

# 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](mailto:planning@armadatwp.org)

### AGENDA

**Wednesday, October 4, 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/464955821>

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

United States: [+1 \(872\) 240-3412](tel:+18722403412) Access Code: 464-955-821

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

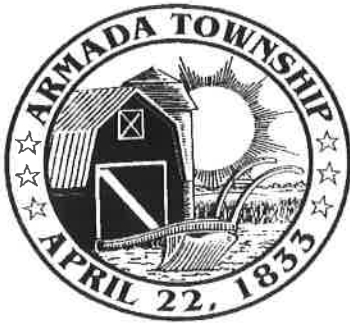
In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to [planning@armadatwp.org](mailto:planning@armadatwp.org). All input received from members of the public prior to the meeting will be read into the record 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 September 6, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
  - a. **None**
8. Reports and Correspondence:
  - a. **Project Status Report- September**
  - b. **Letter from Candice Miller – Macomb County Public Works**
  - c. **Question from Township Board Member**
9. Unfinished Business:
  - a. **Laethem Development Site Plan Review**
10. New Business
  - a. **None**
11. PC Projects:
  - a. **Master Plan Discussion**
    - i. **Vision Statements**
    - ii. **Review full Master Plan**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday November 1, 2023



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### MINUTES

**Wednesday, September 6, 2023 - 7:00 p.m.**  
**(Held in person and electronically via GoToMeeting)**

#### Regular Meeting

1. Call to Order – Chair Kehrig called the meeting to order at 7:00p.m.
2. Pledge of Allegiance - Kehrig led the Pledge of Allegiance
3. Roll Call
  - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioners Abercrombie, Arnold, Jabara, and Board Liaison Murray. Commissioner Kutchev arrived 7:44
  - b. **Absent:** None
  - c. **Also present:** Planner Laura Haw, 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 Regular Meeting Minutes June 7, 2023, as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items: None
7. Public Hearing: None
8. Reports and Correspondence:
  - a. Project Status Report- June, July and August - Kehrig read the August report into the record
  - b. Blake's road issue meeting – Kehrig read the memo into the record
  - c. Approved Zoning Map – Zoning map was approved by the township board, but subsequently found to be missing parcel splits. New version to be worked
  - d. Fleis & Vanderbrink flyer – Brief discussion on the availability of grants for Parks & Rec Master Plans
  - e. Jabara asked about joining SEMCOG and discussed that he will be attending a meeting with Village Trustee Ross Belkie at Dodge Park, Murray confirmed that the Township Board of Trustees voted to join SEMCOG at their August meeting. Jabara presented proposal to the Township Board and the Village Planning commission.  
**Motion** by Abercrombie, 2<sup>nd</sup> by Arnold to receive and file reports as presented. All Ayes, **Motion Passed**
9. Unfinished Business: None
10. New Business: None
11. PC Projects:
  - a. Master Plan Discussion
    - i. – updated timeline – Brief review, Goals are replacing the current plan Policies section. Plans, Implementation and Maps will be included in October. Homework for the PC: Think about a vision statement that could be derived from the goals and objectives and provide to Cris for the next meeting. Also look at plan section of current plan if anything jumps out that needs to be changed.
    - ii. – updated goals and objectives –Goal 2- Promote ordinances that require or that promote existing preservation of the natural environment. Goal 3- Housing standards should say

ordinance not zoning code. Goal 4: Same verbiage in Tax Base and Industrial Standards. Make sure respecting and working with the village is in this goal. The fiscal impact study would include utilities and emergency services, any other township services provided. Goal 5: Complete Streets includes Right-of-ways, landscaping (trees and fencing, etc.), curb approaches, lighting, sidewalks and bike paths, etc. Add something on Agritourism here. Future Fire Station on Romeo Plank should be in the goals. Discussion about how commercial vs industrial vs residential developments impact taxes and the schools.

- iii. – survey results write-up – Make minor updates to first paragraph. Add that survey was made available at businesses, library, parks, and in an email blast; change several to two in paragraph 2. Discussion on results regarding where commercial uses should be allowed - North Ave south of the village west side, and 32 Mile east of Romeo Plank. Industrial uses had less support, with the most respondents favoring 32 mile as the preferred location. The underlying theme was that the majority favored limiting industrial development. Recommended to add industrial on the east side of North Ave south of the village to stay in synch with the Village plans. No plans to modify any land uses north of 34 Mile along Romeo Plank. Respondents preferred higher density residential uses along 33 Mile Road, but a senior community would need easy access to the village. Update Master Plan section on Blakes that Overlay District is there now, expansion must be paced with infrastructure to acknowledge the traffic and safety issues currently being experienced. Commissioners have concerns on adding “rural” roundabouts. Mention traffic study and this is on-going discussion. Change Rural Residential on the Future Land Use Map to Agricultural Preservation to show this is what we encourage. Show that Agri-tourism/Agri-business may be allowed in AG district.

12. Public Comments – Non-Agenda Items: Online comment for Blake’s to turn Romeo Plank into an entrance instead of an Exit only.

13. Adjournment.

a. **Motion** by Murray, 2<sup>nd</sup> by Jabara to Adjourn the meeting at 8:56 p.m. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday October 4, 2023

Respectfully submitted:

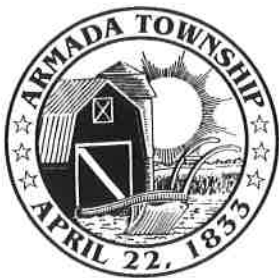
Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date



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## Project Status Report for September 2023

### COMMUNITY PROJECTS

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

**9/23: Supervisor Paterek talked with representatives from the County Road Commission and County Executive's office regarding lights and Romeo Plank egress. Waiting for response. No update on new meeting with Blake's.** 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.





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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 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**

**9/23: Appellant's brief on appeal is due Sep 26, and Township's is due on Oct 17, 2023.**

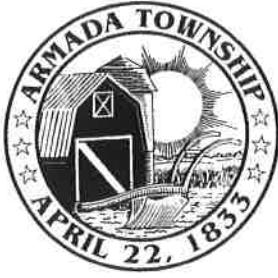
**After that oral arguments will be set and a decision issued by Judge Toia.** 8/23: The applicant filed a case in Circuit court to appeal ZBA denial. A response has been filed on the Township's behalf. 7/23: The applicant requested to be added to the August Planning Commission agenda to discuss possible 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**

**No Update** 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**

**9/23: Professional reviews complete. Will be on the October agenda.** 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.



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

**No Update** 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.

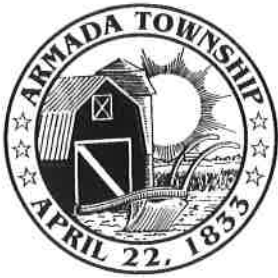
### **Master Plan**

**9/23: Reviewed updated timeline, Goals (old Policies) section, Survey results. Update “Plans section-Special Agricultural Activities” to note that Overlay district is now in place. 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.



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## **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: 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 - Closed: Zoning District Table of Permitted Uses – Table approved by township board.

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



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**Candice S. Miller**

Public Works Commissioner  
Macomb County

September 18, 2023

Dear Community Leader,

Recent heavy rain events have highlighted the need for every municipality to consider how we might all position ourselves better for changing weather events. Stormwater standards that were in place decades ago don't meet these changing conditions. We are certainly all experiencing much heavier and much more intense rain events.

The Macomb County Public Works Office has recently adopted new stormwater standards for our plan reviews for new development and redevelopment of existing sites. These practices are applied to all land development and redevelopments of 1.0 acres or more.

We have tried to be proactive so that developers and communities understand the need for these new standards, and how they impact site plan reviews. Our engineers have met with your engineering, planning and building department staffs to explain the new standards, as well as meeting with many consulting engineers who regularly do business in Macomb County.

We believe these new standards are a step forward in addressing changing weather patterns to mitigate potential flooding. The new standards support community development and redevelopment by utilizing modern methods to convey and store stormwater runoff at controlled rates that ultimately reduce the severity of flooding from these events. For example, new developments must manage and detain more stormwater on site, as well as being required to control how much and how fast stormwater is discharged downstream.

We are in the final stages of putting together a manual that will include all the details of the new standards and will make copies of this manual available to every municipality, our other interested parties, as well as put it up on our website.

Many Macomb County communities have already adopted these standards or are in the process of adopting them. If your staff has any questions or comments regarding these standards, certainly we welcome them.

Obviously, there are many things we all need to be evaluating as we confront the challenge of changing weather patterns and how we try to put in place processes that meet those challenges. I view a big part of my office as that of stormwater management and recognize that we all must work together to collectively adapt and protect and position our communities the best we can.

Sincerely,

A handwritten signature in black ink that reads "Candice S. Miller".

Candice S. Miller

Macomb County Public Works Commissioner

## Planning - Armada Twp

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**From:** Treasurer - Armada Twp  
**Sent:** Monday, September 25, 2023 2:53 PM  
**To:** Planning - Armada Twp  
**Cc:** dj kehrig  
**Subject:** Correspondence/Information?

Hello Cris & DJ,

At the Township Board of Trustee meeting on September 13, I was asked by Trustee Goetzinger to find out from the Planning Commission what authority Planning Commission has in relation to the 34 Mile/Romeo Plank (etc) issues regarding Blake's. Is there a Commercial Driveway Standard?

From all of the discussions that have taken place at the township level, at the PC level, and with Blake's & the county, I don't think that there is any authority of the Planning Commission at this point. My thoughts are that all decisions/authority fall within the County Road Commission and they are currently working with Blake's on these matters is my understanding.

I don't know if this should be an "info only" that Trustee Goetzinger is asking for this information? Or if there is any discussion that could take place?

At this time Blake's is working with the County Road Commission.

Sara Murray  
Armada Township  
Treasurer  
(86) 784-5200

**From:** Planning - Armada Twp  
**To:** Treasurer - Armada Twp  
**Cc:** dj kehrig  
**Subject:** RE: Correspondence/Information?  
**Date:** Tuesday, September 26, 2023 2:36:00 PM

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Sara

I did some checking on this, and found the following Ordinances. I will add this to Correspondence and Information. (note sections 2.21 and 2.40 are identical):

**Section 2.02 ACCESS ACROSS RESIDENTIAL PROPERTY.**

Ingress and egress to a parking lot, loading area, or to a use other than residential, shall not be permitted across or upon land zoned as residential. This provision shall not apply if the Planning Commission finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.

**Section 2.21 NON-RESIDENTIAL DRIVEWAYS.**

**AND**

**Section 2.40 NONRESIDENTIAL DRIVEWAYS. (identical to 2.21)**

A. Non-residential driveways, entrances and exits shall be subject to approval by the Road Commission of Macomb County, the Michigan Department of Transportation, where applicable, and by the Planning Commission after considering the effects on surrounding property, pedestrian and vehicular traffic and the movement of emergency vehicles.

B. All non-residential sites shall be permitted one (1) access drive onto the abutting public thoroughfare. Additional driveways may be permitted subject to special land use approval by the Planning Commission.

1. The Planning Commission shall consider the request for special land use approval after a traffic study has been submitted by the applicant which substantiates the need for additional access drives.

