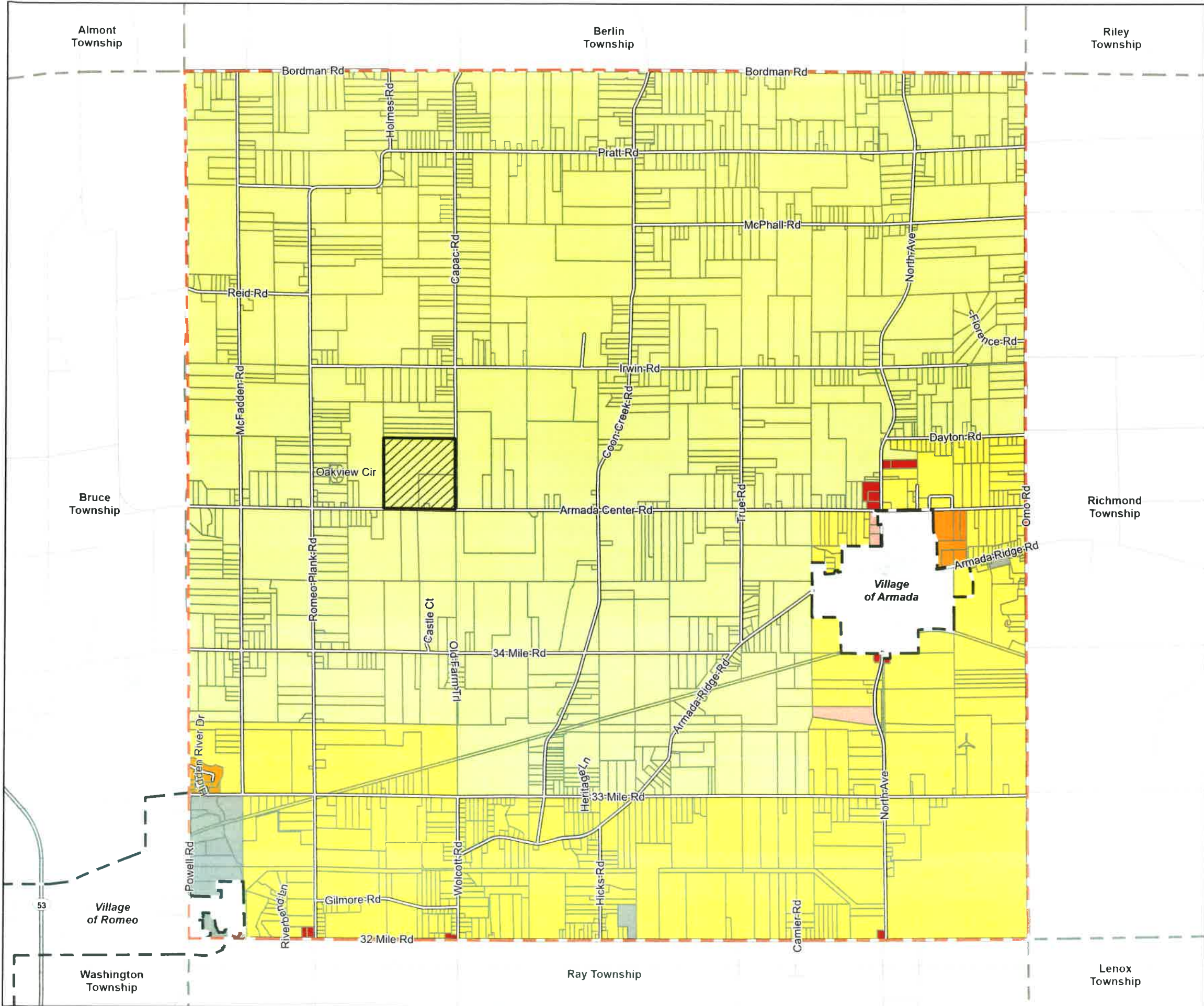
The discussion began with a review of the cost estimates for installing a tunnel under Armada Center or a Bridge over Armada Center to redirect pedestrian traffic off the street. Both options present multiple issues, ongoing maintenance, ADA accessibility and potential flooding in the case of the tunnel. The cost estimate of a raised median option was also presented. These proposals address the safety of pedestrian traffic, but do not address the larger issue of traffic flow. The consensus was that there is not one fix that will address all the issues, and that a multi-tiered approach will be needed.

It was suggested that the county be asked to address the failing corners of Armada Center at Romeo Plank, and Armada Center at Capac Rd by adding round-a-bouts keep traffic flowing. In addition, present to the county a proposal to do a Proof-of-concept (POC) demonstration project that would utilize temporary barriers and cement to widen the pavement and add a median at the traffic light on Armada Center to provide pedestrians and the Blake's wagon with a safer path across the road. In addition, the traffic light timing needs to be modified. Additional recommendations included reducing the speed limit between Romeo Plank and Capac Rd, adding pavement markers and "DO NOT BLOCK INTERSECTION" signage at the Romeo Plank exit, and have Blake's pave the entries and exits to aid in acceleration/decelerations.

Jeremy will document the discussion at this meeting, the group will meet once more to verify the proposed path forward and Linda will present it to the County.



8c



# Zoning Map

Armada Township, Macomb County, Michigan

July 6, 2023

## LEGEND

- AG, Agricultural-Preservation District
- R-1, Residential District
- RM, Moderate Family Residential District
- B-1, Business District
- B-2, General Business District
- M-1, Industrial District
- M-2, General Industrial District
- SAA, Special Ancillary Agricultural Uses Overlay District
- Armada Township Boundary
- Village Boundaries
- Other Municipal Boundaries



Basemap Source: Michigan Center for Geographic Information Version 17a  
Data Source: Armada Township 2022 McKenna 2022







**FLEIS & VANDENBRINK**  
DESIGN. BUILD. OPERATE.

2023 Quarter 3

8d

## PARKS & RECREATION MASTER PLANS START PLANNING YOUR FUTURE TODAY

Creating parks and recreational facilities takes time, public involvement, and money. And it requires a five-year parks and recreation master plan. Timing is critical, and depending on the complexity, a master plan can take up to six months to complete.

Parks are an integral part of a community's identity as a place to live, work, and play. The City of Royal Oak recently set its sights on creating three beautiful gathering places for their residents and visitors: Centennial Commons, Franklin Park, and Lawson Park.

"The improvements are important to our community. With the increasing trend for outdoor recreation, providing updated infrastructure and diverse amenities throughout our community offers access to everyone," said John Fedeles, superintendent of recreation for the City of Royal Oak.

A good first step toward new recreational developments in Michigan is to adopt a five-year master plan. It is also a prerequisite for many state funding programs.

Engagement is crucial for any park and recreation plan. It can be encouraged through public meetings, online surveys, social media, newspapers, and flyers.

"We like to reach a wide range of demographics, and one of the toughest challenges is finding ways to reach and engage those stakeholders," Fedeles said.

**MASTER PLAN TIMELINE FOR RECREATION GRANTS**  
It's never too early to start the park and recreation master plan process. The plan evaluates existing recreation opportunities, encourages public opinion regarding parks and recreation, and offers a five-year plan for implementing proposed park improvements and new initiatives.

The master plan doesn't focus on one park, but instead offers an overview of a community's parks and recreation landscape, both today and in the future. Here's some important deadlines to keep in mind.

SUGGESTED TIMELINE FOR PLANNING	
Create the recreation plan	Now
Draft plan available for public comment	November 2023
Public hearing to adopt plan	January 2024
DNR submittal of adopt rec plan	February 1, 2024
Grant application deadline	April 1, 2024

### WHAT FUNDING IS AVAILABLE?

There are many ways to fund your park projects. These include local funds, private donations, and grants with state or federal funds. Major grant sources available to Michigan communities include:



- Michigan Department of Natural Resources (MDNR) serves as a primary source of financial assistance, offering recreation grant programs to communities to acquire land for parks and open spaces or to develop public recreation facilities. The Michigan Natural Resources Trust Fund (MNRTF) also has the most extensive funds available, with average awards of \$200,000 for development and no limits on costs of land acquisition. Development project minimum/maximum grant amount ranges from \$15,000 to \$300,000 with a minimum 25% local match.
- The federal Land and Water Conservation Fund (LWCF) is offered through the National Park Service and allocates up to \$75,000 per project. The minimum grant request amount is \$30,000 and the maximum grant request amount is \$500,000 with a 50% local match requirement for LWCF.
- Recreation Passport Grants also help pay for renovating facilities that have outlived their useful life expectancy. This program offers \$7,500-\$150,000 grants with a minimum 25% local match for indoor and outdoor renovations.

Not all communities pursue grant funding programs. Residents in the City of Royal Oak approved a millage to support its parks, recreation, and senior services.

"The ballot language for this millage needed to be clear and easy for the public to understand how their tax dollars would be spent to improve parks infrastructure and senior activities," Fedeles said. "It was challenging. But once passed, the city was able to move forward with updating our infrastructure and improving amenities."

Parks provide space for neighborhood residents to connect with each other and meet new people. They're also great spaces for events and for people to engage in recreational activities, allowing all to develop an increased sense of community.

If you'd like assistance in creating a five-year parks and recreation master plan or applying for funding, contact Rick Stout at 616.942.3606 or via email at [rstout@fveng.com](mailto:rstout@fveng.com).

