



# 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, January 3, 2024 - 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/919496981>  
Members of the public may also participate in the Board meeting by calling in to the following number:  
United States: +1 (408) 650-3123 Access Code: 919-496-981

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 November 1, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
  - a. **None**
8. Reports and Correspondence:
  - a. **Project Status Report- November -Dec**
  - b. **Planning Commission meeting dates proposed for 2024**
  - c. **Memo – Laethem water meeting**
9. Unfinished Business:
  - a. **None**
10. New Business
  - a. **Planning Commission 2023 Annual Planning Report**
11. PC Projects:
  - a. **Master Plan Discussion**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: To be determined at January meeting



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### MINUTES

Wednesday, November 1, 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 7:04p.m.
  2. **Pledge of Allegiance** – Kehrig led the Pledge of Allegiance
  3. **Roll Call** –
    - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioner Abercrombie, and Board Liaison Murray.
    - b. **Absent**: Commissioners, Arnold, Jabara, Kutchey
  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 October 4, 2023, as presented. All Ayes, **Motion Passed**
  6. **Public Comments – Agenda Items** – Commissioner's Jabara and Arnold joined via GoToMeeting
  7. **Public Hearing** - None
  8. **Reports and Correspondence:**
    - a. Project Status Report- October - Kehrig read the September report into the record.
    - b. Notice of Intent to Update Master Plan – Lenox Township sent PC a Notice of Intent to Plan
    - c. Memo - Meeting with Macomb County Road Commission (MCRC) – Supervisor Paterek, Chair Kehrig and Secretary Martin attended meeting with MCRC regarding upcoming county projects impacting Armada Township and the need for local communities to begin paying 10% of cost of bridge projects. MCRC also provided a summary of Programs, funding mechanisms and cost shares for all types of county road projects. Did discuss concerns about Blakes road issues. County has also asked for Township project priorities due by December 1.
    - d. Email from Heather Urbanek, Armada Area Schools Exec Director of Business & Operations on Headcounts and projected growth was shared.
    - e. Email regarding Proposed Renewable Energy Legislation was shared.
- Motion** by Abercrombie, 2<sup>nd</sup> by Finn to receive and file the reports as presented. All Ayes, **Motion Passed**.
9. **Unfinished Business** - None
  10. **New Business** - None
  11. **PC Projects** –
    - a. **Master Plan Discussion** Kehrig shared the list of typos and other issues compiled by Martin to assist in the review (typos and clearly defined changes not included in these minutes).  
**Cover Pg. Agreement** that document should be called Master Plan, in smaller font on cover under Master Plan, use Comprehensive Land Use Plan. Use Master Plan in all other places in doc.  
**General request** to update all instances of the road North to North Avenue.  
**Pictures** – Request photos from community in high resolution (with waiver) to be used in the plan.

**Pg 6:** Twp Character – put on own page with an arial photo. Use Neighboring.

**Pg 10:** use Extracting.

**Pg 12:** remove extra “ands” from first paragraph and table. Commuters Paragraph use 60 to 90 minutes in place of “between one hour and an hour and a half”.

**Pg 13:** second sentence wordsmith example: “Many TOWNSHIP residents work in the village. There are also (quantify) residents commuting within the county and (quantify) neighboring counties” Maybe use distance or time as on pg.12. Describe elsewhere and Out of Region, instate, on both tables. Similar wordsmith needed on table 11 paragraph.

**Pg 16:** Adjacent Land Use – change 3<sup>rd</sup> sentence: “Land use decisions that are made by surrounding communities will affect what happens in the township.” Village of Armada 1<sup>st</sup> paragraph references 2010 census, why not 2020? 2<sup>nd</sup> paragraph last sentence “The township and village must maintain strong communication as they pursue future development and shared services.” Village of Romeo – Is there a more recent zoning map? Sara to call and verify.

**Pg 18:** Township Hall – start first sentence with “The township hall” update last sentence to add “all other boards and committees”. Police - Macomb County Sheriff’s Office.

**Pg 20:** Parks & Rec – bullet 5 is missing word opportunities “exist”. Township Parks - Change soccer pitch to field. Add call out for the World Class Armada Board and Bike Skate Park. Amvets hall strike “and soccer fields”. Strike “and the Creek center...” Future Park Space – “...met at home. In the Village of Armada which has more definable neighborhoods, these needs might...”

**Pg 21:** 1<sup>st</sup> sentence “..the township will need to consider obtaining...”

**Pg 22:** add statistics approx. 1700 and approx. 500 schools of choice, and projects next 5 years is flat. Picture of the schools?

**Pg 26:** Traffic Counts –Armada.is misspelled. “However, a few of the north/south routes that are paved...” paragraph 2 Bordman between North Avenue... Romeo Plank is misspelled. Add a paragraph called Traffic Study that township and Blakes are working with the county to determine actions to take based on the results of the study completed in 2022 (from last page of provided 2020 Giffels email local areas of concern).

**Pg 29:** table rank 1 and 3: Division rd. s/b 32 Mile. Last paragraph, “non-motorized facility” is this a path, a parking area, bathrooms? What is meant by facility? Missing page 31?

**Pg 32:** Survey Results – Background - Remove “Excluding the Village of Armada” in first sentence, remove parans around “outside of the village limits” in third sentence. In paragraph 3 numbered list, add percent or number of respondents in the top commercial developments.