2. Tapers and bypass lanes shall be required, as determined by the Planning Commission. In making the determination as to whether or not additional access drives are necessary, the Planning Commission shall consider the location of driveways on adjacent sites and across the street, turning movements and traffic volumes.

3. In the case of a corner lot or double frontage lot, the site may be allowed the permitted number of driveways on each road frontage.

Effective date July 2, 2006

MCKENNA

September 25, 2023

Planning Commission  
Armada Township  
23121 East Main Street  
P.O. Box 578  
Armada, Michigan 48005

**Subject:** Site Plan Request – Laethem Industrial Park  
**Location:** Parcel ID#: 02-31-100-011; 02-31-100-010  
**Current Zoning:** M-1, Industrial District  
**Review No:** Written Review #3 (revised site plan set dated September 14, 2023)

Dear Commissioners,

We have reviewed the revised application for a proposed industrial park on 29.88 acres of land (consisting of two parcels), located at the southwest corner of the Township, just east of Powell Road between 32 and 33 Mile Roads on Laethem Drive (aerial pictured below). The western part of the site borders the Village of Romeo, and the site is in close proximity to Ray, Washington, and Bruce Townships.

The industrial park proposes 10 future industrial units, each site ranging in size, and with the possibility of having multiple buildings on a single, developed unit. For instance, the site plan illustrates (on page 3: General Plan) the potential for three standalone buildings on unit #7.

**Subject Site,  
General Location**





- **Dimensional Standards.** Dimensional standards of the M-1, Industrial District (section 14.03: Area, Height, and Placement Requirements) are detailed in the table below and are in compliance with Zoning Ordinance minimums:

| Dimensional Standard       | Requirement                                           | Proposed                                    | Notes                                                               |
|----------------------------|-------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------|
| Min. Lot Size              | 40,000 square feet area                               | Units range from 1.53 acres to 6.625 acres  | Complies.                                                           |
| Min. Lot Width             | 165-feet                                              | Unit widths range from 169-feet to 350-feet | Complies.                                                           |
| Min. Front Yard Setback    | 110-feet from ROW centerline, no parking in setback   | 110-feet                                    | Complies.                                                           |
| Min. Side Yard Setback     | 20-feet                                               | 20-feet                                     | Complies.                                                           |
| Min. Rear Yard Setback     | 50-feet                                               | 50-feet                                     | Complies.                                                           |
| Distance Between Buildings | Building cannot be closer than 30-feet to one another | >40-feet                                    | Complies.                                                           |
| Max. Building Height       | 2-stories; 35-feet                                    | n/a                                         | Must comply when individual site plans are submitted for each unit. |

- **Fencing.** No fencing is proposed.
- **Lighting.** A Photometric Plan is now provided on sheet 7 and proposes 5, freestanding light poles along Laethem Drive. Each freestanding light pole is approximately 28-feet in height and contains a fully shielded fixture. The light poles produce illumination levels of 2.0 footcandles or less along Laethem Drive (this is in compliance with the maximum brightness for an industrial driveway of 2.0 footcandles).
- **Screening.** The site is surrounded by industrially zoned lands and does not trigger the same level of screening as would typically be required when an industrial site abuts a residential use. Existing vegetation that is proposed to remain includes a screen of deciduous trees along the southern property line and a screen of evergreen trees along the eastern property line. Since this development is compatible with adjoining uses, no further screening is recommended.
- **Clear Vision Zone.** Per section 2.09, a clear vision zone must be maintained at the corner of Laethem Drive and Powell Road. The clear vision area is now detailed on sheet 3: General Plan.





## Recommendation

Based upon compliance with Zoning Ordinance #114, it is recommended that the Planning Commission grant final site plan approval for the Laethem Industrial Park, contingent on the satisfaction of any outstanding engineering items (if applicable).

*Please note that when each building and use is proposed in the Laethem Industrial Park, site plan review will be required for the new building and use. This site plan will cover the more detailed aspects of each site, such as ADA parking, building lighting, dumpster enclosures, site specific landscaping, signage, and the building design.*

Please do not hesitate to contact me if you have any questions. Thank you.

Respectfully submitted,

**McKENNA**

Laura Haw, AICP, NCI  
Senior Principal Planner

September 7, 2023

Armada Township Planning Commission  
Armada Township  
23121 E. Main Street P.O. Box 578  
Armada, Michigan 48005

Re: Laethem Subdivision  
SDA Review No. AR23-101  
Site Plan Review #2 - **Approved As Noted**

Dear Commission Members:

We have received the site plan submittal for the above referenced project prepared by Mauro Engineering dated May 01, 2023 and received by our office on August 22, 2023. The plans were reviewed in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards and the following comments are our observations.

**Project Summary**

- Development of 10-unit industrial park located on the east side of Powell Road and on both sides of Laethem Drive. Site access would be provided via Laethem drive, a private road. The site is noted as 29.88 acres.
- Water services are currently proposed to connect to a future watermain.
- Sanitary sewer service would be provided by individual septic tanks.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin, southeast of unit 6. The detention pond outlets into the North Branch Clinton River.

**General**

This comment is required for site plan approval:

1. The proposed site is within Parcels, Tax ID. 02-31-100-011 & Tax ID. 02-31-100-010. A land combination for the proposed site will be required prior to final site plan approval. It is noted that a land combination legal description and exhibits were submitted for review and SDA has not been requested to review the land combination at this time.

These comments are to assist in plan preparation of your engineering review submittal and are not required at this time for site plan approval:

1. Plans indicate an existing 70' private easement for ROW. Provide records of existing private easement.
2. The existing site is located within floodplain and wetlands areas. The current plans indicate that these areas will be impacted and disturbed. An EGLE permit or a letter of "No Authority" will be required for any proposed work within these areas.

3. The Armada Township Standard Details Sheets must be included on the plans.
4. The Macomb County Department of Roads and County Public Works Details Sheets must be included on the plans.
5. On site pavement, water main, sanitary sewer and storm sewer quantities must be shown on the plans.
6. Provide drainage, storm and detention calculations, grading and SESC sheets.
7. Provide the cost estimate for construction of all underground utilities, paving and grading to be installed with this project. The engineering review and construction inspection fees that we will compute based on the said estimate must be submitted to the Township prior to engineering plan review and approval.

#### **Water Main**

These comments are required for site plan approval:

1. There is an existing 12" diameter watermain along Powell Road, stubbed just north of Mclean Drive. Plans currently show proposed watermain along the proposed frontage of the site as well as a proposed watermain on site. Armada Township has indicated that there are no immediate plans to extend the existing 12" watermain to the proposed site. Plans will need to be revised to reflect this information and to indicate proposed individual wells for each unit, unless the applicant is proposing to extend the existing watermain from its existing location.
2. The Armada Township Fire Department shall be consulted regarding hydrant requirements with or without the extension of the public watermain.

This comment is to assist in plan preparation of your engineering review submittal and is not required at this time for site plan approval:

1. Any proposed well shall be approved by the Macomb County Health Department or other applicable authorities.

#### **Sanitary Sewer**

This comment is to assist in plan preparation of your engineering review submittal and is not required at this time for site plan approval:

1. The plans indicate that all future building sites shall be serviced by on-site septic systems. Macomb County Health Department should be contacted to ensure that the proposed systems are adequately constructed to accommodate a full operation of each of the future building sites.

#### **Storm Drainage & Grading**

This comment is required for site plan approval:

1. No stormwater management calculations were provided. At this time, we are unable to determine if the stormwater management system is sized properly for the proposed development. Confirm that the proposed detention basin is sized properly and can provide

the require volume and pretreatment as required by the County. This item could impact the proposed site layout and it may require re-approval by the Planning Commission.

These comments are to assist in plan preparation in anticipation of your engineering review submittal and are not required at this time for site plan approval:

1. Offsite surface runoff shall not be trapped along the development perimeter. If the existing runoff from adjacent properties passes onto the proposed site, the existing storm sewer system must be sized to accommodate. No grading or drainage plans were provided to confirm.
2. On-site drainage must be captured within the proposed development via the storm sewer network and will not be allowed to drain overland to adjacent properties.
3. All storm water design calculations are to follow Armada Township and Macomb County standards and details.
4. The tributary property owner(s) who are contributing improved run-off shall assume ownership of the facility and be responsible for its operation and maintenance. The property owner(s) shall execute an Operation and Maintenance Agreement to reimburse the Township for any expenses incurred for operation and maintenance of said facility due to lack of action by the subject property owner(s). If the facility is to serve more than one property, the Developer shall dedicate all easements necessary for the operation and maintenance of the entire facility including access driveways.
5. Review and approval will be required from Macomb County Public Works to confirm that no additional detention capacity and stormwater pretreatment will be required on site. Coordination with Macomb County and EGLE will be needed to confirm the outlet into the North Branch Clinton River as acceptable.

#### **Paving**

This comment is to assist in plan preparation of your engineering review submittal and are not required at this time for site plan approval:

1. A permit from Macomb County Roads will be required if there is any proposed work within the Powell Road ROW.

#### **If the Site Plan is resubmitted, the following must be included:**

A letter from either the applicant or the applicant's engineer must be submitted with the revised Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

#### **Permits Required**

Based on the improvements depicted on the plans, the following permits may be required and will need to be provided to the Township once available during engineering review. Any changes to the approved site plan from the following agencies that impact the design may require re-approval.

Armada Township:

1. Storm Water Agreement (for the stormwater system improvement on the site)



# SPALDING DEDECKER

Engineering & Surveying Excellence since 1954

Macomb County:

1. Macomb County Health Department Approval (for Septic Systems and Wells).
2. Macomb County Public Works Office (MCPWO) approval.
3. Soil Erosion and Sedimentation Control permit from Macomb County Department of Public Works Office (MCPWO).
4. Macomb County Department of Roads (MCDR) plan review and approval for work within the Powell Road Right-of-Way, if applicable.

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. NPDES Notice of Coverage Documentation.
2. EGLE Permit for all proposed work within the state-regulated wetlands.
3. EGLE Permit for any proposed work in 100-year flood plain.
4. A Letter of Map Revision must be requested through Federal Emergency Management Agency (FEMA) for the Flood Insurance Rate Map (FIRM) where portions of 100-year floodplain limit is proposed to be relocated, if applicable.
5. EGLE Permit for Inland Lakes and Streams, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

**RECOMMENDATION**

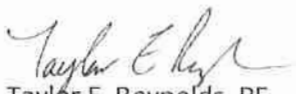
We recommend approval of the Site Plan, conditional upon all of the above site plan comments being addressed to the satisfaction of the Planning Commission.

Final engineering approval is not recommended at this time. Before final engineering can be granted, the final alignments of all proposed utilities must be approved by the Township along with any necessary easements. The comments are not to be construed as approvals and are not necessarily conclusive. The final site engineering plans for this development are to be prepared in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards. It should be noted that the review of the engineering plans cannot begin until the site plan has been approved by the Township.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Taylor E. Reynolds, PE  
Senior Project Manager

cc: Laura Haw, McKenna Associates (via email)

Beth

## VISION STATEMENT IDEAS

ENJOY COUNTRY LIVING, OPEN SPACE. BEAUTIFUL  
VIEWS, ALL WHILE BEING PART OF AN  
AGRICULTURAL COMMUNITY THAT INCLUDES.  
CULTURAL, ENVIRONMENTAL AND ECONOMIC  
BENEFITS ALL WHILE ENJOYING NEAR BY  
AMENITIES.