IN THIS ISSUE:

# PARKS & REC MASTER PLANS

## START PLANNING YOUR FUTURE TODAY

**YES!** Please send me more information or change your mailing list!  
Simply email us at [newsletters@fveng.com](mailto:newsletters@fveng.com) or fax this sheet to F&V:

Grand Rapids	616.977.1005
Grand Blanc	810.771.7860
Farmington Hills	248.536.0079
Kalamazoo	269.382.6972
Midland	989.837.3290
Muskegon	231.726.2200
Traverse City	231.932.8700

Or mail to our corporate office at:  
2960 Lucerne Drive, SE  
Grand Rapids, MI 49546  
[www.fveng.com](http://www.fveng.com)

Name: \_\_\_\_\_

City/Town/County: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

In order to minimize our environmental footprint, F&V would like to provide you with future newsletters via email. If you would like to receive future newsletters electronically, email us at [info@fveng.com](mailto:info@fveng.com).



*"The improvements are important to our community. With the increasing trend for outdoor recreation, providing updated infrastructure and diverse amenities throughout our community offers access to everyone."*

*— John Fedele, superintendent of recreation for the City of Royal Oak*



Sara Murray  
Armada Township  
PO Box 578  
23121 E Main St  
Armada MI 48005

PRESORTED STANDARD  
US POSTAGE PAID  
GRAND RAPIDS MI  
PERMIT NO 848

9048550887 R777

**FLEISCHMANN**  
2960 LUCERNE DR SE STE 100, GRAND RAPIDS, MI 49546  
OFFICE: 616.977.1000 FAX: 616.977.1005



# Master Plan Update – Timeline to Complete

ARMADA TOWNSHIP, MI · AUGUST 28, 2023

	2023 - 2024									
	Aug. or earlier	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
<b>MASTER PLAN KEY TASKS</b>										
Update Community Profile and Census Data	x									
Update Existing Land Use Map	x									
Refine Goals and Objectives	x									
Community Input – Survey	x	x								
Develop Future Land Use Plan		x	x							
Craft the Implementation / Action Plan			x	x						
<b>TOWNSHIP MEETINGS</b>										
Project Kick-Off with Planning Commission	x									
Planning Commission Meeting (30% Draft Review)	x									
Planning Commission Meeting (50% Draft Review)		x								
Planning Commission Meeting (90% Draft Review)			x							
Planning Commission Meeting (100% Draft Review) and Recommendation to the Township Board to Authorize Distribution				x						
Township Board to Authorize Distribution										
Public Comment Review Period (63 Day Minimum)										
Planning Commission Presentation, Public Hearing, and Recommendation to the Township Board									x	
Township Board Review and Adoption										x

## Vision Statement

---

---

---

---

---

*\*Consider aspects you'd like to see in Armada's vision statement and be ready to discuss September 6<sup>th</sup>!*



## GOALS AND OBJECTIVES

The following goals and objectives will help guide the elected and appointed official of Armada Township over the next 5+ years.

### Goal 01: Agricultural Importance

Promote the preservation of active farmland in the township and recognize the importance of farming and other agricultural uses to Armada's history and economy.

#### OBJECTIVES:

- **Purchase of Development Rights.** Participate in the Purchase of Development Rights (PDR) program and actively promote PDR.
- **Agricultural Practices.** Promote the Generally Accepted Agricultural Management Practices (GAAMPs) developed by the State to help provide protection for farmers and farming activities that utilize appropriate farming practices.
- **Encourage Farming Operations.** Maintain low density residential development in those areas of the township where farming is promoted and expected to be maintained.

## Goal 02: Valuing the Environment

Promote the preservation of the natural environment using a systems approach that recognizes the inter-relationship between environmental features.

### OBJECTIVES:

- **Education.** Work within the context of the Clinton River Watershed sub-groups to educate residents of the benefits of environmental preservation.
- **Environmental Protections.** Develop ordinances that require or promote the preservation of the natural environment such as open space zoning, overlay zoning, planned unit development, and natural feature setbacks. Collaborate with the Macomb County Public Works Office to minimize channelizing and clear cutting and preserve county drains and recognized streams and rivers in their natural state.
- **Best Management Practices.** Encourage creative developments and best management practices (BMPs) that incorporate and enhance existing natural features.
- **Outdoor Recreation.** Support the growth and development of Armada Township parks as a regional destination for year-round outdoor recreation activities.

## Goal 03: Housing for All

Promote a diversity of residential densities and housing typologies throughout the township, as sewer and water utilities are available.

### OBJECTIVES:

- **Housing Standards.** Amend the Zoning Code to allow and encourage a variety of housing typologies, including duplexes, triplexes, fourplexes, live/work units, etc.
- **Aging in Place.** Amend the Zoning Code to better encourage senior housing developments (both independent and assisted living).
- **Infrastructure.** Among other factors, residential densities should be based on available sewer capacity in those areas planned for water and sewer service and the ability of conventional septic systems to accommodate residential development for those areas not served by sewer utilities.

## Goal 04: Expanded Tax Base

Develop planned commercial and industrial areas that provide opportunities for all types and sizes of development, providing additional tax base for the township.

### OBJECTIVES:

- **Commercial Uses.** Develop smaller, more localized commercial activity nodes at the intersections of 32 Mile Road (other than Romeo Plank and North Avenue). Promote complementary commercial and office uses to the south of the village, along North Avenue.
- **Industrial Standards and Uses.** Develop flexible guidelines for the development of industrial sites, including setbacks, façade treatment, construction, screening, landscaping, and parking. Encourage the development of a second industrial subdivision within the township, located in the Armada Area Schools district.
- **Tax Base Expansion.** Encourage the development of a second industrial subdivision within the township, located in the Armada Area Schools district.
- **Fiscal Impacts.** Conduct a fiscal impact study to estimate the fiscal needs of the township over the next 10-20 years based on anticipated growth.
- **Infrastructure.** Allow for the extension of infrastructure in an appropriate and timed manner, considering initial as well as future costs and benefits of such an extension.



## Goal 05: Accessible Transportation Systems

Implement Complete Streets principles throughout the township as appropriate in order to provide safe, efficient and well-maintained roadways that accommodate all modes of transportation.

### OBJECTIVES:

- **Complete Streets.** Develop Complete Streets guidelines for new developments and for existing roadways. Determine how best to apply Complete Streets principles in different areas of the township, respecting that the same standards may not be appropriate for all places.
- **Greenway Corridors.** Develop and implement potential greenway corridors (in conjunction with regional plans).
- **Enhanced Regional Partnerships.** Continue to support and search for new public and private partnerships that will help to further build regional, cross-community connections and support infrastructure project implementation.

## PUBLIC ENGAGEMENT: COMMUNITY-WIDE SURVEY

### BACKGROUND

The Planning Commission crafted a community-wide survey to gauge the position of residents on many elements of land use planning, including the amount of land designated for specific uses, such as commercial, industrial, housing, and parkland. The survey was made available on the township's website and hard copies were offered at Township Hall offices.

After being available for several months in the summer of 2023, the survey was closed and a total of 313 responses were received. Full results of the survey are detailed in Appendix A, with key highlights noted below.

### FUTURE LAND USE PREFERENCES

**Commercial Uses.** Excluding the Village of Armada, most survey respondents were not in favor of additional commercial (specifically retail) development in the community. Half (50%) of respondents felt there was the right amount of retail commercial space already, with approximately a third (31%) indicating there is not enough retail commercial development. However, 50% of respondents again stated that they do not support attracting new commercial development (outside of the village limits) to generate revenues to improve township services. A majority of respondents (65%) indicated that they would rather drive to nearby communities of Romeo, Richmond, Macomb, and Washington for retail and service uses.

At odds with this preference is the desire for more employment opportunities within the township limits (44% of survey respondents supported this idea). Armada Township residents already have longer work commutes than the average Michigander, with nearly half of all commutes taking between 30 and 59 minutes to get to work and more than 10% needing between one hour and an hour and a half. In contrast, the majority of Michiganders spend less than half an hour commuting to work. Providing for additional retail commercial uses and other employment opportunities within the township would potentially reduce this travel time to work and to reach basic services, allowing residents to spend less time commuting and more time for their families, friends, recreation, and relaxation.

Top new commercial developments that survey respondents would prefer to see in the community include:

1. Restaurants (sit-down, fast casual, etc.)
2. Retail stores / boutiques
3. Recreation / fitness facilities
4. Professional office / healthcare facilities

Preferences on the ideal geographic locations for new retail and commercial areas were mixed, with a slight preference on North Avenue (south of the Village), followed by 32 Mile Road, east of Romeo Plank.

**Industrial Uses.** Even less support for new industrial uses was identified as part of the survey (51% of respondents did not support). Further, only 27% of respondents supported policies such as a tax abatement to attract new industrial developments. Should new, higher intensity industrial developments be considered, 32 Mile Road (east of Romeo Plank), was identified as the most suitable location, followed by Romeo Plank (north of 32 Mile Road). A number of other respondents noted that industrial uses could be provided for along Powell Road.

**Housing.** 47% of respondents supported additional housing opportunities in the township, such as multiple-family residential, apartments, and senior living facilities. 33 Mile Road was identified as the preferred geographic location for additional housing styles, followed by North Avenue (south of the village limits).