**Pg 33:** Park Space numbered list, add percent or number of respondents.

**Pg 34:** Vision statement. Remove “and wisdom”.

**NEW SECTIONS TO BE ADDED:** Broadband & Wifi; Energy; Storm Water Management; Agritourism – Blakes. Martin to reach out to Blakes and ask if there are any specific changes that Blakes is planning that they would like to see in our master plan. Is this where we can call out the Armada Fair? This is a huge annual agricultural event that brings tourism from all over the state. We do want to keep the design framework from the 2014 version (reviewed pgs. 31-37).

**2014 Plan Pg 31:** Compatibility “...the township has developed...” When sent for comments, ask MCRC if the framework specific to culverts and elements in the right of way are compliant with county standards.

**HOMEWORK:** look at the residential standards on pg. 24-30 of 2014 plan for next meeting to determine if there is anything that is no longer relevant. Look for pictures that can be used throughout the plan. 2014 plan had policies, in new plan those would be in the Action Plan which is not yet provided.

**Pg 36 of new plan:** Environmental Protection – “Promote ordinances that require or encourage the preservation...” Agritourism - “...respecting the needs of business and commercial endeavors” (or something similar “agricultural and commercial”).

**Pg 37:** Fiscal Impacts – “Continue to analyze the fiscal needs...” Complete Streets - “Work with county to develop complete streets guidelines...”.

**Pg 39:** Anticipated Growth Patterns, paragraph 2 “Plans to extend sanitary sewer...” should mention through public/private partnership.

**Pg 43:** row 1 “...(current Township Recreation Plan was adopted in 2019, expires in January 2024)” Row 2, 6, 11 replace Zoning Code with Zoning Ordinance.

12. **Public Comments – Non-Agenda Items – None**

13. **Adjournment - Motion** by Finn, 2<sup>nd</sup> by Abercrombie to Adjourn the meeting at 9:30 p.m. All Ayes, Motion Passed

Next Scheduled Regular Meeting: Wednesday December 6, 2023

Respectfully submitted:

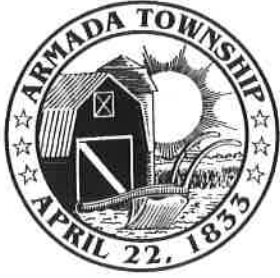
Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date



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## Project Status Report for December 2023

### COMMUNITY PROJECTS

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

**No Updates** 10/23: Meeting requested with Macomb County Road Commission to determine what steps Blakes will need to take to upgrade the 34 Mile exit, other actions that can be taken to address the traffic issues. 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**

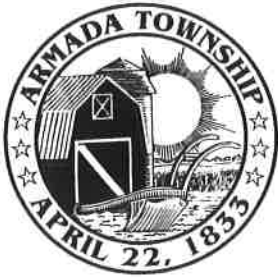
**No Update** 3/23: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning. 2/23: Planner reviewed the updated site plan and approved with one additional minor update on 2/27/23. 1/23: Planning commission approved site plan 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.

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

**12/23: Applicant will be at Jan 4, 2024 meeting to ask for final guidance before submitting application:** 4/23: Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. 3/23: Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review. 12/22: Owner had a discussion with the Fire Marshal. As of November 17, 2022, she is working through the steps he recommended before submitting her site plan. Pre-planning meeting was held 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**

**12/23: Oral arguments held on 12/5, judge took case under advisement and will rule within next 60 days. 11/23: Township brief submitted 10/30. Appellant requested delay in oral arguments to 12/5. 10/23: Appellants brief submitted; Township brief date due revised to Oct 30. 9/23: Appellant's brief on appeal is due Sep 26, and Township's is due on Oct 17, 2023. After**



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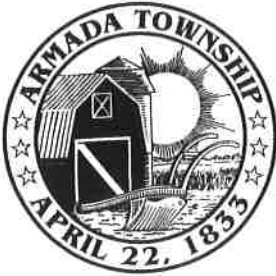
that oral arguments will be set and a decision issued by Judge Toia. 8/23: The applicant filed a case in Circuit court to appeal ZBA denial. A response has been filed on the Township's behalf. 7/23: The applicant requested to be added to the August Planning Commission agenda to discuss possible changes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

**12/23: No Updates. 11/23: Engineering escrow deposited on 11/8. First engineering review provided by Spalding on 11/22.** 10/23: Estimated Construction cost submitted by applicant and engineering escrow amount set. Waiting for payment. 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**

**11/23: Meeting with Laethem Engineer, Spalding and Township Supervisor held on 11/29 to discuss options for Water. Minutes to be provided at 1/3/24 PC meeting.** 10/23: Site Plan approved at the October 4 meeting contingent on all engineering comments being addressed during that process. Approval letter emailed on 10/10. 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**

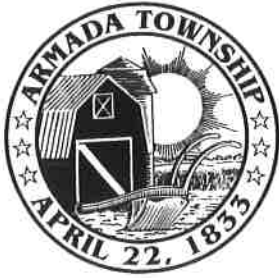
**Second Home on a Property/Seasonal Workers Clause – No Update.** Attorney and planner to discuss.

### **Ordinance Book Audit**

**11/23: Received audit document on 11/9 of several sections of Zoning book with suggestions or recommendations for updates. Received audit document on 11/21 of current approved Zoning District map to confirm unusual or parcels where county and current township maps do not match. Provided to Assessor's office for review and update where appropriate. 8/23: Received draft of Zoning Ordinance book with all amendments since 2019 added, and audit to confirm earlier amendments were included.**

### **Master Plan**

**11/23: Reviewed draft of several sections of Master Plan. Provided feedback to planner. 10/23: Reviewed draft of several sections of Master Plan. Provided feedback to planner. 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.