## Planning - Armada Twp

---

**From:** dj kehrig <kehrigmfg@hotmail.com>  
**Sent:** Monday, September 25, 2023 4:07 PM  
**To:** Planning - Armada Twp  
**Subject:** Vision statement

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I really liked Beths idea, it definitely sounds like how a realtor would sell you on Armada!  
Here are some ideas..

"To preserve(protect), the country living(rural atmosphere), open space, natural resources and beautiful views of our active agricultural community while enjoying the cultural, environmental and economic benefits of a small town."

Could be two sentences and add some additional ideas:

Our rural character is a major quality of life factor  
Engage/ engaging community vision  
Supporting our ag community/heritage  
for future generations

DJ

The following came from the Rutland, MA plan:

We respect the past while being focused on the future. Everyone can enjoy the lush rural landscapes and natural beauty of our Town. We seek sustainable growth that protects our natural, historic, and agricultural resources while preserving our values, qualities, and culture  
We celebrate the traditions of our community and welcome new opportunities to draw residents and visitors together.

## Planning - Armada Twp

---

**From:** Joe Kutchey <joe@hspdiesel.com>  
**Sent:** Wednesday, September 6, 2023 10:33 PM  
**To:** Planning - Armada Twp  
**Subject:** Joe Kutchey - Vision Statement

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Cris,

I figured while it was fresh on my mind I would work on the vision statement we discussed tonight.

**Armada Township is an engaging community for residents young, and old. We embrace our previous generations, who have created a solid foundation that has molded the township into the amazing place it is today. By remaining open-minded and promoting thoughtful positive growth, we will ensure future generations have an opportunity to grow roots, raise children, create income, and enjoy the tranquility of an agricultural community, all while increasing township infrastructure to support current residents, and ensuring healthy community growth for future generations. With the fundamentals already established, and a clear vision for the future, we can ensure an active community for future generations to enjoy and blossom.**

If there is anything else you need from me please let me know!

Thanks,

Joe



# The Armada Township 2024 Comprehensive Land Use Plan

MACOMB COUNTY, MICHIGAN



DRAFT – September 26, 2023



# The Armada Township 2024 Comprehensive Land Use Plan

Macomb County, Michigan

Adopted by the Planning Commission on: \_\_\_\_\_

Adopted by the Township Board on: \_\_\_\_\_

Prepared with the Assistance of:

McKenna

235 East Main Street, Suite 105

Northville, Michigan 48167

(248) 596-0920

## ACKNOWLEDGEMENTS

The participation and cooperation of residents, members of the business community, and community stakeholders in preparation of the 2024 Comprehensive Land Use Plan is greatly appreciated. We send a sincere 'thank you' to everyone who participated in its development.

In particular, we acknowledge the efforts of:

### PLANNING COMMISSION

Chair - D.J. Kehrig

Vice Chair - Maureen Finn

Secretary - Joe Jabara

Township Board Liaison - Sara Murray

Commissioners - Stephen Arnold, Beth Abercrombie, Joe Kutchey

Recording Secretary - Cris Martin

### TOWNSHIP BOARD

Supervisor - John Paterek

Clerk - Mary K. Swiacki

Treasurer - Sara Murray

Trustee - Jim Goetzinger

Trustee - Monica Job

Cris Martin, Planning and Zoning Administrator

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## CHAPTER #1

# Introduction

Welcome to the Armada Township Comprehensive (Master) Plan for Land Use. This important document reflects a vision for the future of the community – one that addresses land uses, the local economy, the environment, parks and recreation, housing, and transportation. Armada's Comprehensive Land Use Plan is a blueprint for the township moving forward - it tells the story of the community's past, present, and most importantly, its future potential.

This 2024 Plan is the culmination of efforts by the Township's Planning Commission, Board, and residents, business owners, and other Armada stakeholders to develop a long-range, strategic plan for the community. The Plan also sets the foundation for future improvements and meaningful reinvestment, with the intent to support the highest quality of life in Armada and build upon its history to provide for a bright future.

## PURPOSE OF THE COMPREHENSIVE (MASTER) PLAN

In Michigan, a Master Plan is used for a variety of purposes. At the most basic level, a Master Plan is the basis for a community's zoning ordinance. One of the legal tests of validity for a zoning ordinance is that it must be based on a comprehensive land use plan for the development of the jurisdiction, which is also required by the Michigan Zoning Enabling Act (PA 110 of 2006, as amended).

To accomplish this, Armada Township's 2024 Master Plan presents the vision for the community over the next 20+ years, while also prescribing specific, short-term implementation activities intended to realize the vision of the Plan. The recommendations presented in this Plan, both in text and graphically, provide a legal basis for zoning and other land use controls in the township, and are based upon identified community's goals and objectives.

Effectively, this Comprehensive Plan serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development. In this respect, Armada's 2024 Plan provides a stable and consistent basis of decision making.

Zoning is the legal, regulatory mechanism for controlling the classification and regulation of land use. The Comprehensive (Master) Plan is not an ordinance, does not change the zoning of a property, and does not have the force of law. Instead, it is a set of policies, strategies and plans to enhance and improve the community over a long-range planning horizon. While the Zoning Ordinance and Zoning Map regulate current land use, the Comprehensive Plan and its maps and policy statements are intended to guide future land use decision-making. The Comprehensive Plan is the community's "vision," while the Zoning Ordinance governs the path to that vision. With a Comprehensive Plan in place, zoning decisions consistent with the Plan and Ordinance are presumed by the courts to be valid.

## PLAN CONTENTS

As required by the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and in compliance with best practices established by the Redevelopment Ready Communities (RRC) program from the Michigan Economic Development Corporation (MEDC), this Plan is comprehensive in nature and addresses the vast aspects of the community. The Plan presents background information on the township and surrounding area, including social and economic data, descriptions and mapping of existing land use and natural resources, and an inventory of existing community facilities and infrastructure. This background information is then analyzed to identify important characteristics, changes and trends occurring in Armada Township.

The information and concepts presented in the Plan are used by the Planning Commission and Township Board to guide local decisions regarding public and private uses of land and the provision of public facilities and services. The Plan is a living set of policies, strategies, and plans to enhance and improve a community over a long planning horizon, which are detailed in Chapter 5: Implementation.



# Regional Location Map

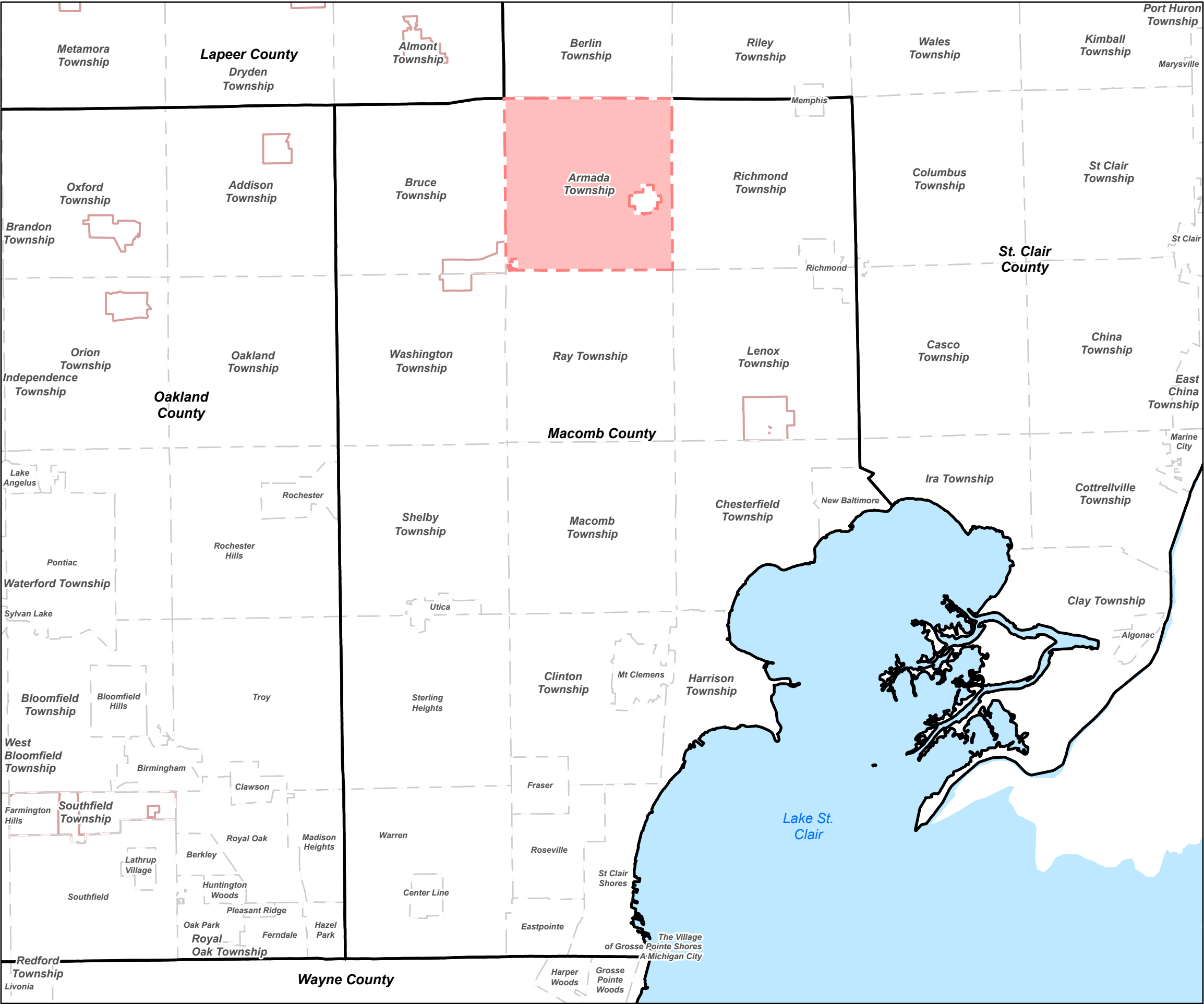
Armada Township, Macomb County, Michigan

February 10, 2023

- LEGEND**
- Armada Township Boundary
  - City and Township Boundaries
  - Village Boundaries
  - County Boundaries



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





## CHAPTER #2

# Armada Township Today

In order to develop and implement Armada Township's specific goals and strategies, it is first necessary to grasp the existing conditions of the community and surrounding area.

Understanding Armada Township's regional position, existing land uses, built environment, and key socioeconomic demographics are all vital to painting a clear picture of the future fabric of the township. This is especially important since, in 2021, the adjacent Village of Romeo annexed 71-acres of industrially zoned land in the southwest corner of the municipality.

These existing conditions and past trends allow for the community to anticipate future needs and demands which are directly related to the development of the future land use map and build out, the future transportation network, infrastructure needs, and more.