**Park Space.** When asked whether the priority should lie with maintaining and improving the existing Armada Park (off North Avenue) or exploring new park developments (such as the future planned Armada Ridge Park), the majority of respondents (55%) voted to focus on maintaining existing park and trail facilities, including the Apple Orchard Trail. Should the Armada Ridge Park be developed in the future, top desired amenities identified for the site include:

1. Picnic pavilions
2. Playscape
3. Dog park
4. Music park

# ARMADA TOWNSHIP NEEDS YOUR INPUT! Response time has been extended to June 30!

313  
Responses

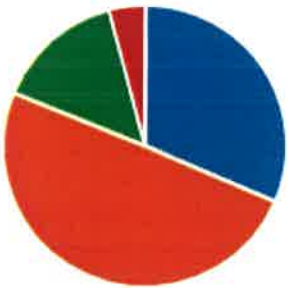
14:25  
Average time to complete

Closed  
Status

1. **More and more national research is finding that traditional single-family residential development generates less in taxes than it costs in community services. This same research is finding that commercial and industrial development are more likely to generate more in revenue than their costs for community services. The following questions gauge how these findings affect your attitudes on future development.**

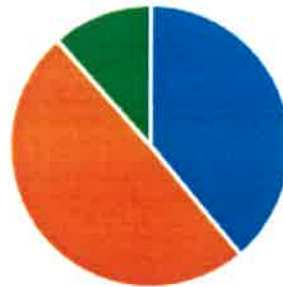
Excluding the village, which of the following best describes how you feel about the amount of retail commercial development in Armada Township today?

● Not enough	98
● About Right	155
● Too much	46
● Unsure	13



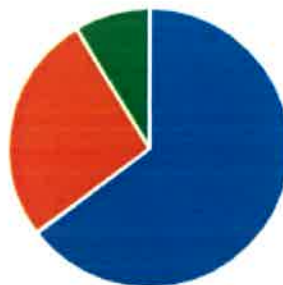
2. Do you support attracting new commercial development outside the village to generate revenues to improve township services?

Yes	121
No	154
Unsure	36



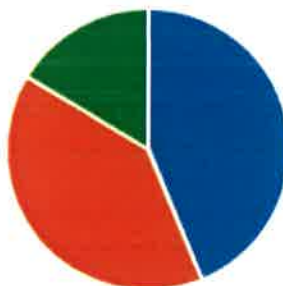
3. Would you rather go to nearby communities like Romeo, Richmond, Macomb, and Washington for your retail commercial uses and services needs rather than see the expansion of retail commercial uses and services in Armada Township?

Yes	201
No	83
Unsure	27



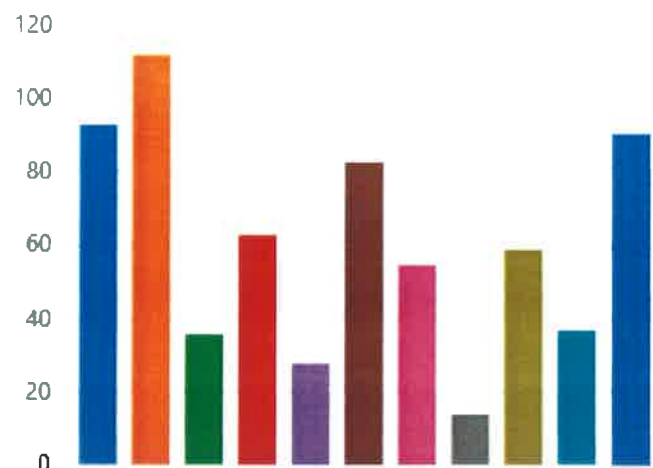
4. Do you think there should be more employment opportunities in the township?

Yes	136
No	124
Unsure	51



5. What new commercial developments would you like to see in Armada Township.

Retail Stores/Boutiques	93
Restaurants (sit down, fast casual)	112
Hotel / Bed & Breakfast	36
Professional Offices / Healthcare	63
Laundry Service / Dry cleaning	28
Recreation/Fitness facilities	83
Fast food (drive-thru)	55
Bowling / Arcade	14
Putt-Putt Golf/Outdoor activity ...	59
Movie Theatre	37
Other	91



6. Which of the following locations do you feel are appropriate to accommodate higher intensity commercial development? (Select all that apply.)

North Ave, south of the Village	136
North Ave, north of the Village	59
32 Mile Rd, east of Romeo Plank	135
Romeo Plank, north of 32 Mile	85
Other	60



**Q5 -What new commercial developments would you like to see in Armada Township.**

I don't want to see the farms disappear ;

Record store;

None I like the rural area

Not sure what services you need these to support? See question #2. ;

I'd rather go to the city than have the city come here. ;

None - keep this a small town;

Farms, small private home business (no chains) ;

Small farms;

Small scale. No plants(factories) over 25 employees ;

natural parks;

Dollar store;

None. Opening this can of worms and we will turn into a Macomb Township. We don't need cookie cutters houses on teeny tiny lots.;

Farms;

None! We love the small rural town.;

More agricultural businesses ;

Marijuana, hemp, CBD, & THC grow operations & store fronts

Allowing cannabis grows/dispensaries to open in existing buildings to reap major tax benefits ;

None. Leave it the way it is;

Outlet Mall;

event venue;

A Dollar General would be great.;

Less retail and commercial;

All of them don't restrict

Affordable housing for low-income families;

Businesses allowed should not compete with the Village. If Township activity takes business away from the Village, you create a different problem. Township businesses should largely be those that can take advantage of our open space and be outdoor or recreational in nature to the extent possible.;

Specialty Food Shop;

I don't think the township should be in the business of courting development, but rather make strategic areas where development can occur without detracting from the rural atmosphere that makes Armada what it is.;

Eye doctor;

Homegrown businesses should be given priority.;

None. It is too built up already.;

Nothing

Dollar Store ;

I'd prefer to drive to go to a lit if these things;

Dollar general or Family dollar

Pet day care/boarding;

none of the above;

Dispensary;

Eye doctor;

Grocery store;

Community swimming pool;

None;

None.;

None of these choices;

None;

a shooting range

None-drive to Richmond, Romeo, Almont;

**Q6 - Which of the following locations do you feel are appropriate to accommodate higher intensity commercial development? (Select all that apply.)**

we don't need more development, keep it rural ;

None - keep this a small town;

32 mile west of Romeo Plank;

Between Armada and Richmond ;

Omo;

Area where it can support growth but not interfere with homes;

No. No. No.;

None of those can effectively handle higher traffic and development at this time. ;

More agricultural land ;

No where;

32 mile west of Omo;

None. Leave the farms ;

Nowhere ;

None of thee above;

Powell rd;

No;

armada center road;

Corner of North Ave and 32 Mile Road;

Best area is east of Romeo plk;

NOWHERE ;

Please don't ;

Absolutely nowhere;

South of 32 mile;

none of the above;

32 Mile Rd, West of Romeo Plank

32 Mile Rd, West of Romeo Plank

None;

None.;

None of these choices ;

None

None

None

East side of Powell Rd;

None

None;

None.;

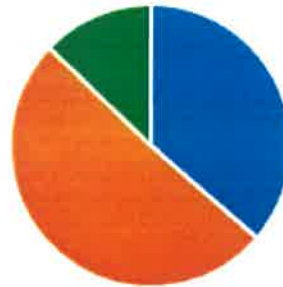
None of these choices ;

East side of Powell Rd;



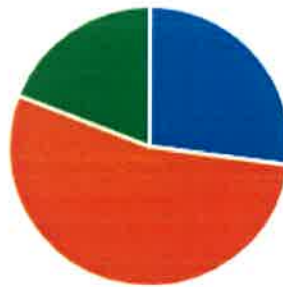
7. Do you support attracting new industrial development outside the village to generate revenues to improve township services?

● Yes	113
● No	158
● Unsure	40



8. If yes, would you support a tax abatement/incentive to attract a new industrial business to the Township?

● Yes	71
● No	141
● Unsure	50



9. Which of the following locations do you feel are appropriate to accommodate higher intensity industrial development? (Select all that apply.)

● North Ave, south of the Village	67
● North Ave, north of the Village	29
● 32 Mile Rd, east of Romeo Plank	138
● Romeo Plank, north of 32 Mile	88
● Other	69



**Q9 - Which of the following locations do you feel are appropriate to accommodate higher intensity industrial development? (Select all that apply.)**

33 and Powell area;

I find these questions to be 'leading the witness' - in questions #2 its stated businesses are needed to support unnamed services and in question #8 you're asking about tax abatements? Seems confusing. I don't like how the questions are worded.;

no more development!!! I don't want to live in a city environment!;

no industrial development ;

None - keep this a small town;

No we don't need more;

32 mile west of Romeo Plank, or NONE, keep Armada small;

Near Powell road;

powell rd.;

Location where it doesn't interfere with privacy and way of life in the country;

Why is there no other answer? One might think this survey is biased.;

South of 32;

No where;

powell rd area ;

None. No farms, no food.;

No where keep it rural ;

None of the above;

Powell rd;

closer to romeo;

No;

Keep higher intensity industrial in the area of Powell Rd.;

Adjacent to current area of Powell Rd ;

NOWHERE ;

Please don't ;

Nowhere;

Not in Armada zip code;

32 Mile Rd, West of Romeo Plank;

32 Mile Rd, West of Romeo Plank;

None;

None;

None.;

None

None of these ;