### **Henshaw Inc – 70710 Powell Rd**

11/23: Closed – Final Engineering approval received 10/26, Escrow account closed. 10/23: Building permit completed. Final Engineering inspection to be completed. 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.

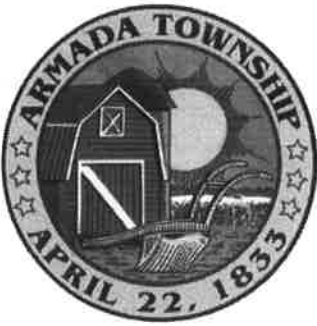
## **Zoning Ordinance Amendments**

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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**Planning Commission meeting dates:** Planning commission meetings are proposed to be held on the fourth Wednesday of each month at 7 p.m. at the Township Hall, 23121 East Main, Armada.

January 24, 2024

February 28, 2024

March 27, 2024

April 24, 2024

May 22, 2024

June 26, 2024

July 24, 2024

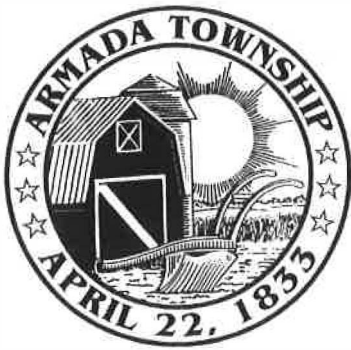
August 28, 2024

September 25, 2024

October 23, 2024

November 27, 2024 (day before Thanksgiving)

December 18, 2024 (third Wednesday, 4th Wednesday is Christmas day)



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Date: November 29, 2023

From: John Paterek, Armada Township Supervisor  
Cris Martin, Planning & Zoning Administrator

To: Armada Township Board of Trustees  
Armada Township Planning Commission

Re: Laethem Development Water Needs

Supervisor Paterek and I attended a meeting today with Giovanni Lafata and Sal Parisi of Lafata, owner of Laethem Development, and representatives of Mauro Engineering to discuss their need to bring water down Powell Rd to service future buildings on their recently approved site plan.

Mr. Paterek provided a brief history of the steps taken and costs incurred by the township to bring the water across Powell at 33 Mile Rd, the easements that have already been obtained, and the engineering plan that was completed by Spalding DeDecker for both water and sewer and paid for by the Township, which is still viable. He also shared that Bruce Township is ready to work with the Township and Laethem Development to provide taps once the pipe is laid.

The benefits of having city water include the elimination of annual water testing for potability, as well as the requirement of having ponds and pumping stations to be maintained for fire suppression, which is a significant annual cost to each property.

The discussion included two possible alternatives to getting the pipe down the road. The first option would be to have the Township petition all parcels between the current Water Main end point and the Laethem site to put a Special Assessment District (SAD) in place to pay for the pipe over some number of years. There is no guarantee that the petition would succeed in getting approval from 51% of the area of the properties in the district. The second option would be for Lafata to contract to have the water main installed at their cost, and have neighboring properties reimburse them directly when those properties tap into the pipe.

At this time, Mr. Lafata is willing to discuss the risks, and how he could be reimbursed for his investment, with his attorney. If the township can pay for the fire hydrants that are included in the engineering plan, that would provide water for fire suppression to the industrial corridor and ultimately reduce ISO ratings for insurance purposes. Next steps include Lafata getting current project costs for the portion of pipe in discussion. Next meeting will be determined once those costs are received.



# PLANNING COMMISSION 2023 ANNUAL PLANNING REPORT TO THE TOWNSHIP BOARD

ARMADA TOWNSHIP, MICHIGAN

## Introduction and Purpose

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission must submit a report of its yearly activities:

*"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."*

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, commissions and the Board of Trustees, and allows for the anticipation of upcoming priorities. The Planning Commission's Annual Report is intended to serve as a planning document that outlines the past year and is a communication tool to share recent achievements and plans for future community goals.

## Meetings

The Armada Township Planning Commission met eight times in 2023 to hold their regular meetings. This complies with the requirement of the MPEA, which requires a minimum of four meetings annually.

The public is welcome to attend all Planning Commission meetings and 'public comment' is an agenda item at every meeting.

- January 4, 2023
- February 1, 2023
- March 1, 2023
- April 5, 2023
- June 7, 2023
- September 6, 2023
- October 4, 2023
- November 1, 2023

## Membership

The Planning Commission is comprised of seven members who offer a range of backgrounds and expertise for the community. We thank the Commission for their time commitment and hard work:

- D.J. Kehrig, Chair
- Maureen Finn, Vice-Chair
- Joe Jabara, Secretary
- Sara Murray, Board of Trustee Liaison
- Beth Abercrombie
- Joe Kutchey
- Stephen Arnold

Cris Martin is the Planning and Zoning Administrator and attends and prepares the minutes for all Commission meetings, as well as coordinating and preparing all meeting packets and reviews.