## COMMUNITY SNAPSHOT

The purpose of Armada Township's socio-economic profile is to understand the past, present, and future population and demographic characteristics of the area. Community Snapshot The following analysis presents a snapshot of the community, utilizing the most recent data available from ESRI (Environmental Systems Research Institute), the 2020 US Census, the American Community Survey, and SEMCOG. This includes a review of the population, race, age structure, and educational attainment. For purposes of analysis, comparisons have been made with neighborhood communities, Macomb County, the State, and in some cases other relative Michigan communities, to gain a regional perspective.

## DEMOGRAPHIC PROFILE

### POPULATION

From 2010 to 2020, Michigan gained population. This is a reversal from the 2000 to 2010 population loss Michigan experienced. While Michigan and Macomb County both gained population, Armada Township experienced negligible population change, dipping slightly. In relation to surrounding communities, the Township has experienced the least change. Bruce Township, to the west, experienced the greatest population growth percentage, while Berlin Township, to the north, has experienced the highest population loss percentage. Table 1 compares Armada Township's population change to that of nearby communities.

Figure 1 shows the projected population for Armada Township and surrounding municipalities through 2045. These projections are provided by SEMCOG's forecasts. Armada Township's projected population increases slightly by a little over 1% from 2020 to 2045. Macomb County is projected to grow in population by about 5% from 2020 (881,217) to 2045 (924,956). The projected changes in population are slight for many of the surrounding municipalities, except for Bruce Township and the Village of Armada, which both project  $\pm 12\%$  population loss and Ray Township, which projects around 17% population gain.

## Township Character

Armada Township is a rural farming and bedroom community located in far northern Macomb County, Michigan. It shares boundaries with Bruce Township and the Village of Romeo to the west, Ray Township to the south, Richmond Township to the east, Berlin Township in St. Clair County to the north, and the Village of Armada, which is located entirely within the township.

Large farms, orchards, farm markets, and single-family homes are the predominant land uses in the township, with small amounts of industrial land in the southwest corner and near the village, as well as pockets of commercial development near the village and along 32 Mile Road, the township's southern boundary. The township's southeastern corner is an important gas field; Consumers Energy's Ray Compressor Station stores enough natural gas to serve 40 percent of the company's winter needs. The Township is also home to the annual Armada Fair, which has run for 150 years.

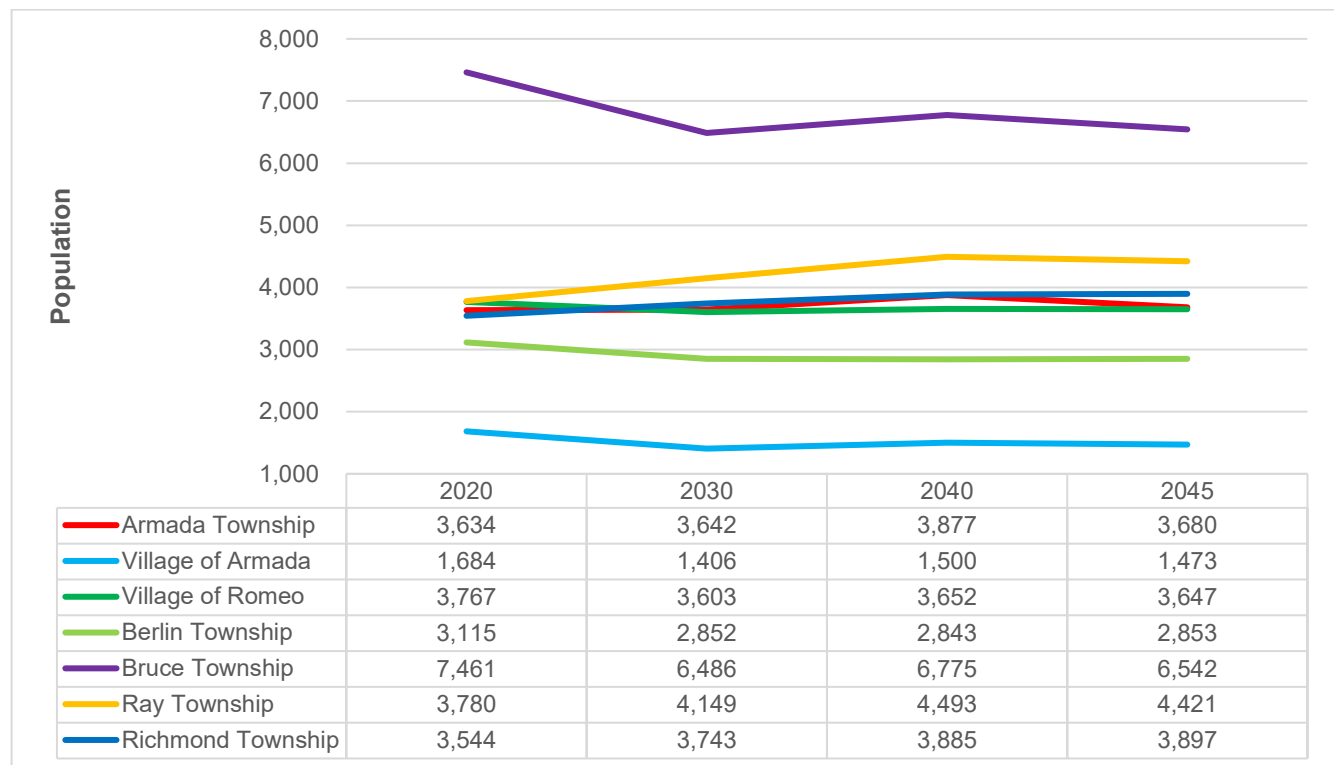
Armada Township is within commuting distance of Detroit, but is not crossed by any major roads, and has therefore maintained a district rural charm that many of the nearby townships have slowly lost as urbanization has spread northward. This chapter discusses some of the demographic and economic trends that have defined Armada Township's growth to date and that will influence its development in the future.

**Table 1: Total Population Change, 1990-2020**

|                          | 1990      | 2000      | 2010      | 2020       | Percent Change<br>2010 - 2020 |
|--------------------------|-----------|-----------|-----------|------------|-------------------------------|
| <b>Armada Township</b>   | 2,943     | 3,673     | 3,649     | 3,634      | -0.41%                        |
| <b>Village of Armada</b> | 1,548     | 1,573     | 1,730     | 1,684      | -2.66%                        |
| <b>Village of Romeo</b>  | 3,520     | 3,721     | 3,596     | 3,767      | 4.76%                         |
| <b>Berlin Township</b>   | 2,407     | 3,162     | 3,285     | 3,115      | -5.18%                        |
| <b>Bruce Township</b>    | 4,193     | 6,395     | 6,947     | 7,461      | 7.40%                         |
| <b>Ray Township</b>      | 3,230     | 3,740     | 3,739     | 3,780      | 1.10%                         |
| <b>Richmond Township</b> | 2,528     | 3,416     | 3,665     | 3,544      | -3.30%                        |
| <b>Macomb County</b>     | 715,240   | 788,149   | 840,978   | 881,217    | 4.78%                         |
| <b>Michigan</b>          | 9,295,297 | 9,938,444 | 9,883,640 | 10,077,331 | 1.96%                         |

US Decennial Census 2000, 2010, 2020

**Figure 1: Population Projections, 2020-2045**



US Decennial Census 2020, SEMCOG 2020

## AGE

The populations of both Michigan and the United States are getting older, with expected large increases in the over-65 population in the next decade. Armada Township's population is also aging, and Table 2 shows how dramatic this trend was from 2010 to 2019. The township saw a large decline in the number of school-age children; very significant losses of 25 to 44-year-olds, with the exception of 25 to 34-year-olds, who saw a small increase; and large increases in all population groups over the age of 55.

**Table 2: Table 2: Population by Age, Armada Township, 2000-2019**

|                      | 2000         | 2010         | 2019         | Percent Change 2010 - 2019 |
|----------------------|--------------|--------------|--------------|----------------------------|
| <b>Under 5 Years</b> | 250          | 150          | 150          | 0.00%                      |
| <b>5 - 9 Years</b>   | 286          | 206          | 156          | -24.27%                    |
| <b>10 - 14 Years</b> | 319          | 298          | 129          | -56.71%                    |
| <b>15 - 19 Years</b> | 314          | 287          | 215          | -25.09%                    |
| <b>20 - 24 Years</b> | 182          | 214          | 199          | -7.01%                     |
| <b>25 - 34 Years</b> | 365          | 277          | 301          | 8.66%                      |
| <b>35 - 44 Years</b> | 729          | 446          | 387          | -13.23%                    |
| <b>45 - 54 Years</b> | 581          | 764          | 553          | -27.62%                    |
| <b>55 - 64 Years</b> | 364          | 534          | 641          | 20.04%                     |
| <b>65 - 74 Years</b> | 172          | 302          | 358          | 18.54%                     |
| <b>75 Years +</b>    | 121          | 171          | 247          | 44.44%                     |
| <b>Total</b>         | <b>3,673</b> | <b>3,649</b> | <b>3,336</b> | <b>-8.58%</b>              |

US Decennial Census 2000, 2010. American Community Survey 2019

Table 3 compares the township's changes in selected age groups, which further highlights the trend towards an aging population and the decline of children. To retain current residents, Armada must plan to accommodate a rapidly growing senior population. The increase in 25 to 34-year-olds from 2010 to 2019 is encouraging for natural population growth as this is the age where adults are prime working and family-starting age, but it has still declined since 2000. If losses among 25 to 34-year-olds continue, it will be difficult for the township's population to grow naturally in the future, and this is reflected in the steep decreases among the under-19 age groups.

**Table 3: Children, Seniors, and Family-Starting Ages, Armada Township, 2000-2019**

|                    |                       | 2000   | 2010   | 2019   | Percent Change 2010 - 2019 |
|--------------------|-----------------------|--------|--------|--------|----------------------------|
| <b>0-19 Years</b>  | Population            | 1169   | 941    | 650    | -                          |
|                    | % of Total Population | 31.83% | 25.79% | 19.48% | -30.92%                    |
| <b>25-34 Years</b> | Population            | 365    | 277    | 301    | -                          |
|                    | % of Total Population | 9.94%  | 7.59%  | 9.02%  | 8.66%                      |
| <b>65+ Years</b>   | Population            | 293    | 474    | 605    | -                          |
|                    | % of Total Population | 7.98%  | 12.99% | 18.14% | 27.64%                     |

US Decennial Census 2000, 2010. American Community Survey 2019

RACE AND ETHNICITY

The current population of Armada Township is 94% non-Hispanic white. As Armada’s population grows in the future; it is likely that it will gradually become more racially and culturally diverse, as it has slowly happened in the townships to the south as development activity increased.

HOUSING

Armada Township has historically been a community of homeowners, with very few rental or multiple-family properties. From 2000 to 2010, the township followed national trends (seeing a rise in the number of rental properties) but even with this slight increase, the vast majority of households are owner-occupied. This trend was reversed from 2010 to 2019 as rental properties decreased. Relative to many of its regional neighbors, the township has a low housing vacancy rate, in spite of the fact that the number of housing units in the township increased from 2000 to 2019 while the population remained essentially the same.