None

None

None

33 Mile Rd, between Powell and Romeo Plank;

33 Mile Rd, between Powell and Romeo Plank;

None

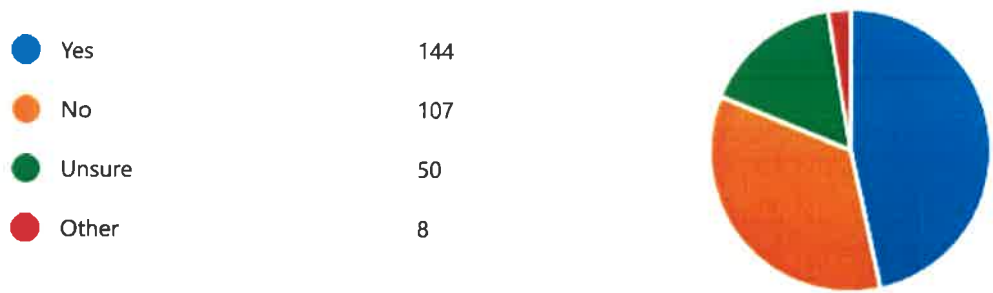
East side of Powell Rd;

None

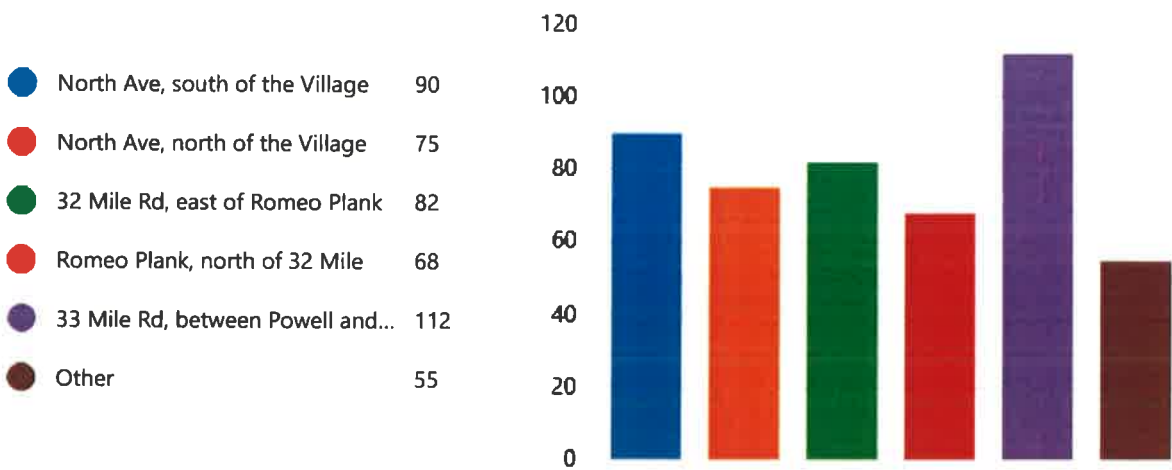
Powell rd;

Powell rd;

10. Do you feel it is important that the elderly and others in Armada Township have additional housing options such as multi-family residential, apartments or senior assisted living facilities?



1. Which of the following locations do you feel are appropriate to accommodate higher density residential development? (Select all that apply.)



**Q10 - Do you feel it is important that the elderly and others in Armada Township have additional housing options such as multi-family residential, apartments or senior assisted living facilities?**

Would be hesitant to build too many asst living facilities because once the babyboomers are gone, those buildings will be empty - then what?

there are plenty available fairly local

Condos would be nice!!!

I think the nursing home does a great job accommodating seniors

None

Senior assisted housing

I think a condo complex would be nice for elderly that don't want maintenance

Maybe in the village

**Q11 - Which of the following locations do you feel are appropriate to accommodate higher density residential development? (Select all that apply.)**

Would the development depend on Village water and sewer? ;

no more subdivisions!!! Keep it rural, don't turn the township into Sterling Heights or some other city atmosphere;

None - keep this a small town;

No.;

No where;

I do not approve high density residential development ;

This is the country. Go to the city for these things. ;

We are close enough to other areas that have this already ;

None of thee above;

No;

Best area east of Romeo plk and 32 ;

Higher density should be in proximity to the Village to take advantage of the ability to get to all the "essentials" via the Village street and sidewalk network.;

NOWHERE ;

Nowhere. Traffic has increased enough;

South of 32 mile;

Armada ridge west of village ;

Not in Armada zip code;

None of the above ;

None

None;

None.;

None

None

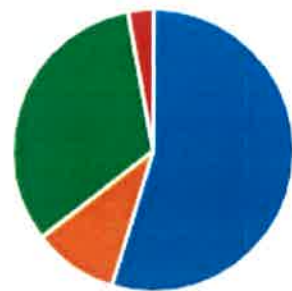
None

None

None

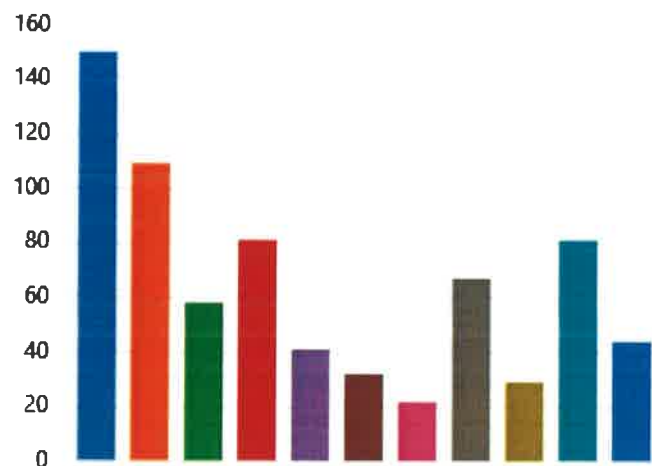
12. Armada Township operates a single park site, located along North Avenue north of Armada Center Road, and consisting of baseball fields, playground equipment, picnic shelter, restrooms, and skate/bike park. Do you feel Armada Township should focus on maintaining and enhancing the current park, or explore the development of the park site Armada Township owns on Armada Ridge west of the Village to meet the needs of residents?

● Priority on existing park site	168
● Priority on new park site	30
● Existing and new park sites shou...	100
● Other	9



13. What amenities would you like to see at the Armada Ridge Park site.

● Picnic pavilion	150
● Playscape	109
● ADA accessible playground	58
● Music park	81
● Soccer fields	41
● Tennis courts	32
● Lacrosse, Disc Golf fields	22
● Pickleball, Badminton court	67
● Volleyball court	29
● Dog park	81
● Other	44



**Q12 - Armada Township operates a single park site, located along North Avenue north of Armada Center Road, and consisting of baseball fields, playground equipment, picnic shelter, restrooms, and skate/b...**

None

I would like to see a Parks & Rec dept developed that included lots of activities at the current park - robust and active environment for all ages and mobilities Incorporate the senior center if you need a classroom - its not open everyday.

main focus on existing park but add to othe location

Sell the property on Armada Ridge and use that money to build a new township office by the fire department.

None

Not sure, but possibly a nature park that attracts people to ride/ walk the trail from there?

Neither

None

None

Unsure

Priority on existing park, but keep both properties for future developement

None

No. The kids like to walk uptown from school to be there with friends. Parents know there safe there.

This looks like a very odd shaped lot to put anything much on...I'd have to see the plans on what some of the options would look like on this. I think we could definitely improve our current parks at this point.

None

**Q13 - What amenities would you like to see at the Armada Ridge Park site.**

**None;**

**Walking path;**

**None**

**None**

**None. Sell it. ;**

**none**

**None**

**None**

**None**

**None**

**Nothing;**

**None**

**None;**

**None**

**Swimming pool;**

**Nature park with walkways to explore and learn about the natural world.;**

**None**

**None**

**None**

**Updates/upgrades to current baseball fields and dug outs. ;**

**Leave the land alone.;**

**None**

**None**

**None**

**None**

**None**

**None**

**None**

**None**

**None**

None;  
None  
None  
None  
None;  
None  
Add things At existing park ;  
None  
Multi use facility, basketball, gym, indoor walking track;  
None  
None  
Basketball baseball ;  
None. I do not support developing this park as a significant need for it has yet to be established. Time and money is better spent to collaborate on and improve the current Township and Village Parks and to connect them to the Apple Orchard Trail. That is the current best path forward and should be further explored before putting any money in to the Ridge Road Parkland.;  
None  
None  
None  
None  
None;  
None. Leave it alone where it is;  
An empty field;  
None. ;  
None  
None  
None  
Bathroom facilities and cameras to protect the property from vandals ;  
None ;  
Sell property ;  
None  
Again.... I'd have to see options but it doesn't look like the best layout;  
N/A;  
None  
None  
None  
None  
Not interested in developing the Armada Ridge park site.;  
Nature Trail;  
None  
None  
Walking path;  
Restrooms  
Nothing on Ridge.;  
None  
None  
None  
Bigger skate park or bmx pump track ;  
Splash pad!;  
None  
No park on Ridge rd;  
None  
None

14. What are your favorite things about living in the Armada Community?

237  
Responses

Latest Responses

"Quiet, Privacy"

"Peace and quiet, Privacy, lack of fast food and big box stores"

"No fast food. Tranquility, Privacy"

71 respondents (30%) answered **Small town** for this question.