Prepared with the assistance of

# 2023 DEVELOPMENTS IN REVIEW

The table below outlines the various development reviews (site plan, special land use, map amendments, etc.) that were considered by Armada Township in 2023 as formal applications:

Date	Project Type	Location / Project Name	Description	Status
Jan. 4	Special Land Use	21500 Bordman Road / BooBoo's Boneyard, LLC	Request for a dog care facility with overnight boarding. Concerns regarding dimensional standards, noise, traffic, and signage were made by citizens at the public hearing on January 4, 2023 and the application was recommended to the Township Board for consideration, with conditions (including the need to receive three variances from the Zoning Board of Appeals).	Rec. to the Township Board, with conditions.
Jan. 4	Site Plan	22920 Armada Center Road / Armada Center Car Wash	Request for site plan approval for a minor expansion to the existing car wash facility, with site improvements such as landscaping, fencing, and new building facade updates.	Approved, with conditions.
Jan. 4	Site Plan	Southeast corner of 33 Mile Road and Powell Road / Henshaw Storage	Request for Phase I approval for a 9,440 square foot building to accommodate overflow operations at the main Henshaw facility (70890 Powell Road). Phase II will require future Planning Commission review (for a 45,000 square foot industrial building).	Approved, with conditions.
Feb. 1	Site Plan	Northeast corner of 33 Mile & Powell Road / Hidden River Estates	Request for a single-family residential development on 27.01 acres. The plan proposed 13 newly constructed residential lots. The application was first discussed on February 1, then tabled for further information.	Approved, with conditions.
March 1	Site Plan	Laethem Street at Powell Road / Laethem Development	A request for an industrial park on 29.88 acres. The industrial park consists of 10 industrial units, each site ranging in size, with the possibility of having multiple buildings located on a single developed unit. The application was first discussed on March 1, then tabled for further information. The updated site plan application was reviewed on October 4, where it was approved, with conditions.	Approved, with conditions.
June 7	Site Plan Extension	DeHondt Storage	Site plan extension request (one-year) was granted after finding that the site conditions warranted an extension.	Approved.
June 7	Site Plan Amendment	22920 Armada Center Road / Armada Center Car Wash	Request to amend the approved site plan to allow for a metal roof (instead of shingles, due to supply chain issues) and to add lighting to the site.	Approved, with conditions.





## 2023 IN REVIEW

### Zoning Ordinance Text Amendments

The Planning Commission considered several text amendments to the zoning code, including:

1. **Zoning Districts Table of Permitted Uses – Adopted.** This addition streamlines and makes the ordinance more user friendly with the addition of a use table in Article 7.
2. **Small Scale Entertainment – Adopted.** Recommendation to the Township Board to amend section 8.01(B) to provide an updated definition for small scale entertainment and add minimum site requirements in the Agri-Business District. Small scale entertainment will not have an occupancy exceeding two hundred (200) people and shall not be conducted for more than three (3) consecutive hours or more than three (3) hours in and twelve (12) hour span. Further, no event shall be conducted between the hours of 11:00PM and 8:00AM. Ancillary uses may only be considered farms or orchard with a minimum land area of ten (10) acres or more, and if the ancillary use is not completely enclosed in a permanent structure, there must be a setback of 100-feet from any property line.



# SUMMARY: 2023 AGENDA ITEMS BY MONTH

## JANUARY

A public hearing was held on BooBoo's Bone Yard Dog Daycare (special land use) and this application was conditionally recommended to the Township Board. The Henshaw site plan and Armada Center Car Wash were both approved, with conditions.

The Commission also discussed changes to two text amendments to the Zoning Ordinance: the small-scale entertainment and the table of permitted uses. Master Plan demographics were reviewed.

## FEBRUARY

Text amendment regarding small-scale entertainment was recommended to the Township Board for a second consideration and the 2022 Annual Report was reviewed (and also recommended to the Board).

The Hidden River Estates site plan application was discussed, and tabled for further information. Master Plan policies and the planned areas for commercial and industrial uses were discussed.

## MARCH

The Laethem Industrial Park project was introduced. After discussion, the site plan was tabled for further information.

The Commission elected new officers and discussed the Master Plan (regarding potential survey questions and what would be ideal to see).

## APRIL

Chairperson Kehrig presented the Spalding DeDecker Water Main Proposal and Planning Rules of Procedure.

A motion was made to recommend to the Township Board the revised draft for the Zoning Districts Table of Permitted Uses, per the updates recommended at the previous meetings.

A Master Plan Joint Workshop was conducted with the Board of Trustees; the group discussed the possibility of annexation and future coordination with other entities.

## MAY

Chair Kehrig reminded commissioners that yearly scholarships are offered through the Citizen Planner Program and the Commission discussed free training opportunities.

The Commission reviewed the proposed Master Plan survey questions and made recommendations for what should be changed. A motion was passed to send the survey to the Township Board for approval to distribute with conditions.

Finally, the

Commission discussed the Master Plan. Among the discussed Master Plan topics includes housing, a joint parks and recreation plan, trails, improvements to the fair grounds, grant applications, municipal boundaries, and infrastructure.

## JUNE

The updated Hidden River Estates project was discussed; the attorney found the Master Deed acceptable and it was approved, with conditions.

The Commission passed a motion to extend the Dehondt Storage site plan for one year, expiring on June 7, 2024. A motion was also passed to approve the site plan amendment for Armada Car Wash, which would allow for a black metal roof, reduction of light wattage, and approval of the proposed wall and ground signs.

The Commission reviewed the Master Plan survey results to date and discussed Master Plan content, including language, tiny homes, barn-dominiums, and renewable energy.