Table 4: Housing Units, Armada Township, 2010-2019

|                     | 2000  | 2010  | 2019  | % Change 2010 - 2020 |
|---------------------|-------|-------|-------|----------------------|
| Occupied            | 1,181 | 1,287 | 1,381 | 7.30%                |
| Owner Occupied      | 1,135 | 1,211 | 1,351 | 11.56%               |
| Renter Occupied     | 46    | 76    | 30    | -60.53%              |
| Vacant              | 14    | 51    | 35    | -31.37%              |
| Total Housing Units | 1,195 | 1,338 | 1,416 | 5.83%                |

US Decennial Census 2000, 2010. American Community Survey 2019

Table 5: Housing Units by Type, Armada Township, 2019

|                          | Units | % Total |
|--------------------------|-------|---------|
| Single-Family (detached) | 1,395 | 98.52%  |
| Multiple-Family          | 21    | 1.48%   |
| Total                    | 1,416 | -       |

American Community Survey 2019

HOUSEHOLDS

At 2.71 people per household, Armada Township has a much higher average household size than the statewide average of 2.45 for 2020. In 2010, Armada’s average household size was 2.82, while Michigan’s was 2.49. Armada’s household size is shrinking at a slightly faster rate than the state average. The Townships average household size decreased by 3.90% from 2010 to 2020, while Michigan’s decrease 1.61%. These numbers reflect a long national decline in household size, and the trend is likely to continue. In order to maintain its population in the future, Armada Township will need to attract new households.

ECONOMICS

When reviewing economic figures spanning the years from 2000 to 2019, it is important to frame them in the context of the 2008 global economic downturn, which negatively affected the vast majority of places in the United States in the form of lower real wages, higher unemployment, longer periods of unemployment, and loss of municipal revenue.

INCOME

Real incomes are incomes expressed in inflation adjusted dollars. Table 6 shows median incomes for Armada Township, Macomb County, and Michigan as real incomes. From 2010 to 2019, the average household income decreased by almost 6%. This pattern is consistent with the surrounding Macomb County, although Armada's income did fall at a greater rate.

It is also important to note that the United States Census includes the Village of Armada within the Township of Armada, therefor extrapolating the median household income for only the Township was not possible. The values for Armada Township in Table 6 also include the Village of Armada's data. It should also be noted that the Village of Armada also consistently has a lower median household income than the Township, so the value reflected is lower than the actual median income for the township. While the village is depressing the median household income, it is still well above the poverty threshold.

Table 6: Median Household Income, 2010-2019

|                   | 2010*    | 2019     | Percent Change from 2010 to 2019 |
|-------------------|----------|----------|----------------------------------|
| Armada Township** | \$82,600 | \$77,656 | -5.99%                           |
| Village of Armada | \$75,942 | \$69,688 | -8.24%                           |
| Macomb County     | \$63,307 | \$62,855 | -0.71%                           |
| Michigan          | \$56,784 | \$57,144 | 0.63%                            |

American Community Survey 2010, 2019 (\*All dollar figures in 2019 dollars; \*\*Includes Village of Armada data)



Generally, Armada Township has a much lower than average portion of its population living in poverty, especially among children. However, seniors are the fastest-growing age group in the township, and many of them are living below the poverty line. As the township plans for senior housing and other facilities moving forward, affordability will be an important consideration.

**Table 7: Poverty Rates, 2010-2019**

|                        | 2010          | 2019          |
|------------------------|---------------|---------------|
| <b>Armada Township</b> | <b>6.05%</b>  | <b>2.75%</b>  |
| Under 18 Years         | 0.61%         | 1.47%         |
| Over 65 Years          | 1.97%         | 7.06%         |
| <b>Macomb County</b>   | <b>12.66%</b> | <b>10.56%</b> |
| Under 18 Years         | 17.20%        | 15.18%        |
| Over 65 Years          | 7.82%         | 8.24%         |
| <b>Michigan</b>        | <b>16.76%</b> | <b>14.36%</b> |
| Under 18 Years         | 23.45%        | 19.93%        |
| Over 65 Years          | 8.04%         | 8.36%         |

American Community Survey 2010, 2019

### EMPLOYMENT

Armada Township has historically had a higher percentage of its over-16 population participate in the labor force than the state and county. This is partly a reflection of the township’s agricultural character and the number of family businesses that operate here. The township has a lower unemployment rate than both the County and the State as shown in Table 8.

**Table 8: Employment Status, 2019**

|                        | In Labor Force | Employed | Unemployment Rate |
|------------------------|----------------|----------|-------------------|
| <b>Armada Township</b> | 64.94%         | 95.60%   | 4.40%             |
| <b>Macomb County</b>   | 63.84%         | 94.63%   | 5.37%             |
| <b>Michigan</b>        | 61.53%         | 94.07%   | 5.93%             |

American Community Survey 2019

Table 9 shows jobs by industry sector for 2015 and 2020, as well as a projection for 2045. The most occurring industry sector is manufacturing, although this sector is projected to decline by 17% by 2045. The sectors that are most prevalent in 2020 are manufacturing, natural resources, mining, and construction, transportation, warehousing, & utilities, and administrative, support, and waste services. The industries with the highest projected growth are healthcare services, administrative, support, & waste services, and professional and technical services and corporate HQ. The industries with the greatest projected decline are wholesale trade and manufacturing.

**Table 9: Jobs by Industry Sector and Projected Jobs by Industry Sector, Armada Township, 2020**

| Forecasted Jobs by Industry Sector                   | 2015         | 2020         | 2045         | Change<br>2015-2045 | Percent<br>Change<br>2015-2045 |
|------------------------------------------------------|--------------|--------------|--------------|---------------------|--------------------------------|
| Natural Resources, Mining, and Construction          | 189          | 198          | 205          | 16                  | 8.50%                          |
| Manufacturing                                        | 311          | 304          | 258          | -53                 | -17.00%                        |
| Wholesale Trade                                      | 12           | 11           | 7            | -5                  | -41.70%                        |
| Retail Trade                                         | 56           | 62           | 56           | 0                   | 0.00%                          |
| Transportation, Warehousing, and Utilities           | 195          | 186          | 182          | -13                 | -6.70%                         |
| Information and Financial Activities                 | 90           | 86           | 85           | -5                  | -5.60%                         |
| Professional and Technical Services and Corporate HQ | 127          | 132          | 145          | 18                  | 14.20%                         |
| Administrative, Support, and Waste Services          | 169          | 180          | 202          | 33                  | 19.50%                         |
| Education Services                                   | 159          | 157          | 157          | -2                  | -1.30%                         |
| Healthcare Services                                  | 49           | 55           | 66           | 17                  | 34.70%                         |
| Leisure & Hospitality                                | 29           | 27           | 27           | -2                  | -6.90%                         |
| Other Services                                       | 57           | 56           | 56           | -1                  | -1.80%                         |
| Public Administration                                | 45           | 45           | 44           | -1                  | -2.20%                         |
| <b>Total Employment Numbers</b>                      | <b>1,488</b> | <b>1,499</b> | <b>1,490</b> | <b>2</b>            | <b>0.10%</b>                   |

SEMCOG 2020

## COMMUTERS

Armada Township residents have generally longer commutes than the average Michigander, with nearly half taking between 30 and 59 minutes to get to work and more than 10% needing between one hour and an hour and a half. The majority of Michiganders spend less than half an hour commuting to work.

Southeast Michigan Council of Governments (SEMCOG) provides analysis for commuting patterns. Table 10 shows where Armada Township residents work. Many do work in the Village of Armada, however there is also a large number of residents commuting several townships away.

**Table 10: Where Armada Township Residents Work**

| Location            | Percentage |
|---------------------|------------|
| Village of Armada   | 9.10%      |
| Clinton Township    | 7.80%      |
| Warren              | 7.60%      |
| Washington Township | 6.70%      |
| Armada Township     | 5.80%      |
| Sterling Heights    | 5.50%      |
| Shelby Township     | 5.40%      |
| Troy                | 4.20%      |
| Rochester           | 4.10%      |
| Macomb Township     | 3.40%      |
| Elsewhere           | 40.30%     |

SEMCOG 2016

When looking at where Armada Township workers are commuting from, there is a large percentage travelling from outside the region. There is also a high percentage commuting from within the Township. Many workers are also commuting from adjacent municipalities.

**Table 11: Where Armada Township Workers Commute From**

| Location                    | Percentage |
|-----------------------------|------------|
| Out of the Region, Instate  | 15.90%     |
| Armada Township             | 14.70%     |
| Shelby Township             | 7.30%      |
| Richmond (Macomb)           | 6.60%      |
| Berlin Township (St. Clair) | 6.00%      |
| Washington Township         | 5.10%      |
| Bloomfield Township         | 3.70%      |
| Ira Township                | 2.80%      |
| Richmond Township           | 2.20%      |
| Warren                      | 2.20%      |
| Elsewhere                   | 33.40%     |

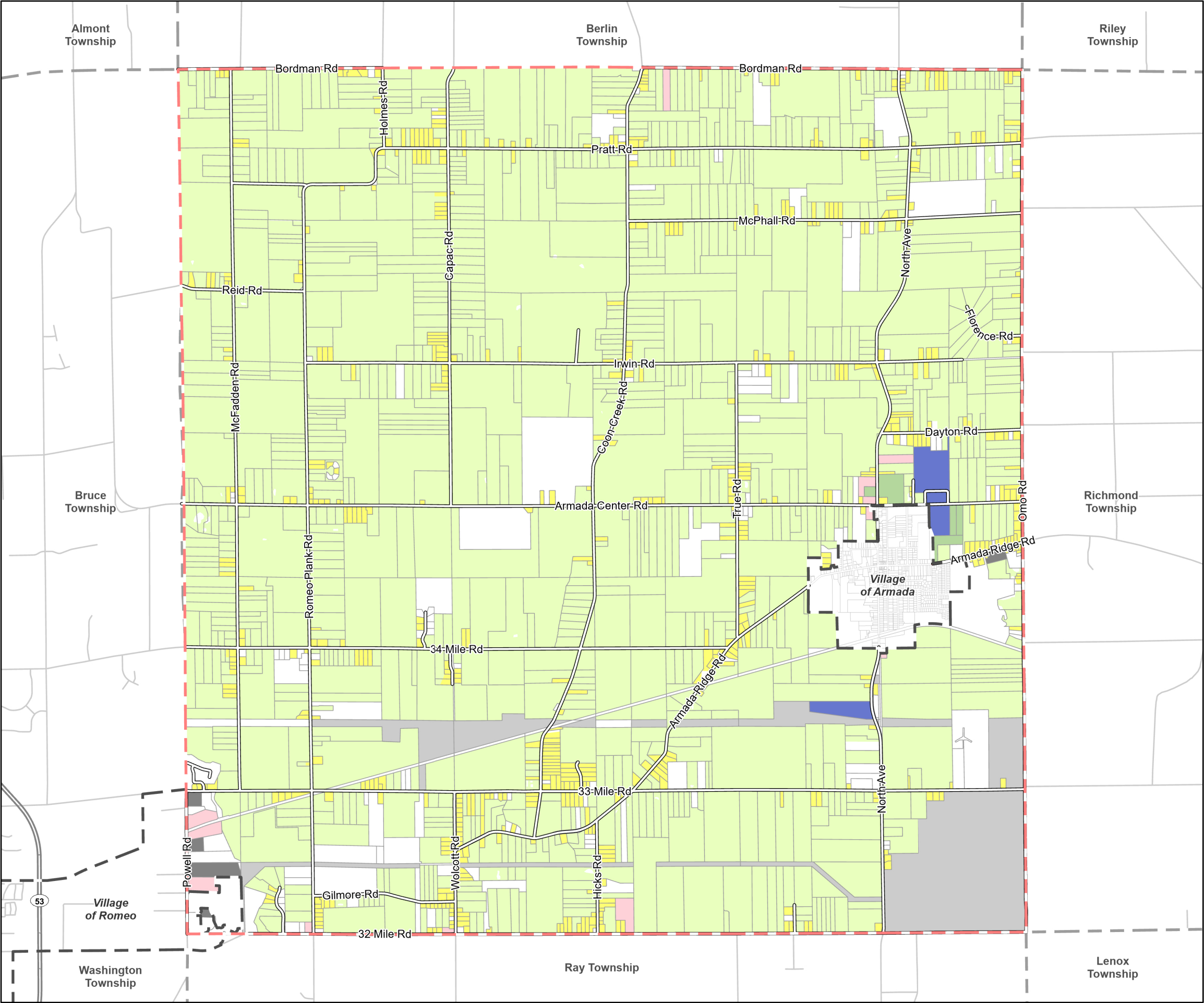
SEMCOG 2016

## EXISTING LAND USE PATTERNS

### EXISTING LAND USE CLASSIFICATIONS

Existing Land Use is mapped on the following page: the primary land cover in the township is agricultural. Existing land use classifications include:

- Agricultural / Rural Residential
- Singel-Family Residential
- Institutional
- Recreation / Open Space
- Commercial
- Transportation / Communication / Utilities
- Industrial
- Vacant



# Existing Land Use Map

Armada Township, Macomb County, Michigan

September 25, 2023

**LEGEND**

- Agriculture/Rural Residential
- Single Family Residential
- Institutional
- Recreation/Open Space
- Commercial
- Transportation/Communication/Utilities
- Industrial
- Vacant
- 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 2023. McKenna 2023.





## ADJACENT LAND USE IN SURROUNDING COMMUNITIES

Armada Township is directly bordered by four other townships and the Village of Romeo, and shares corners with four additional townships. The township surrounds the Village of Armada. Land use decisions are not made in a vacuum, and those made by surrounding communities will affect what happens in the township.

### The Village of Armada

The Village of Armada is home to a historic downtown that serves as the commercial center of Armada Township. Incorporated in 1867, the village had 1,730 residents as of the 2010 Census. Residential development within the village is relatively dense, and this density is enabled in part by the existence of the village's water and sewer system. The township offices are located in the village on Main Street.

The village's most recent Master Plan, adopted in 2005, calls for the annexation of certain township land around the edges of the village. These annexations would, among other things, place the Middle School and the fairgrounds inside the village. The township takes the position that land uses and services of the village should not expand via annexation. The township should maintain communication with the village as it pursues future development and service agreements.

### The Village of Romeo

The Village of Romeo has planned for future industrial development on its eastern edge. Per Romeo's 2000 zoning map, the adjacent area of the township is also zoned industrial.

### Bruce Township

Much of the Armada Township land that shares a boundary with Bruce Township is agricultural. Bruce Township's land use plan calls mostly for large-lot residential on the townships' shared boundary, with a small amount of industrial land near 33 Mile Road and the eastern boundary. The agricultural areas bordering Armada Township are designated as Primary Agricultural Preservation Areas in the 2009 Master Plan. The Master Plan was adopted in 2009 but amended in 2016.

### Washington Charter Township

Washington Township shares a corner with Armada Township; land on both sides of the boundary is planned for industrial use.

### Ray Township

Ray Township shares the whole southern boundary of Armada Township, along 32 Mile Road. Ray Township's 2010 Land Use Plan projects most of this land to remain agricultural, with some low-density residential, commercial, and industrial development across from Armada Township's southwestern corner, near the small airport. From Wolcott Road to Omo Road the adjacent parcels have been designated as Agricultural Preservation Areas.

### **Lenox Township**

Lenox Township's northwestern corner touches Armada Township's southeastern corner. Armada Township is dominated by Consumers Energy's Ray Compressor Station in this area. The Lenox Township Future Land Use map designates the Township's northwestern corner as a Rural Preservation district.

### **Richmond Township**

Richmond Township shares Armada Township's eastern boundary, defined by Omo Road. Richmond Township's 2015 land use plan calls for agriculture and low-density residential along the whole boundary, with a small commercial node at Armada Ridge Road and Omo Road.

### **Riley Township**

Riley Township, located in St. Clair County, meets Armada Township at the northeastern corner. This corner of Riley Township is agricultural in character.

### **Berlin Township**

Berlin Township, located in St. Clair County, shares Armada Township's northern boundary, partly defined by Bordman Road. Berlin Township plans for the land across the boundary line from Armada Township to remain primarily agricultural.

### **Almont Township**

Almont Township, located in Lapeer County, touches Armada Township at the northwestern corner. This corner of Almont Township is planned for agriculture and low-density residential uses.





## COMMUNITY FACILITIES

### TOWNSHIP HALL

Township Hall is located within the Village of Armada at 23121 E. Main Street and houses all of the township's departments, except for the Fire Department. The main floor is organized around a central gathering room where all meetings of the Planning Commission and Township Board are held.

### POLICE

Police protection in the township is provided primarily by the Michigan State Police and Macomb County Office of the Sheriff, which responds to emergency calls.

### FIRE

The Armada Township Fire Department serves both the township and the Village of Armada and is located just north of the village at 23175 Armada Center Road. The department provides fire, rescue, and Advanced Life Support ambulance service with a staff of ten, augmented by more than two dozen paid on-call firefighters. Full time staff serves the township and village at a ratio of 1.8 firefighters per 1,000 residents, while paid on call staff brings the ratio to 6.5 firefighters per 1,000 residents, well above the regional average. The Fire Department budget is derived from ambulance transport revenue and a millage. The Fire Department owns a parcel near 33 Mile and Romeo Plank for a possible future substation, which could be built if development in the township's southwestern corner reaches a point where the need for additional service in closer proximity arises.

## **PARKS & RECREATION**

The township adopted its most recent Recreation Master Plan in January 2013. This plan remains the guiding document for parks and recreation planning in the Township.

The 2013 Recreation Master Plan offers these four main goals:

- Enhance and increase the quality of life for Armada Township residents as well as the overall Armada community by providing a full range of recreation facilities and programs.
- Avoid duplicating the development of public and commercial recreation opportunities that are available in the Armada community and other nearby communities.
- Cooperate with the School Districts, County, and other regional recreation providers in the delivery of recreation opportunities, facilities, and recreational routes to all township residents.
- Utilize the township's existing natural features (woodlands, wetlands, topography, and floodplains), for open space and recreation purposes.

### **Township Parks**

Armada Township Park, at Armada Center and North, has been recently upgraded with new play equipment, and offers social amenities such as a pavilion, as well as ball fields and a soccer pitch. The park is also home to the Senior Center, which offers meeting and program space for seniors. These recreational facilities are supplemented by fields and playscapes at the township's three schools, as well as privately owned but generally accessible ball fields and soccer fields at the Amvets hall (across the street from the park), and the Creek Center Banquet Hall.

### **Regional Parks**

Township residents' regional park needs are served by Wolcox Mill Metropark in Ray Township. The Macomb Orchard Trail provides an off-street walking and bicycling link to the region, including Romeo, Richmond, and the Village of Armada.

### **Future Park Space**

Due to Armada Township's rural development pattern, most residents' immediate open space needs are met at home, where in a denser community with definable neighborhoods, these needs might be met with a neighborhood park.

Once the extension of sewer and water service into the township begins, the township will need to consider purchasing small parcels for neighborhood park development in order to preserve open space as density increases. For the time being, however, demand cannot justify the development of neighborhood parks.

The township owns a parcel southwest of the village with frontage on Armada Ridge Road and the Macomb Orchard Trail, and preliminary plans to develop it as a park and trailhead have been developed; implementation of those plans is funding dependent.

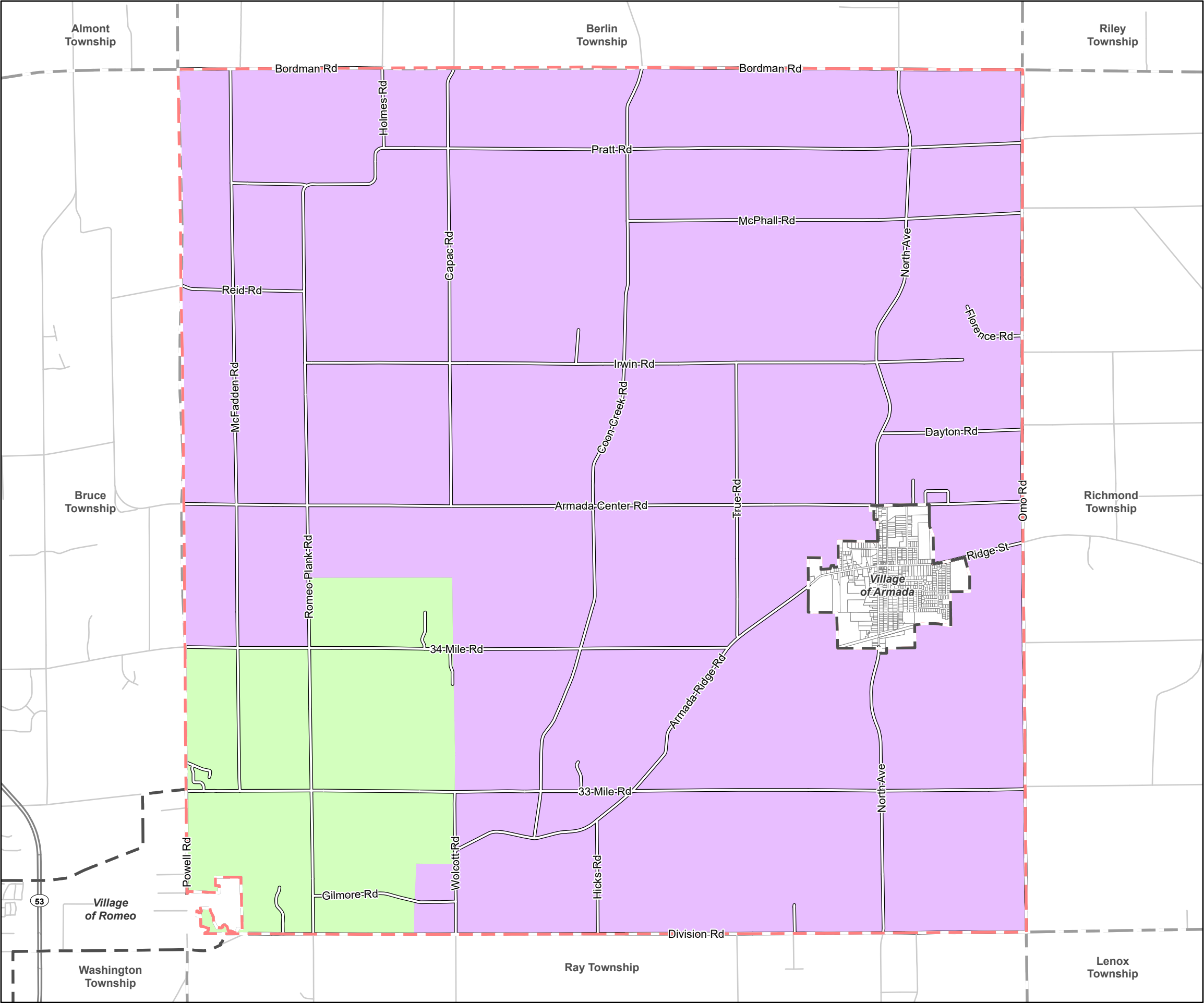
## SCHOOLS DISTRICTS

Armada Area Schools serve the Village of Armada and parts of Armada, Berlin, Bruce, Lenox, Ray, Richmond and Riley Townships. In addition to elementary, middle, and high schools, the Armada Area Schools district is home to the Macomb Academy of Arts & Sciences and the Armada Conservatory of the Arts, as well as a Continuing Education Program.