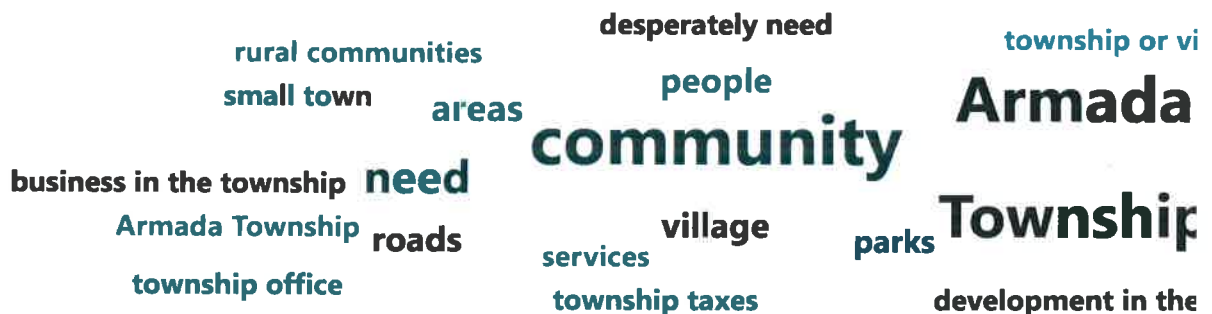
A word cloud showing responses to question 14. The most prominent word is "Small town". Other words include "farm town", "country living", "Open space", "farming community", "commu", "rural area", "quiet", "Small c", "Rural comm", "town feel", "Small country", "people of the community", "town atmosphere", "Armada", "town community", "Small businesses", "traffic", and "people".

15. Is there anything else you would like us to consider as the Township prepares this master plan update?

162  
Responses

Latest Responses

25 respondents (15%) answered **community** for this question.



A word cloud showing responses to question 15. The most prominent words are "community", "Armada", and "Township". Other words include "desperately need", "township or vi", "rural communities", "small town", "areas", "people", "need", "business in the township", "Armada Township", "township office", "roads", "services", "village", "township taxes", "parks", and "development in the".



**Q14 - What are your favorite things about living in the Armada Community?**

Rural atmosphere

Rural community, peaceful, quiet, friendly people

It's still relatively quiet

The community. Good people and great neighbors

The people Most of them Folks with political agendas need to move

The rural atmosphere.

The people

The Open space. No neighbors you can reach your arms out and touch

Wide open spaces

Wildlife and wilderness.

Seeing my old teachers at the grocery store. Seeing my classmates as my children's teachers.

"Community. Living in the country. Small town.

I don't mind driving a little bit to go to shopping or whatever so that we can maintain what makes Armada great."

I enjoy a small walkable town surrounded by agriculture.

small town feel

That it isn't developed it's a farming community

Although it is slipping away very quickly, the small town atmosphere and country living. The farm land and open spaces, The wildlife and quiet. It seems more and more people are moving out here from the city and then wanting to bring the city to them. It's very disappointing.

That is rural not overly developed Continu

Its small town living! Community Events!

Quite community with limited traffic

Small community.

Very nice and quite

Great public library, grocery store, restaurants.

I love the peace and quiet! Listening to the birds, watching the deer and turkeys!

Nothing to do.

That it is a small community without large commercial businesses and retail chains

The small town feel and the rural properties.

Country scenery

The fact that growth is starting to come here now. we've finally gotten natural gas and cable, it's like being in the modern age finally. Can't wait for city water!

i love how small it is and how cozy it feels. i like the small local businesses. it gives me a chance to give back to the community.

Small town. No Walmarts, fast food, etc. Flea market.

Living in the quiet country, away from businesses and industry. Being close to farms.

How close everything is

Large parcels. I do not like city atmosphere.

Small town feel. Being away from the traffic and noise.

Feeling more like I live in the country - I'd rather keep it as rural/agricultural as possible. Small town ambience is why people want to be here - keep it that way

open space

Being far away from traffic, noise, etc.

The prospering downtown area that has seen some amazing cool new businesses in recent years. We need to get them the support they need to develop the culture before bringing in big corporations to buy up opportunities.

Small town away from the hustle and bustle of urban living yet close enough to everything I need within a 15-20 minute drive.

I love our community feel.  
Small town community, rural area  
A safe feeling. Open spaces.  
Not having houses on top of each other.  
"Small town feel. Lived in Armada since 1968  
Many new people have built in our area. Need to remain country atmosphere as much as possible "  
"Love the country feel and quick access to rural areas.  
Love the neighborhood society and the care of being neighborly to others.  
Love the small town feel.  
"

Low density housing, rural setting.  
Not overcrowded  
Not overly developed  
That we are a small close community.  
That there is nothing out here. We don't want to bring any more people or businesses out here.  
Small town living  
The small town atmosphere. No close businesses with well known names. We do not need another 26 Mile or Hall Road. If I want to visit I will drive there and then come back home to Armada.  
Small community  
The quiet  
The small town. Small businesses. Friendly community. Great place to raise a family.  
The small town feel with little to no chain businesses/restaurants. We still have locally owned businesses that are not owned by giant corporations.  
Rural away from the city  
Currently it is not the crime ridden city you are attempting to turn it into.  
That it's small, not overcrowded.  
Open farm land and less city atmosphere  
The small farm town feel  
Living in a rural agricultural focused community. Not seeing corporations. Knowing my neighbors.  
Quiet, low population. No corporations  
SMALL TOWN FEEL! Commercial/ industrial development would ruin it.  
The rural farmland setting  
Rural  
Country farming community  
Small country feel  
The people, owners of businesses very friendly and helpful.  
Small town feeling  
Traffic is lower  
Community socializing. friendly folks. Schools.  
Small town, low traffic congestion and low noise. Peaceful. Farm produce. Familiar faces and family values.  
The farmland.  
Rural, not congested, nature  
Small town community feel protected by a full time ALS transporting fire dept.  
Friends and family  
Beautiful country scenery  
Small town. Not over developed. Don't ruin it  
Small town values, conservation of agriculture, supportive families, owning land  
Small town  
Small town  
No industrial or commercial nonsense you get in the city.

Small town. Low development. Keeping Armada rural!

"We are new, from Ray twp.

We LOVE the quiet, the farming, and small town life that Armada has. It is slowed down and peaceful, exactly what my family is looking for. Ray was nice too, but they had too many outdoor entertainment venues with too much noise and disruption. We moved to Armada for the peace and quiet. So far we are loving it"

The people

Small town, farm town. Don't mess with the history of this town by turning it into another over run city that won't last.

Rural area hometown feel open land and farms

Not taking showers because the water costs too much

It's Small Size

Armada Fair

"Open, green areas

Friendly people

Sense of community "

The country farm setting... NOT a lot of people and buildings

Small town feel, I think we could keep it even with expansion

Small Town without the Hustle of a big town .

The country feel. Not bring crowded with traffic and all the businesses and rushing.

Small town, family friendly

Farming. Rural, small town feel

Small town

The rural setting, keep Armada agricultural please.

Small home town feel. Do not want fast food chain restaurants

Small town

Small

Small town atmosphere

It's rural

Its Rural! No more new developments!

Living in town, I like the small-town feel. I like being able to walk many places from my house in the subdivision.

The small farming community atmospheric.

It's quiet and peaceful

"quiet, quaint "

Small town

I love living out in the country. The peace and quiet is great.

open spaces

I like the availability and service of local businesses. I also like the seasonal activities : apples and Hallowe'en, flea market, fair, bike trail.

Quiet, peaceful and less traffic

"That it maintains agriculture / farming. The small downtown of the village. As it becomes more of a retail destination, the only ones that profit are the owners, while residents have to deal with increased traffic, pollution, noise.

Small town feel with small business/community character and priorities. Not commercial chains. Family oriented. Safe. Close knit community. Single family homes instead of mass multi-family housing.

"We do really enjoy the quiet and our privacy. We moved here to avoid congested areas that are overcrowded and attract too many people and/or traffic. With that being said, we don't discourage a little bit of development within reason that makes sense to allow us to continue living in a more rural area with easier access to everyday needs and/or places to visit with family and friends.

We also think it's extremely important to consider creating space for more marginalized members of the community who need affordable places to live. Too many members of our community are experiencing homelessness. "

I love how pretty it is here. It's such a simple place where we can keep to ourselves.

"Armada is unique and has such great potential just waiting to be tapped into. However, our potential will not be found by generally opening ourselves up to industrial and commercial development.

We have a reasonably vibrant population center (Village) surrounded by open, green space. We should maintain that character. Without careful consideration of what we want Armada to be in the future, we will muddle it up and change it forever, never to get it back in our lifetime.

Future growth should be sited in the vicinity of the Village so we can connect with the utilities and services it provides. That will help the Village stay vibrant and negate the need to bring in GLWA water and sewer at a cost in the millions to the local taxpayers.

This is not to say there shouldn't be unique commercial venues offered in the Township that take advantage of the open space and land that we have but we do not need to replicate what's already in Romeo and Richmond, and Washington and Shelby Townships. They are a 10-15-minute drive away if you have to have what they offer. We are different from them and should stay that way. I love that about Armada. "

The many farms, orchards, dairy farms to buy local. Greenhouses and farm stands.

We are one of the few rural communities, at the edge of sprawl. I like that it's safe, friendly, and calm. I don't want North Avenue to become a noisier, high traffic nightmare.

Room for growth

Peace and quiet. No neighbors, no commercial development, no retail development.

Peaceful

"The small town feel is what I love about living in that township. There has already been a huge influx of people moving to the area. By adding all those "extra" convinces it will bring down the level of socio-economic families currently living in the area by adding those conveniences.