## JULY-AUGUST

Canceled.

## SEPTEMBER

Chair Kehrig presented an update on Blake's Road future improvements. The Master Plan was discussed, including the goals and the final survey results.

## OCTOBER

The Commission reviewed and approved the proposed Zoning Map, noting that a new version had to be worked to adjust parcels.

Additionally, the Commission discussed updates to the Master Plan, including a timeline, goals and objectives, and survey results. The Commission was tasked with coming up with vision statements.

## NOVEMBER

The Commission reviewed the site plan for the Laethem industrial Development and a motion was passed to grant final site plan approval, contingent on the satisfaction of all engineering items.

The Planning Commission also discussed the content of the Master Plan and tentatively settled on a vision statement and covered recommended edits and any corresponding maps.

## DECEMBER

Canceled.







# LOOKING AHEAD: PLANNING AND ZONING IN 2024

The Planning Commission is largely responsible for the long-range planning projects and programs of the Township. The following projects, plans, and studies are recommended for the Planning Commission's work plan throughout 2024 to continue to building on the community's character and promote a viable business environmental and high-quality of life.

## Modernization of the Zoning Code

In 2024, the Planning Commission intends to continue their review of the Zoning Ordinance and recommend text amendments to improve/clarify the code. The following text amendments can better position the Township for quality development and continue to foster a unique sense of place:

- Revise *Article 6: Off-Street Parking* to right-size the Township's parking minimums to reflect the current demand for parking, and incorporate emerging parking needs (pick-up spaces, snow storage space, shared parking, etc.).
- Revise *Article 5, Site Development and Environmental Standards*, including a review of landscape requirements.
- Review the B-1, and B-2 Business Districts and consider updates to sections that would encourage development, such as maximum building heights, right-sizing parking, range of uses, etc.
- Review the M-1, and M-2 Industrial Districts to consider updates to the maximum building height and setback requirements, as well as to review for new up-and-coming uses.
- Consider the development for a summary dimensional standards chart (similar to the use table) to provide an "at a glance" summary of all the dimensional standards in each zoning district.
- Review the requirements for multiple-family housing, including senior living, to encourage new developments that allow for opportunities to age-in-place.

## Master Plan Implementation

The existing 2015 Master Plan was updated in 2023 - 2024, which is especially important as the demographic data had not been updated since 2010. Additionally, all maps in the 2015 Master Plan were updated to reflect current data. Updating these existing conditions allowed for the reevaluation of the Township goals so that they reflect current values. A key project for 2024 will be the implementation of the near-term and top priority projects listed in the new Action Plan.



# The Armada Township 2024 Master Plan

MACOMB COUNTY, MICHIGAN

DRAFT – December 27, 2023







# The Armada Township 2024 Master Plan

*The Township's Comprehensive Land Use Plan*

Macomb County, Michigan

Adopted \_\_\_\_\_



# The Armada Township 2024 Master 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 Master 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 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 Township’s Master 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 of Trustees, residents, business owners, and other Armada Township 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 Township and build upon its history to provide for a bright future.



## PURPOSE OF THE 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.

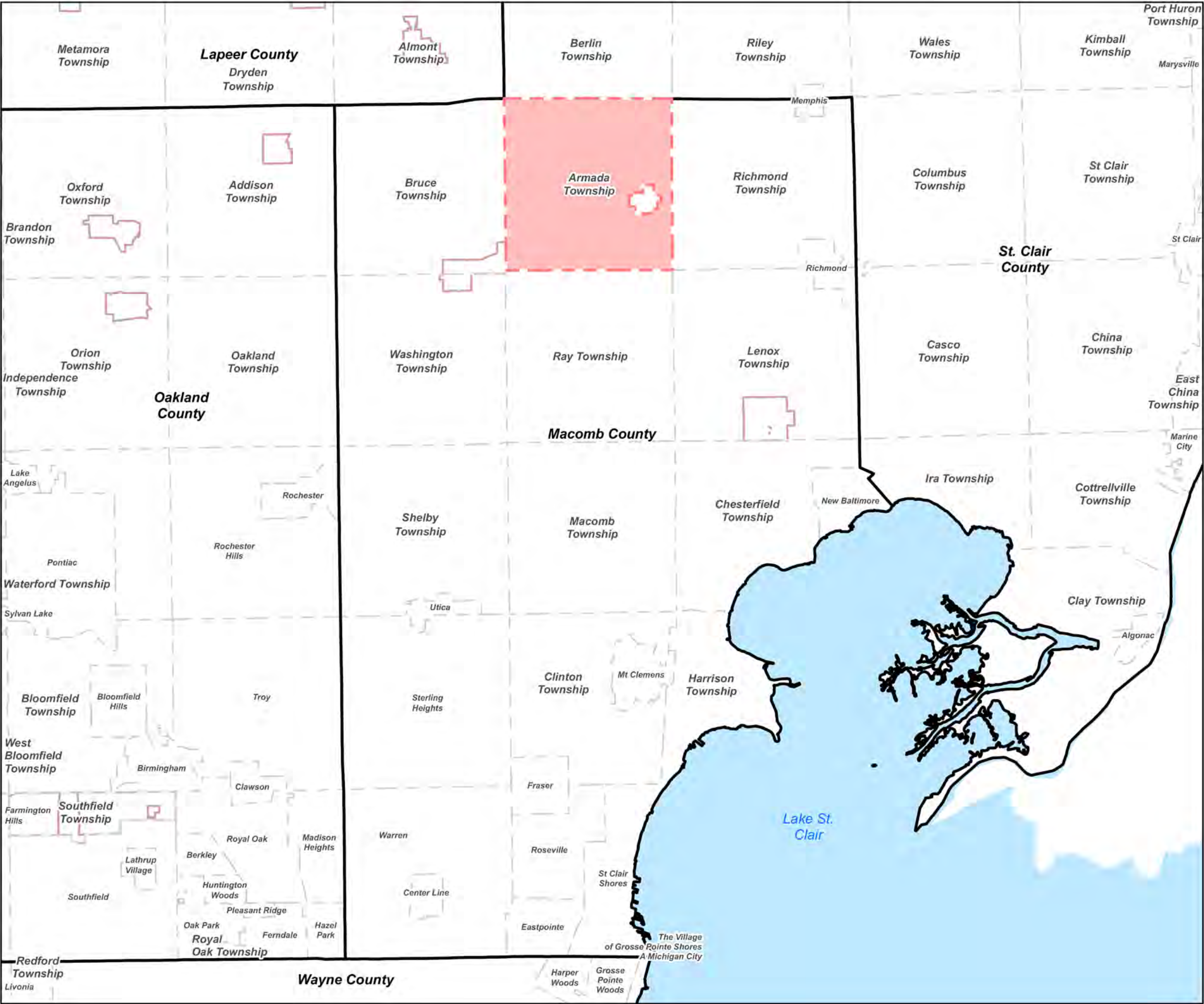
Effectively, this Master Plan serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development. In this respect, Armada's 2024 Plan provides a stable and consistent basis of decision making.