The southwestern corner of Armada Township is served by Romeo Community Schools, which also covers the Village of Romeo, Washington Township and portions of Addison, Bruce, Oakland, Ray, and Shelby Townships.

The map on the following page shows how the township is divided into the two school districts.









# School District Map

Armada Township, Macomb County, Michigan

February 10, 2023

## LEGEND

-  Armada Township Boundary
-  Village Boundaries
-  Armada Area Schools
-  Romeo Community Schools



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



## CHAPTER #3

# Armada's Complete Streets Network

Land use patterns and transportation systems are inherently connected. Proximity to efficient and connected transportation networks is a primary factor in determining where new development occurs, and what type of development should occur in each area.



## TRAFFIC PATTERNS

### NATIONAL FUNCTIONAL CLASSIFICATION

Roadways within the township are generally under the control of Macomb County, there are only a couple private roads which exist (less 2%, or one-mile, this includes Heritage Lane and Independence Lane).

### TRAFFIC COUNTS

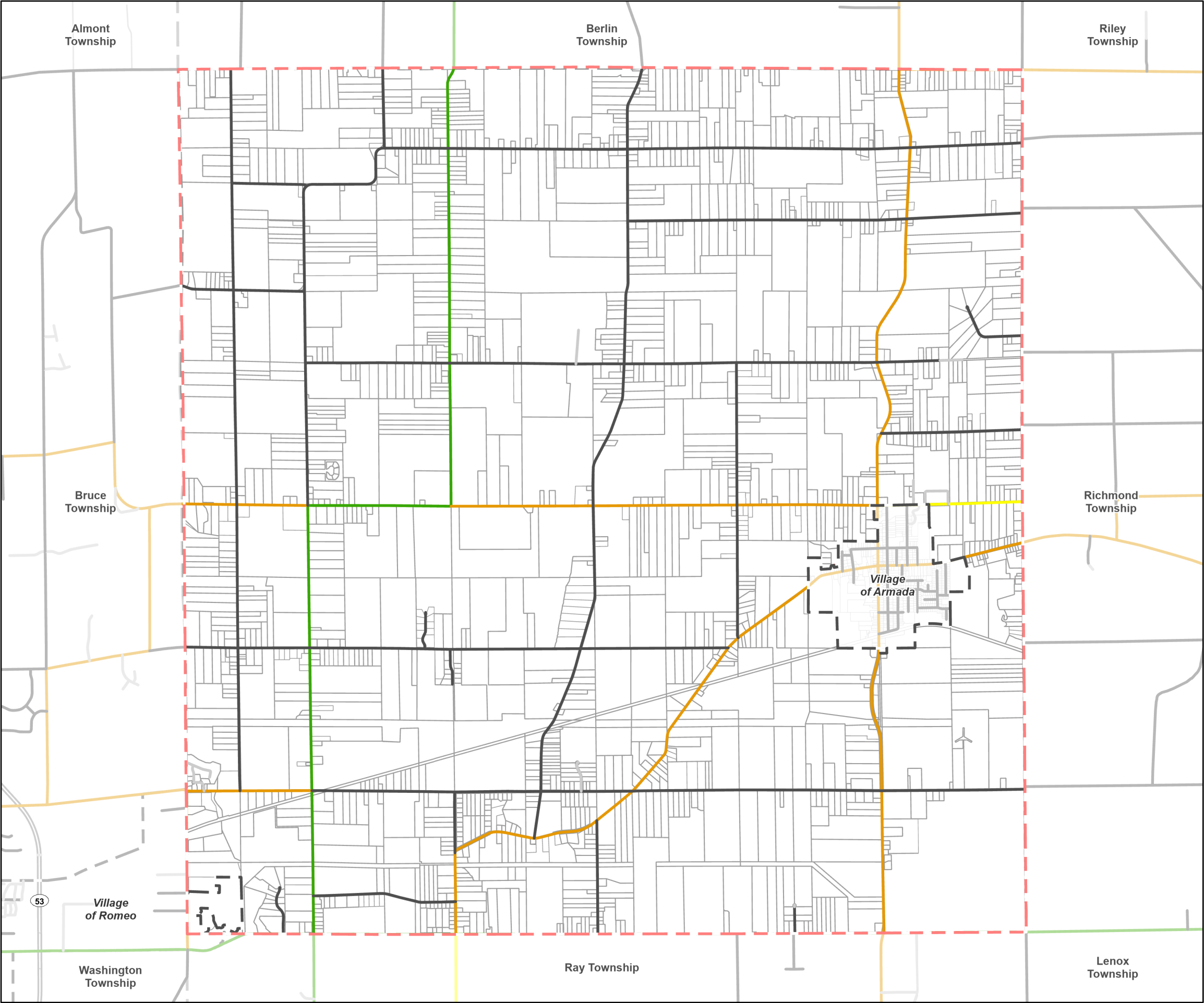
As a rural community, Amada Township has generally low traffic volumes on many of its roads. However, a few north/south routes through the township and along its southern edge do have robust average annual daily traffic volumes.

32 Mile has the highest traffic volumes in the township, especially west of Wolcott Road. Other roads with higher volumes include North Avenue, Armada Center, Armada Ridge, Bordman between North and Omo, and a north-south route through the western portion of the Township running down Capac to Armada Center, then west to Romeo Planck and down to 32 Mile. These volumes should play a role in locating future commercial development.

Since the 2015 Master Plan update, these traffic volumes have only increased. For instance, both Romeo Plank Road and North Avenue previously had AADTs of 4,000 or less, the latest traffic data (2017) from SEMCOG indicates an AADT of 9,900 on Romeo Plank Road and 7,100 on North Avenue (south of the village limits).

The following pages illustrate traffic counts and show the planned future width of road right of ways throughout the township.





# Road Classifications

Armada Township, Macomb County, Michigan

September 25, 2023

## LEGEND

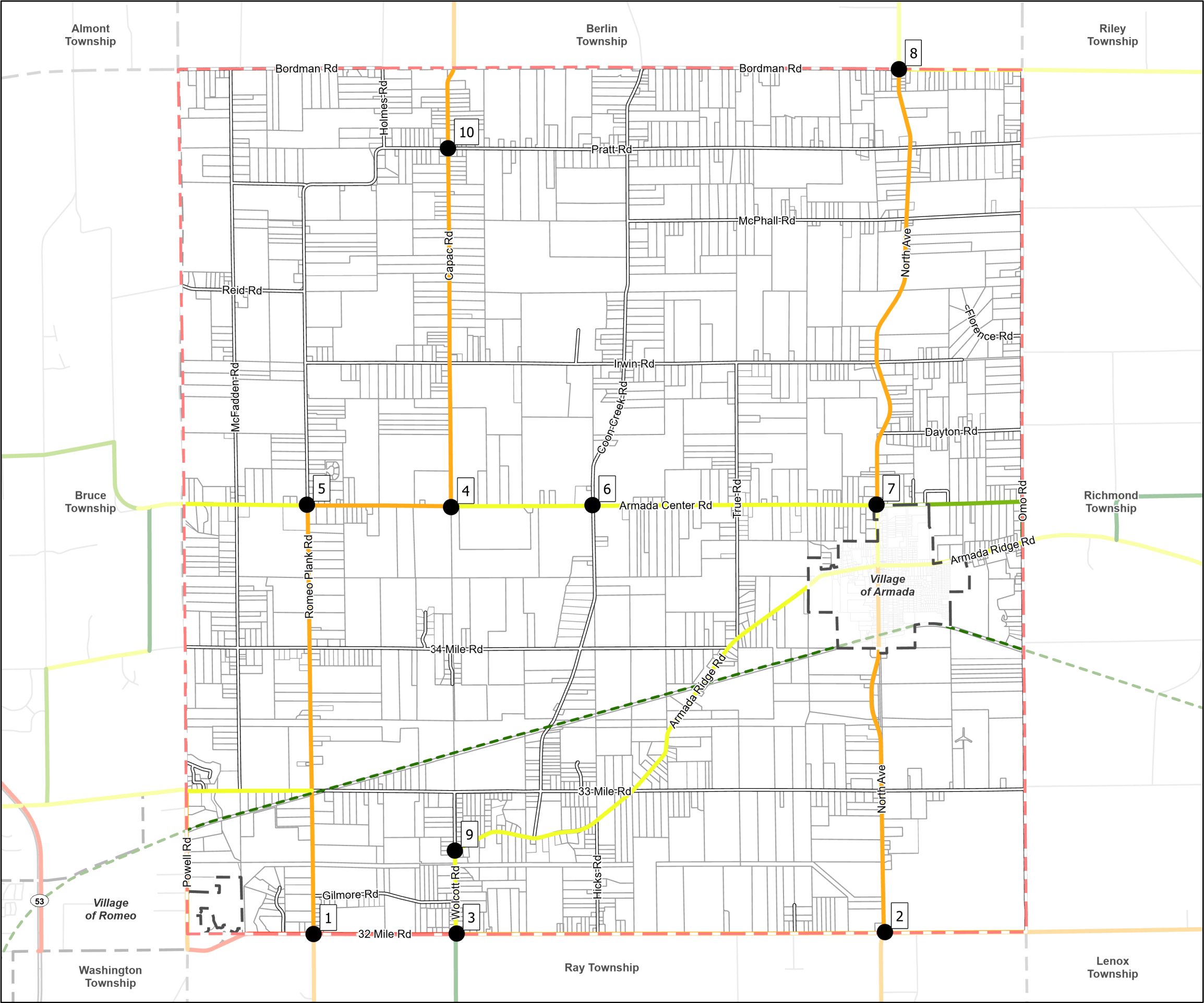
- Minor Arterial
- Major Collector
- Minor Collector
- Local Road
- Private Road
- Armada Township Boundary
- Village Boundaries
- Other Municipal Boundaries



Basemap Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: Armada Township 2023. McKenna 2023.







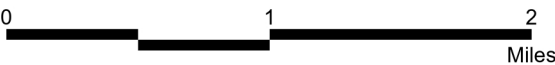
# Circulation System Map (Existing)

Armada Township, Macomb County, Michigan

September 25, 2023

## LEGEND

- High Frequency Crash Locations
- 3 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 10000
- 10001 - 15000
- - - Macomb Orchard Trail
- Armada Township Boundary
- Village Boundaries
- Other Municipal Boundaries



Basemap Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: Armada Township 2023. SEMCOG 2022. McKenna 2023.