We want a farming community that works hard and has pride in their accomplishments. We moved to the township to get away from the hustle and bustle, don't bring it to us. "

The small town feel.....as long as it stays that way!

Knowing my neighbors, how well we support each other when needed. The open space.

It still feels like rural living yet close to development

Drive through fast food to get fast coffee on way to work or to grab a bite without having to change clothes to go inside. (Farmers const workers etc) 32 and N Ave great site

"The community feel

, care the community has for one another with the vast amount of open space"

That there is no big chain stores such as a dollar store. That there no additional industrial added. That it is quiet and no nonsense. No other community has said no to Dollar General, we don't need that here

"The rural setting and the close knit community. It is becoming busy like another Shelby Township. All of this building is ruining Armada, it is not the same place that I grew up in.

The people and the sense you're outside the city. Though that is slowly dwindling unfortunately with housing increasing. But it's especially surveys like this where this stuff is even under consideration.

It's quiet and doesn't have same chain stores that every other town has

Maintain that farm/country lifestyle with quiet nights, nice neighbors, and decent people

Small town feel. Country yet close to other larger towns. Love that there's not alot of development.

Small town living and not commercialized

"Rural community with friendly citizens helping one another whenever the need arises. People looking out for neighbors' children and the elderly. Friendly and caring folks.

The small town feel.

Empathy

I like the village, but I like living outside the village with space to breathe and less traffic.

Off the beaten path

Quiet

Semi quiet small town feeling

Growing community with small town feel.

Township Park

The quiet escape from the city life and traffic! Lived here for over 40 years and do not want to see it change from the simpler life. I am 100% okay having to travel outside of Armada to seek out certain amenities that are not available in our lively community!

The people of the community

Everybody knows everybody. Small town feel. Feel safe. Content.

Country setting. Small town feel. People look out for one another

Quaint village within reach of suburban and urban conveniences

Great schools. Small town family oriented feel with close access for all commutes.

Small town, quiet country living with friendly, kind people

"Small community feel

Friendly people

Low traffic"

Small, quiet, safe, not the city.

Joys of country living yet still close to everything

Armada Twp provides the feeling of upscale country living for our retirement home. The people are friendly and welcoming to all.

The amazing people that live here with the small town feel.

How quiet the area is

The community itself.

Small town feel

Probably that we are north of it and outside of the village.

Nice setting and atmosphere, restaurants most necessary services such as vinckers and larry's, bank and gas

, I believe that Armada should look at the Romeo community as a nice balance of growth while not losing that small town feel.

The country feeling

Quaint small town

Small town, ag community

Agriculture living, small community and businesses, no excess traffic or people crowding our township

Agriculture space, small town without too many businesses to produce excess traffic

Doesn't take too long to get to the expressway.

Small town

Rural community shared with people who have conservative values, who respect the American flag, and respect the U S constitution

location, hunting opportunities, macomb orchard trail

The schools and the friendly people

The peace of living in a residential community, less traffic, less noise, less pollution. If you people start messing with this community to make money, you will ruin this place. Shame on you if you do.

The open farm land in the area.

The rural environment. If I wanted to live in a place with more retail, industrial, or housing development I would move to Bruce Township.

Country living

Farming

Safety and peaceful

The small town feel.

Peace and quiet. Little traffic. Rural. Small community.

High taxes

The small town feel

Great people and community. Needs to level up with other older communities. Use Milford, Clarkston, Brighton as benchmarks.

That it is a small quaint town.

Small town feel

Small town, country but yet close enough to get to big city area, not a lot of traffic problems.  
Quiet neighborhood  
Quaint country setting  
Friendly atmosphere  
Amazing fire chief  
Living in a Rural/Farming community  
Rural farm community, Quiet, Peaceful  
Small country farming community  
Good schools, quaint village (needs to be a bit bigger downtown area w/more retail, restaurants & events)  
Rural, farms, small town Armada. Armada Schools + our community. The lack of excessive businesses/big retail, etc  
Nothing  
The country atmosphere, away from the main expressways, light traffic, quiet and peaceful.  
The quiet, slower pace. Armada Twp is a rural community. If more amenities are desired-people can move to Bruce or Washington.  
I love the small town atmosphere still far enough from the city  
The people  
Small town rural community. Close to other amenities (food, entertainment, etc) but those amenities are not in our backyard affecting the rural community  
The farms and small town feel  
Family friendly atmosphere, awesome schools, great small businesses.  
Small town  
Family owned businesses  
Living in a community that is mostly residential.  
Small town feel.  
Quite, friendly, everything needed close by.  
The small community  
open space - rural feel  
Rural community, quiet, low crime, "small town" feel  
Love our neighborhood, sense of community but also private  
Small and personal town  
Small town  
None  
Small town community  
I love the small town feel. Neighbors are always so willing to help neighbors. If I wanted to live in a larger, more commercialized community I would move to one.  
its like a big family  
It's opportunity for growth  
Nice quiet community and is not over developed and most people are willing to help other  
Low crime rate!  
Low crime  
Quiet, small town, rural  
Family - Friends  
Quiet  
Our small town feel  
Everything is close  
Safety  
That it is a small farm town. Leave it alone. No more people, no more business.  
Nice community  
No fast food. Tranquility, Privacy  
Peace and quiet, Privacy, lack of fast food and big box stores  
Quiet, Privacy

**Q15 - Is there anything else you would like us to consider as the Township prepares this master plan update?**

**Growth shouldn't be slow and organic**

"Green space conservation, protecting natural areas; light pollution ordinance

Q 5 and 13 forced us to choose 5 answers. It should have been up to 5. I was forced to select things I don't want. "

Maintain as much open space as possible when considering development.

It's already being ruined by the huge influx lately Don't turn us into Macomb Township.

No high density housing

Please put better playground equipment in the current parks where village residents, who also pay township taxes, can actually enjoy it. There is nothing here for toddlers to do. The school is the number one reason the tax prayers are here and coming here, yet you spend no money on the obvious resources they would be using since it's located in the business district/village/school. Get it together already.

Would have liked to see more open-ended questions. I don't believe your 'research' on more and more industrial but there is no source cited for me to follow up so I said no. I feel like only certain options are suggested and only for such a small amount of time. It doesn't really seem like it's enough to get any valuable feedback.

keep industrial limited

Armada doesn't need to be like Sterling Heights or Rochester. If I wanted to live there I would. IF you want everything close by and all the conveniences of a city, you should move there and not here. We don't need a bunch of development to destroy our small town country feel. Please don't sacrifice our rural lifestyle to become a city.

continue to maintain rural settings. no industrial development. no large residential developments.

Repair roads in the village and fix sidewalks.

Keep Armada small and rural.

less traffic congestion

Water and sewer are a necessity

Leave it the way it is. No need to attract larger businesses to our community

We will need a second fire department. We really need to purchase the property next to the park and fire department to build a township office so it's all in one location in the township.

We need a few subdivisions added, between 33 Mile and 34 Mile west of Romeo Plank there are large plots for sale. We need to bring in young families that don't want tons of acreage to keep up with. A higher density of housing would also get the expansion of water and sewer services paid back by finally using them for something.

It was so stupid to allow land to be annexed when all that needed to be done was read the writing on the wall.

i work at the gas station in town and every friday and saturday our parking lot is packed with cars from people going to the armada bar and grille. if there could be a public parking spot somewhere i feel that would really benefit a lot of stores. when our parking lot is full some people will park at the pumps, causing people to not be able to get what they need. i also feel that this would help with parking situations for the armada fair and other events that occur. i would really appreciate if you gave this a thought, as it has mad many many customers angry at us because they cant find a spot to park just to get a quick drink from the gas station. thank you.

Encourage small farms and associated cottage industry.

Sidewalks and to fix roads

Keep Armada Rural

Limit size of any industrial buildings. Growth is needed and eventual. A moderate growth rate could go a long way to maintaining the community we love.

I will fight like hell for keeping this community much like it currently is.

Realize that the downtown area can be developed to be a beautiful hub for residents and businesses alike, the only reason the village exists is to provide additional services that cannot or shouldn't be provided by a township, like constant police presence, water treatment and sewage etc. The fact that this master plan questionnaire doesn't consider any questions about the village is appalling!

Keep Armada small...it's an oasis amongst all the other small towns becoming urban and over-crowded.

Make more downtown parking. If adding more to the outskirts, there will be more downtown also. The village sits inside the township and parking is always an issue.

Additional public engagement opportunities.

Would really like to see more senior housing options.

Stop changing, I moved here to get away from the city

Please don't bring fast food restaurants into the township or village.

Please keep Armada rural

Stop focusing on tax revenue growth and concentrate on the quiet peaceful crime free community Armada has to offer as it is. Growth just leads to more noise, more traffic congestion and more crime which is the exact reason people move out of cities to rural communities such as Armada.

Pave the rest of Omo road.

Do your best to preserve the country look/feel

No

Keep developers out. Keeping corporate America out. Keeping the quaintness.

Keep the agriculture zoning the way it is

No housing developments

Stay true to our agriculture heritage

Na

Keep the development to a minimum

"Think of attracting homeowners vs renters (senior housing could turn into rentals in the future)

Attracting higher end income families vs industrial hourly jobs and rentals units. Keep Armada on track to increase property values and community pride rather than poverty conditions. Keep traffic reasonable and not overly commercialized."

Do not eliminate the transfer site!