Zoning is the legal, regulatory mechanism for controlling the classification and regulation of land use. The 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 Master Plan and its maps and policy statements are intended to guide future land use decision-making. The Master Plan is the community's "vision," while the Zoning Ordinance governs the path to that vision. With a Master 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

October 30, 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. 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.





## 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 been running for 150 years, along with several orchards and cider mills, which are popular destinations for the larger region.

Armada Township is within commuting distance of Detroit, but is not crossed by any major roads, and has therefore maintained a distinct 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.



## 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. 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 neighboring 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, which 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.

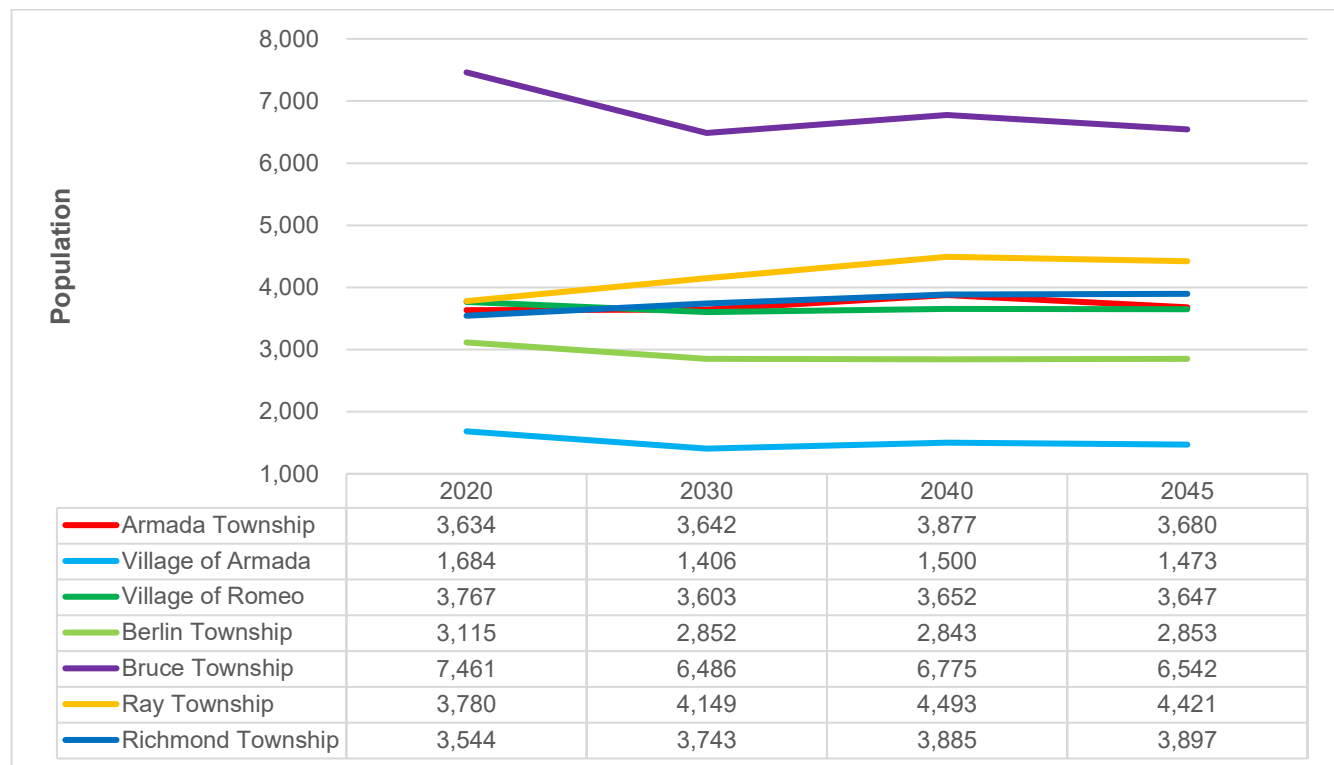
Figure 1 shows the projected population for Armada Township and surrounding municipalities through 2045. These projections are provided by SEMCOG's forecasts. Armada Township's projected population increases slightly by a little over 1% from 2020 to 2045. Macomb County is projected to grow in population 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.