## HIGH-FREQUENCY CRASH INTERSECTIONS

**Table 12: High-Frequency Crash Locations at Armada Township Intersections, 2017-2021**

| Rank | Intersection                      | 2017 | 2018 | 2019 | 2020 | 2021 | Total | Yearly Average |
|------|-----------------------------------|------|------|------|------|------|-------|----------------|
| 1    | Division Rd @ Romeo Plank Rd      | 4    | 4    | 3    | 7    | 7    | 25    | 5              |
| 2    | Division Rd @ North Ave           | 3    | 2    | 7    | 5    | 3    | 20    | 4              |
| 3    | Division Rd @ Wolcott Rd          | 6    | 1    | 3    | 2    | 6    | 18    | 3.6            |
| 4    | Armada Center Rd @ Capac Rd       | 3    | 4    | 4    | 1    | 0    | 12    | 2.4            |
| 5    | Armada Center Rd @ Romeo Plank Rd | 3    | 1    | 6    | 1    | 0    | 11    | 2.2            |
| 6    | Armada Center Rd @ Coon Creek Rd  | 3    | 2    | 2    | 2    | 1    | 10    | 2              |
| 7    | Armada Center Rd @ Fulton St      | 2    | 4    | 2    | 1    | 0    | 9     | 1.8            |
| 8    | Bordman Rd @ North Ave            | 2    | 1    | 3    | 1    | 1    | 8     | 1.6            |
| 9    | Armada Ridge Rd @ Wolcott Rd      | 2    | 2    | 0    | 2    | 1    | 7     | 1.4            |
| 10   | Capac Rd @ Pratt Rd               | 3    | 2    | 0    | 0    | 1    | 6     | 1.2            |

## COMPLETE STREETS

In general, complete streets can be described as a road design approach that is supported through local policy. Complete streets are designed to enable safe and efficient access for all users, both motorized and non-motorized. This includes pedestrian, bicyclists, motorists, and transit users. Complete Streets policies plan for the accessibility for users of all ages and physical capabilities. Complete Streets are achieved when transportation agencies routinely plan, design, construct, re-construct, operate, and maintain the transportation network to improve travel conditions for bicyclists, pedestrians, transit, and freight in a manner consistent with, and supportive of, the surrounding community.

In a semi-rural context, complete streets are important for enhancing the safety of the road network, promoting public health by creating walkable or bikeable roadways, improving a community's equity and economy, and increasing connectivity. Development of pedestrian, bicycle, and transit infrastructure offers long term cost savings and opportunities to create safe and convenient non-motorized travel.

The Michigan Legislature has passed Complete Streets legislation through Public Acts 134 and 135 that requires the Michigan Department of Transportation (MDOT) to consider all users in transportation-related projects and work with residents, townships, cities and villages to include planning for Complete Streets in their transportation programming. Complete Streets policies and practices that consider all users in transportation related projects and recognizes the importance of street infrastructure, landscaping and modifications such as sidewalk enhancements/extensions, crosswalk improvements, shared use pathways, bicycle lanes, synchronized signals and accessible curb ramps that enable safe, convenient and comfortable travel for all is an important component of the Master Plan.

Need to note the 10-foot, shared-use path (Macomb Orchard trial) that is a State Route (part of the Great Lake to Lake Trail Route #1) and runs east/west through the township and village. There are plans for a non-motorized facility along Coon Creek and along the east side of the township.



## **CHAPTER #4**

# **A Vision for the Future**

The following chapter details both the public engagement results from the community-wide survey and the goals and objectives of the township.

## 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



## Vision Statement

*Enjoy country living, with quality open spaces, wildlife, and beautiful views, all while being part of an agricultural community that includes a wealth of cultural, environmental, and modern economic amenities.*







## GOALS AND OBJECTIVES

The following goals and objectives will help guide the elected and appointed officials 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.** Promote 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.
- **Agrotourism.** Value the natural environment while simultaneously respecting the needs of the business industry.

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 Ordinance to allow and encourage a variety of housing typologies, including duplexes, triplexes, fourplexes, live/work units, etc.
- **Aging in Place.** Amend the Zoning Ordinance 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 guidelines for the development of industrial sites, including setbacks, façade treatment, construction, screening, landscaping, and parking.
- **Tax Base Expansion.** Encourage the development of a second industrial subdivision within the township, located in the Armada Area Schools District and work with the Village of Armada.
- **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.

## CHAPTER #5

# Implementation

The Future Land Use Plan is a guiding document intended to document the goals and intentions of the township regarding land use and future development. The basis for the development of Plan is Armada Township's desire to allow the community to continue to evolve while maintaining the small-town character residents have experienced over the past decades and cherish to this day.

Future decisions regarding the township zoning ordinance and map will reference the framework provided by this Plan. This chapter addresses agricultural, residential, commercial, mixed use, and industrial development.





## IMPLEMENTATING THE PLAN

The table on the following pages presents a detailed summary of all the recommended implementation activities, who is responsible for ensuring completion, and potential funding resources for each project. Since many of the recommendations are important to the long-term success of Armada Township, the community must aggressively pursue outside funding to provide matching dollars to achieve its start seeing benefits in the short-term.

### SUMMARY OF ACTIONS

Recommendations for future projects are organized around the five goals of this Plan:

**Goal #1: 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.

**Goal #2: Valuing the Environment.** Promote the preservation of the natural environment using a systems approach that recognizes the inter-relationship between environmental features.

**Goal #3: Housing for All.** Promote a diversity of residential densities and housing typologies throughout the township, as sewer and water utilities are available.

**Goal #4: 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.

**Goal #5: 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.

## IMPLEMENTATION KEY

The key below describes actions and tools available to implement the vision of this Comprehensive Land Use Plan. “Priority” indicates the level of importance of a given action task. While all the identified projects are important, limited resources dictate a choice and a system of prioritizing funding as available. “Responsible Parties” indicates the organization and individuals that must be involved to successfully carry out the project.

| Priority                                                                                                                                                        |                                                                                                                                       | Responsible Parties |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------|
| A                                                                                                                                                               | Most Important                                                                                                                        | ATB                 | Armada Township Board                            |
| B                                                                                                                                                               | Very Important                                                                                                                        | BO                  | Business Owners                                  |
| C                                                                                                                                                               | Important                                                                                                                             | CW                  | Clinton River Watershed                          |
| <b>Timeframe</b><br><br>The timeframe is measured as a range of years, extending from the adoption of this Plan in 2024. Some projects are noted as “on-going”. |                                                                                                                                       | CO                  | Community Organizations                          |
|                                                                                                                                                                 |                                                                                                                                       | EGLE                | MI Dept. of Environment, Great Lakes, and Energy |
|                                                                                                                                                                 |                                                                                                                                       | HO                  | Homeowners                                       |
|                                                                                                                                                                 |                                                                                                                                       | MC                  | Macomb County                                    |
|                                                                                                                                                                 |                                                                                                                                       | MDNR                | MI Dept. of Natural Resources                    |
|                                                                                                                                                                 |                                                                                                                                       | MDOT                | MI Dept. of Transportation                       |
|                                                                                                                                                                 |                                                                                                                                       | MEDC                | MI Economic Development Corporation              |
|                                                                                                                                                                 |                                                                                                                                       | MSHDA               | MI State Housing Development Authority           |
|                                                                                                                                                                 |                                                                                                                                       | PC                  | Planning Commission                              |
|                                                                                                                                                                 |                                                                                                                                       | PD                  | Private Developers                               |
| Near-Term                                                                                                                                                       | 1-4 years                                                                                                                             | SEMCOG              | Southeast Michigan Council of Governments        |
| Mid-Term                                                                                                                                                        | 5-9 years                                                                                                                             | TA                  | Township Administration                          |
| Long-Range                                                                                                                                                      | 10+ years                                                                                                                             | VA                  | Village of Armada                                |
| On-going                                                                                                                                                        | -                                                                                                                                     |                     |                                                  |
| Funding                                                                                                                                                         |                                                                                                                                       |                     |                                                  |
| <b>Public</b>                                                                                                                                                   | Public funds from the township’s operating budget, and any County or State funding (including any local government bonds and grants). |                     |                                                  |
| <b>Private</b>                                                                                                                                                  | Funds from private sources such as grant monies, corporate funding, or private investment dollars.                                    |                     |                                                  |



## STRATEGIC ACTION PLAN

| Goal Support      | Task                                                                                                                                                                              | Priority | Timeframe | Responsible Parties  | Funding          |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|----------------------|------------------|
| #2 / #5           | Develop a Joint Recreation Master Plan with the Village of Armada (current plan expired, was adopted in 2013).                                                                    | A        | Near-term | ATB, PC, TA, VA      | Public           |
| #2 / #4           | Amend the Zoning Code to ensure quality industrial development.                                                                                                                   | A        | Near-term | ATB, PC              | Public           |
| #1 / #2 / #4 / #5 | Develop a rural character design overlay for 32 Mile and North Avenue corridors.                                                                                                  | A        | Near-term | ATB, PC              | Public           |
| #3                | Reduce barriers to housing.                                                                                                                                                       | A        | Near-term | ATB, MEDC, MSHDA, PC | Public           |
| #4                | Continue to conduct cost benefit analysis to determine the on-term economic feasibility of infrastructure extensions.                                                             | A        | On-going  | ATB, MC, PC, TA      | Public           |
| #4                | Continue to review and seek funding for the extension and enhancement of water and sewer infrastructure.                                                                          | A        | On-going  | ATB, MC, PC, TA      | Public / Private |
|                   |                                                                                                                                                                                   |          |           |                      |                  |
| #2                | Amend the Zoning Code to promote the preservation of natural features, including greater development standards for new development.                                               | B        | Near-term | ATB, PC              | Public           |
| #2 / #5           | Pursue grants (MDNR, SEMCOG, etc.) of the adopted Recreation Master Plan.                                                                                                         | B        | On-going  | ATB, MDNR, TA, VA    | Public           |
| #1                | Continue to participate in the Purchase of Development Rights (PDR) program and promote the purchase of farmland rights.                                                          | B        | On-going  | ATB, MC, TA          | Public / Private |
|                   |                                                                                                                                                                                   |          |           |                      |                  |
| #4                | Create a “development guide”.                                                                                                                                                     | C        | Near-term | PC, VA               | Public           |
| #2                | Amend the Zoning Code to account for green infrastructure standards, including renewable energy systems.                                                                          | C        | Mid-term  | ATB, PC              | Public           |
| #3 / #4           | Conduct a water study to understand requirements for new residential lot sizes. Ex: does the county require 1.0 acre for water and septic hookup?                                 | C        | Mid-term  | ATB, MC, PC          | Public           |
| #4                | Conduct a fiscal needs study for the next 10-20 years based on anticipated population, capital improvements, the fire department needs, and other township services / capacities. | C        | Long-term | ATB, MC, PC          | Public / Private |



# Appendix

Appendix A:  
**ADOPTION DOCUMENTS**

Insert when available