Keep in mind we are a small town & a farming / outdoors community

Changing the setback requirements for ponds. My family dreams of a pond to swim in, fish from and watch wildlife. 100' offset per property line doesn't allow for a pond on a common 10 acre parcel out in the country which, in our case is surrounded by farm fields, its a bit ridiculous. Road setbacks? Ok. But if its 300+ feet off a dirt road and a parcel is 2000 feet deep, there should be accommodations to allow it. Our neighbor, also with 10 acres, would like a pond as well to enjoy with their handicapped child and they too are irritated with the outdated rule.

Affordable housing for senior citizens.

Many of us moved here to leave the city behind, we know the taxes are high but it's worth it to not have city congestion.

"Don't pave country roads. They are already too dangerous.

I don't want major residential developments

I would like to participate- I have helped with the masterplan at the school, as well as within my job as deputy supervisor of Harrison Twp.

Don't ruin the rural community by industrializing or commercializing it! We are seeing our farm land sold and too many houses built!

We do need to let go of keeping it rural. There's no tax base. People love our schools and want to be a part of them. We need to expand. Why should we spend our money in other townships? We need to grow ... its stagnant ... we don't need anymore restaurants. We need tax base and housing. Its all moving north and we are going to be stuck with everything building up around us. it will be too late! and worth less and less

Please don't mess with Armada! We don't need another Shelby!

"More parks for the kids maybe

Elderly housing and services for sure

Keep it rural and small town!

Leave Armada the way that it is

No farms no food keep things the way they are that is why I moved here we are close enough to other areas that are very developed and can get there easily don't make this like Shelby township or make 32 miles like 26 miles too many stores and traffic

No expansion

Please don't make Armada another Macomb Twp. Leave its beauty alone.

Parking to accommodate the additions.

Lower our property taxes.

Don't let the big corporations elbow their way into here, they're toxic.



I think the business located on main street should be cleaned up take pride in our town. As well as any other business in the township we don't need to invite problem businesses to the area, once a town grows there is no turning back...

Don't try and be or keep up with romeo or richmond. Alot of people live here to escape the city life or cluster of people. I moved from the city I don't want to see armada turn into what I left.

Increase minimum lot size in Agg Preservation district or other means to better preserve farm land. Current ordinance doesn't seem to prevent sale to developers for multiple lot splits.

Don't expand

Keep industrial out of the township

Keep small.town

Keep it small

Yes... stop adding more buildings and developments.

Keep in mind the road/traffic issues that are happening and fix those first before allowing more business in the township.

"There needs to be more family friendly places. Whether it's another park that's not taken over by baseball, an ""outdoor adventure"" such as rock climbing walls, putt-putt, ice skating, etc. There's not enough for families to do without having to leave the township & spend their money elsewhere.

Item #3 - I would rather go to other communities for ""big box stores"" than to have those here in Armada. I would prefer to have unique shopping experiences here, which would also drive other communities to spend their money here."

"I understand the need for growth-but there also has to be consideration made for folks who have Been here for years. So maybe something in the middle ( a little growth)"

Listening to the residents opinions and voices is very important, not just those of the Township Board. Do not make firm decisions without resident input.

township should acquire more land for future parks and open space

Perhaps Richmond/Ray/ Bruce could pull together an indoor community center with pool and gymnasiums, kitchen availability, conference/classrooms.

Small towns and rural life is disappearing, higher density housing and urban spread are destructive to conservative values and neighborly atmosphere

We moved to the area and bought a house because we liked the small town/ family friendly community. We moved from a big city for that feel. Don't try to expand and become a bigger town feel just for a bigger budget. It isn't worth sacrificing what makes Armada charming and attractive for high income families.

"Allowing small local businesses to grow here so that commercial development isn't needed in excess. Many small businesses can provide the same services that commercial businesses can which helps maintain the character/spirit/ of the community. This allows your residents to thrive here as well.

Gentrification is a major issue in many overdeveloped areas. Please keep this in mind that if the cost of living here increases that members of the elderly community may not be able to age in place. "

Support small businesses

Don't plan for a sprawl. If you think that residents and farms can't pay for services, ask your residents and farms to pay for them. I'd rather have higher property taxes than give up peace and calm.

We need more jobs close to home. Expand city water.

Senior living condos

We moved here for a slower pace of life. Not everyone wants change. Allowing change to happen isn't always what is best. Tighter restraint on BLAKES property's!!

Keep it simple and manage your budget

Remember that less is more

Yes, that too much development whether residential or commercial ruins the reason all of us live in Armada. You will literally be chasing people out and into more rural communities. THAT'S what we want, the rural feel!!!!

Small town atmosphere

Nothing at this time.

Omit any chain restaurants or stores

"Some general comments here. Master Plans essentially guide future land use decisions. They should broadly reflect the will of the residents. I applaud the Township for trying to get input through this survey but I wouldn't stop here. I would have public comment and sensing sessions every step of the way. I also think it is essential that this be done with the Village. 1/3 of the Township is represented by the Village. Making decisions about the Township while discounting the Villages role in it could have adverse effects for both governmental entities.

I have two concerns with the survey as presented. First, the survey seems to suggest we should strongly consider additional industrial and commercial development in the township in an effort to raise revenue. The operative question is for what? The Township is already sitting on a significant amount of unassigned revenue in the general fund. What are these additional funds to be used for?

I'm aware the Township is interested in a new Township Hall and a Fire Department Substation. I would get these items on the table for public awareness and then debate the case for or against them. Other pressing needs may be identified through public input.

Two issues that come to mind and that don't significantly require a large amount of funding to support are to identify and set up programs for shut in and isolated seniors in both the Village and the Township. These people are largely invisible and deserving of help, however the current Township Senior Programs do not appear to consider or reach out to these people. Find these people and get them on the radar.

Another is the Township role of Place-Making. This involves establishing a combined identity for the Township and Village and to advocate for Armada as a desirable place to live, visit, work, and "play".

Communities around us are doing this; we will lose the battle to be relevant into the future if we don't start doing this.

Now these are not planning/zoning considerations but it is a use for the additional revenue the Township suggests it needs in the survey, aside from a fire department substation or a new Township Office.

The survey also tends to downplay the role the Village plays in the viability of the Township. The Village is the focal point of the Township, yet it does not figure prominently in Township decision-making. This should change and the master plan could be a way to do that.

The Village provides the Township with a good portion of its character, is the population and commercial center of the Township, operates a light/medium industrial sector, provides public services and utilities the Township currently doesn't, and so on. Any changes the Township makes in their master plan regarding commercial and industrial development without consideration of the Village puts the Village in competition with the Township and drives the wedge between us in further. Armada Township without the Village is essentially just another Ray Township.

To sum up here, more input is needed on the master plan than just this survey. We need to be careful not to forever alter our unique character in the search of more revenue for undefined future needs. Some thought needs to be put into what essential services are missing and what existing problems remain to be solved that can make the community stronger and more self-contained Finally, we need to consider the Township and the Village as being inexorably connected and working together, and not as two separate entities that have to manage on their own.

"I know you need to pay for services, but fuck these taxes! I'm in village and getting boned twice! Let's see what that revenue brings besides a shitty dump site.

Rec center, expanded library

township garbage pickup.

Bike path from Wolcott mill to ex Railroad bike path. Traffic on Armada ridge not safe for bikes or people walking.

Romeo seems to have a model to review. They have found ways to bring in more retail while still keeping the quaint feeling and many homes outside of downtown still have vast homesites. Balancing where the community adds homes and businesses which help current residents without over-saturating and taking away the community feel we all want. Have pockets that allow for small "subs" with large lots, but limit them. Create a small industrial area but again find a area to focus and keep it centralized there. The area on the east side of Romeo plank, next to the gas station would be a possible place for a small retail area. Or the area by crooked creek farm.

Absolutely no Dollar general/dollar stores in general. The stores themselves become trashy and we have a beautiful community

Please stop trying to make Armada like a city. If we wanted to live in the city, we would. Please preserve the farmland and the agricultural culture that built Armada and it will thrive from the generations of local families, and new families that choose to move to the Armada area for the special, friendly place that it is in a slow paced rural community.

Consider what the community wants which I'm sure doesn't align with this survey.

Fix and repave existing roads in town that are embarrassing and desperately need improvements

Beatification of downtown. Instead of new building have current merchants make storefronts more welcoming and inviting. The building that the cake and ballon store are in next to vinkier looks like an eyesore but a lot of other storefronts are looking old and run down.

Consider speed restrictions on wolcott rd. It is used as a raceway. Unsafe for our kids.

Most People moved here to get away from the city. Please don't bring the city to them.

No

"Don't follow those who choose to bring in crowds just to gain profits.

Any possible way to lower the taxes the village residents have to pay. Township residents use the village without the high taxes of the village.

Change the Supervisor

I am unsure what township services are needed and why more money is needed. It seems that the village has its services and Macomb county handles the rest of what the township needs. We pay for the transfer site with our taxes, which the percentage of people use is low, and so we also pay for our own garbage service so as not to keep kitchen garbage outside for weeks at a time (especially in the hot summer, and god forbid that you are out of town for one of the garbage days and then your kitchen garbage sits for a whole month!!!!!!!!). Macomb county handles our roads and our police services (along with the state). We pay for EMS and schools with our taxes. We pay for all of our own utilities and dont have municipal water. Our township land just got taken over by Romeo, super great by the way!!!! So, I am just not sure why we need to try to bring in industry to pollute our land and water here, we moved here to be away from that garbage in the city. Also, I dont think that this area needs more traffic, 32 and Romeo plank is regularly backed up and it gets worse the further west you go, along with every stop south on North ave. I understand some of the need for more residential development, but if you do too much then you are taking away from the charm of this area. Also, every open area of field in the area is being sold and turned into expensive housing, which also comes with expensive taxes, which is helping to improve the money situation for the area.