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

	1990	2000	2010	2020	Percent Change 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 Township must plan to accommodate a 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	1,169	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 Township'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	Percent Change 2010 - 2020
<b>Occupied</b>	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%
<b>Vacant</b>	14	51	35	-31.37%
<b>Total Housing Units</b>	<b>1,195</b>	<b>1,338</b>	<b>1,416</b>	<b>5.83%</b>

US Decennial Census 2000, 2010. American Community Survey 2019

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

	Units	Percent Total
Single-Family (detached)	1,395	98.52%
Multiple-Family	21	1.48%
<b>Total</b>	<b>1,416</b>	<b>-</b>

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 Township's average household size was 2.82, while Michigan's was 2.49. Armada Township's household size is shrinking at a slightly faster rate than the state average. The township's average household size decreased by 3.90% from 2010 to 2020, while Michigan's decrease was 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, therefore extracting 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%
<b>Michigan</b>	<b>\$56,784</b>	<b>\$57,144</b>	<b>0.63%</b>

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, construction, transportation, warehousing, utilities, administrative, support, and waste services. The industries with the highest projected growth are healthcare services, administrative, support, waste services, professional and technical services / 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 2015-2045	Percent Change 2015-2045
Natural Resources, Mining, 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, Utilities	195	186	182	-13	-6.70%
Information Financial Activities	90	86	85	-5	-5.60%
Professional Technical Services / Corporate HQ	127	132	145	18	14.20%
Administrative, Support / 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>-</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 60 and 90 minutes. The majority of Michiganders spend less than 30 minutes commuting to work.

Southeast Michigan Council of Governments (SEMCOG) provides analysis for commuting patterns. Table 10 shows where Armada Township residents work. While a number of township residents do work in the Village of Armada ( $\pm 9\%$ ) or within Armada Township itself ( $\pm 6\%$ ), the majority of township residents commute to neighboring communities, namely Clinton Township, Warren, and Washington Township, for employment opportunities.

**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 (±16%). There is also a high percentage of township residents commuting from within the township (±15%). Many workers also commute from adjacent municipalities, namely Shelby Township, Richmond, Berlin Township, and Washington Township.