If you get more revenue what better services would you give residents. How about cutting fire and ambulance taxes.

Please be intelligent with investments for the community. New park site will not be utilized and be subject to vandalism of people on trail due to location.

"Keeping industrial away from the village

Unless it's condos, living space for elderly"

I'd want to see options on the "park land" on ridge... it seems strange to go over the rails to trails 8 miles

We are in desperate need of condominiums.

Recreation Center

Please consider keeping things as is. There are already people moving north and we'd like to keep things community focused for as long as possible.

Develop the industrial area, expand the water and sewer to allow for more development there. Don't lose more tax base to Romeo.

Keep small town feel

Leave it the hell alone, its fine just as it is.

Maintain the farms.

Keep Armada rural. Encourage agriculture. Reduce Armada Township expenses rather than seek new revenue.

Don't bring in any more commercial business.

don't make Armada into Sterling Heights

Incorporate the village to one governmental unit.

I love the small town feel of Armada - I am so concerned we will become more commercialized. There are some businesses that have expanded too quickly.

Garbage should be 24/7 with kiosk and have large pickup biweekly. Large Central Park desperately needed and operated by state or County. Market area also needed inside township Thurs - Sun. Fair grounds should be more utilized possibly weekly music shows. Hotel or air bnb in town supporting live shows, market, and other events. Yeah why doesn't the township try to cleanup the creeks and rivers so people in the area don't get flooded out of the property and maybe use these water ways for kayaking? just a thought. its a growing trend.

Golf course

golf course

Keep farmland as workable fields instead of housing

Why pushing more development when places and businesses are standing empty

Improve the parks that we have. Let the existing business utilize the outside of their establishments. Periodically block Main st to to support & promote venues to support the local businesses.

Start working together w/the village & the DDA, pool your resources so you can accomplish more & actually get things done!

Farm preservation. Keeping our community as rural as possible. Keeping out the marijuana farms, grow operations, and retail!

Lowering taxes for residents. Reduce traffic from Blakes. Roads in to and around cannot handle traffic.

Please don't build up our sweet community. Also, consider absorbing the village.

Keep it rural - its not a competition with Bruce + Washington. People more here for a reason. People stay here for a reason!

Cost to the taxpayer

Restrictions on the expansion of large businesses (ie Blake's). I purchased a residency near Blake's Orchard on Armada Center Rd. 15 years ago. Initially it wasn't bad living near the Orchard but they have expanded out of control in the last 5-10 years to the point that I no longer want to live anywhere close to any of their businesses. In my opinion or others I have talked to in the community, we feel their business is destroying the small town community. Blakes was once a seasonal business with busy traffic at certain times of the year and now it is a yearly business with heavy traffic, loud music, dusty environment from inbound and outbound traffic, and a considerable amount of trash being discarded out windows every weekend and sometimes now on the weekdays. They also installed large orchard fans to protect their trees from late frost that sound like a helicopter is constantly flying around the area. There needs to be better restrictions on businesses like this and other new businesses from forming that grow out of hand and ruin our small town community feel.

Support farmers and local farms- it is a big part of what makes Armada special

Armada needs multi-unit retirement housing for singles or couples who want to downsize and sell their houses but want to stay in Armada.

Need things to keep youth active, but also amenities for seniors as our community seems to be almost equal on each end of the spectrum.

This survey is one sided. I do not think this survey will get the most honest answers.

Residential school bus routes should be paved, with daily travel road gets bad fast.example (Irwin) rd.east of north.

Come up with a plan to eliminate gravel roads in favor of paving or chip and tar

I understand there is a lot of history and tradition with the area, but there is so much opportunity for growth without getting overpopulated like New Baltimore or Macomb. It's always important to evolve and grow.

No

Bigger skate park

I love that our small town is looking so good. Business owners painting their buildings and all the flowers really make our town look beautiful. I don't care that I have to drive 20-30 minutes to do shopping. I love Armada like it is.

a gym

Having garbage and recycling pick-up services included in the property tax

I hope they never have a Mobil home park in the township

Fix roads!

Fix the roads

If you expand commercial in twp, you will kill the downtown.

City water and sewer south of village for new business

a splash pad & a community pool

Don't bite off more than you can chew!

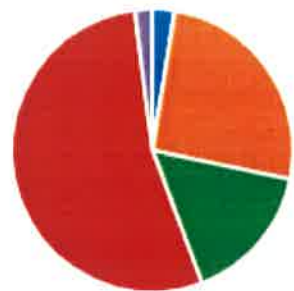
Let the family have their "kennel"!

Nothing

16. **DEMOGRAPHICS: Please tell us a few things about yourself, to help us better analyze survey results and determine the needs of Armada residents:**

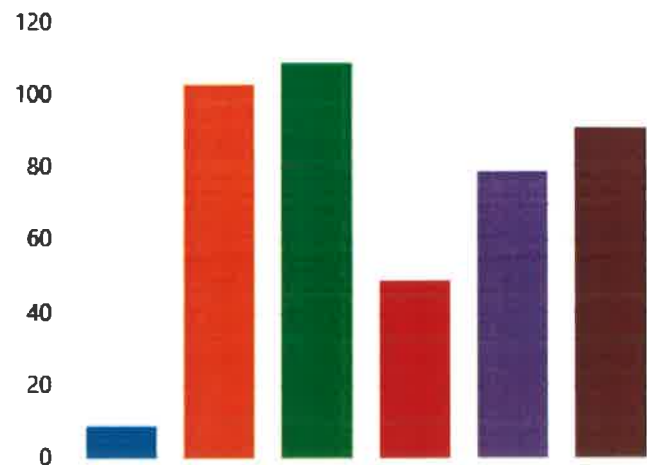
How long have you lived in Armada Township?

Less than 1 year	8
1 to 10 years	80
11 to 20 years	50
Over 20 years	167
I don't live in the Armada comm...	6



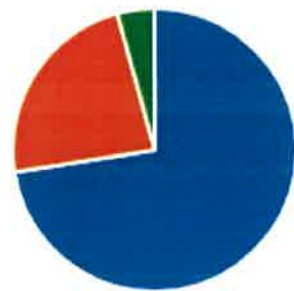
17. What were your primary reason(s) for moving to the Armada Community

Job opportunity	9
Quality of Schools	103
Regional location	109
Housing quality	49
Personal connection to commu...	79
Other	91



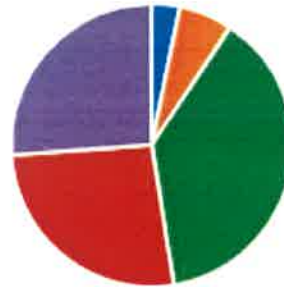
18. Do you live in the Village or Township?

Township	225
Village	72
I don't live in the Armada comm...	13



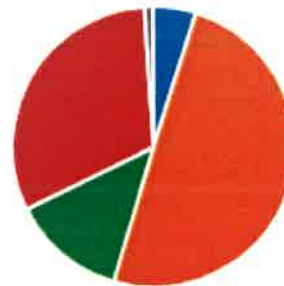
19. What age group do you fall into?

Under 25	10
25 to 34	19
35 to 54	117
55 to 64	81
65 or older	80



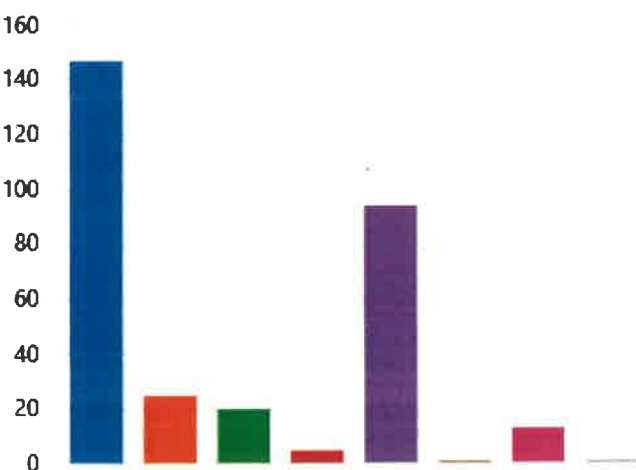
20. How many people live in your household?

1	15
2	151
3	40
4-6	95
More than 6	3



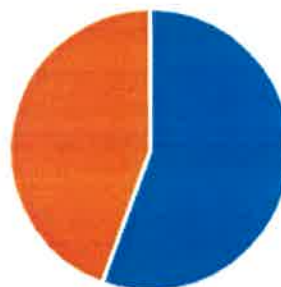
21. What is your current employment status?

Employed Full-time	147	160
Employed Part-time	25	140
Self-employed	20	120
Unemployed	5	100
Retired / Disabled	94	80
Full-time student	1	60
Stay at home caregiver	13	40
Other	1	20



22. Do you work outside your home?

● Yes	169
● No	135



23. If yes, How far do you commute?

● Other	156
---------	-----



If yes, How far do you commute?

0-10 Miles	20
11-20 miles	15
21-30 miles	13
> 30 miles	11
0-15 Minutes	6
16-30 Minutes	10
>30 minutes	12