**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



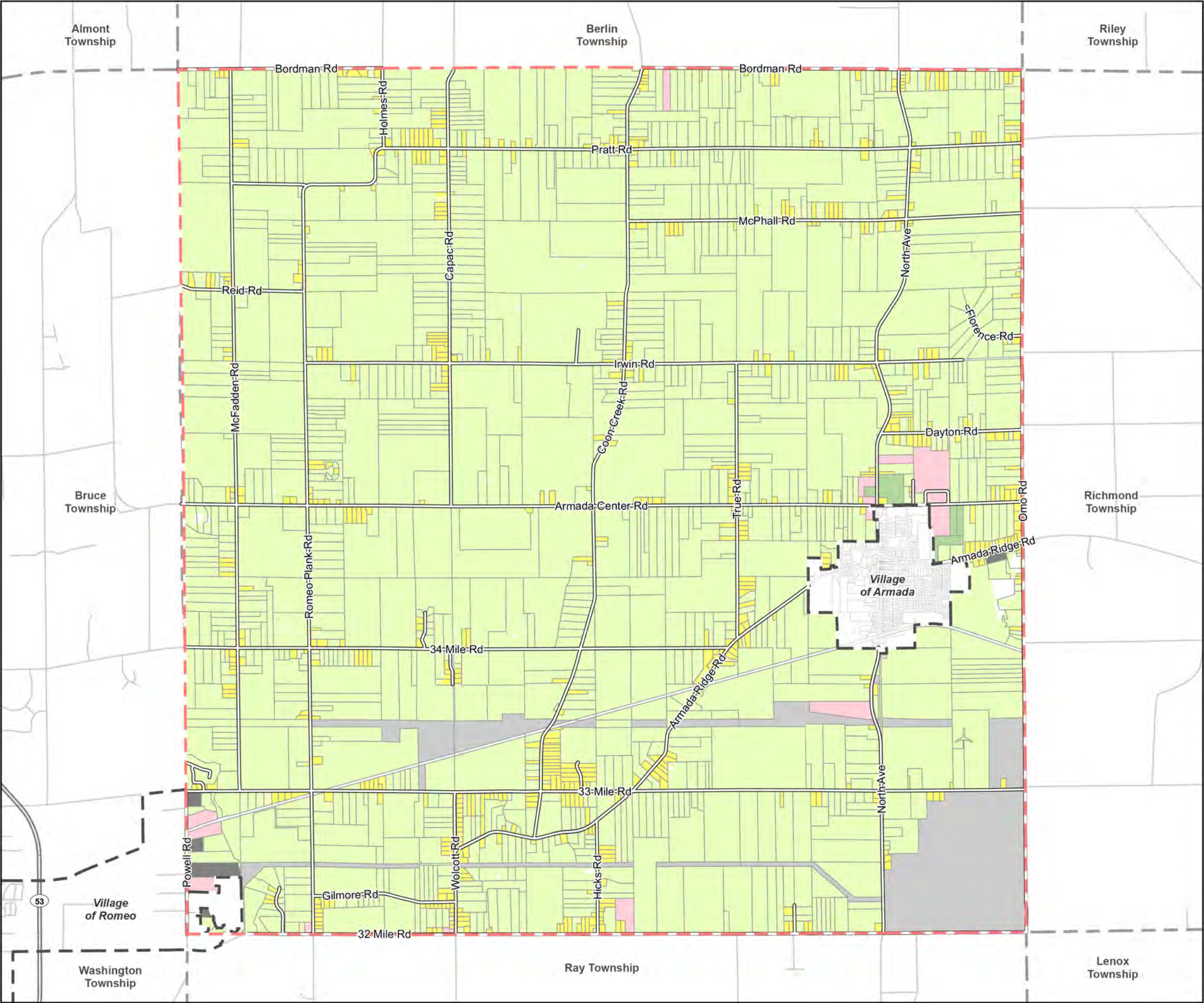
## EXISTING LAND USE PATTERNS

### 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
- Single-Family Residential
- Institutional
- Recreation / Open Space
- Commercial
- Transportation / Communication / Utilities
- Industrial
- Vacant





# Existing Land Use Map

Armada Township, Macomb County, Michigan

October 30, 2023

**LEGEND**

- Agriculture/Rural Residential
- Single Family Residential
- Institutional
- Recreation/Open Space
- Commercial
- Transportation/Communication/Utilities
- Industrial
- 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 also surrounds the Village of Armada. Land use decisions that are made by surrounding communities will affect what happens in the township. As such, regional cooperation is an important consideration moving forward and is an opportunity for collaboration, the maximization of resources, and a stronger regional identity.

### 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 1,684 residents as of the 2020 Census. Residential development within the community 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 within the village on Main Street.

The Village's most recent Master Plan, adopted in 2005, calls for the annexation of certain Armada 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, and instead, work together in a collaborative fashion that maximizes shared resources for the benefit of the larger Armada Community. Armada Township desires to work together with the Village of Armada, and collaborate on land use planning, parks and recreation, infrastructure, etc. that mutually benefit all residents: a healthy Village is a healthy Township. It is critical for both the township and village to maintain strong communication with one another as they pursue future development and service agreements; this communication has increased recently, and it is priority of the township to even further enhance collaboration efforts.

### 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

The 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, Township Board, and all other boards and committees are held.

### POLICE

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

### FIRE

The Armada Township Fire Department (ATFD) serves both the Township and the Village of Armada and is located just north of the village at 23175 Armada Center Road. The ATFD was established in 1853 and was one of the first departments to provide basic life support ambulance services in Northern Macomb County. In 2004, the first full-time fire chief was hired. Through progressive planning and budgeting, the ATFD hired three full-time firefighter paramedics in August 2009 and two months later upgraded from Basic Life Support transporting to Advanced Life Support transporting services.

Today, the department provides fire, rescue, and Advanced Life Support ambulance service out of one station, staffed 24/7. The ATFD staff consists of a full-time fire chief and 12 full-time firefighters/paramedics, who are supported by part-time and paid on call staff. The Fire Department budget is derived from ambulance transport revenue, a 3.25 mills special assessment rate for fire protection, and a 2.25 mills millage rate for Advanced Life Support.

The Fire Department also owns a parcel on Romeo Plank, near 33 Mile Road, 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.

**TORNADO SIREN LOCATIONS**

In 2022, four existing tornado sirens were located in Armada Township: Romeo Plank and Armada Center intersection; Boardman and North Avenue intersection; 23175 Armada Center (Fire Station); and 71485 North Avenue (Blakes Property). In 2023, new tornado sirens were installed (using funding from ARPA) at the following general locations, for a total of 16 sirens across the community. These locations are listed below and also detailed on the community facilities map.

- |                      |                      |
|----------------------|----------------------|
| • 23955 Main Street  | • 20070 Pratt        |
| • 75357 Coon Creek   | • 79379 Romeo Plank  |
| • 70827 Romeo Plank  | • 18700 Irwin        |
| • 21820 Armada Ridge | • 20641 Armada Ridge |
| • 23113 Irwin        | • 18160 34 Mile      |
| • 21614 McPhall      | • 69100 Camler       |

## PARKS AND RECREATION

The township adopted its most recent Recreation Master Plan in January 2019. This plan remains the guiding document for parks and recreation planning in the Township. The Recreation Master Plan offers six main goals:

- Enhance and increase the quality of life for Armada Township residents by providing recreation programs and facilities to meet their needs.
- Cooperate with the school districts, county, and other regional recreation providers in the delivery of recreation opportunities to Township residents.
- Preserve and utilize the Township's existing natural features and habitat (woodlands, wetlands, topography, and floodplains) for open space and recreation purposes, such as hunting, hiking, and connecting with nature.
- Acquire additional land in appropriate locations as it becomes available.
- Examine whether partnership opportunities exist to expand township recreational programming while limiting costs.
- Encourage volunteering and embrace volunteer fundraising efforts.



### TOWNSHIP PARKS

Armada Township Park, at Armada Center and North Avenue, has been recently upgraded with new play equipment, and offers social amenities such as a pavilion, as well as ball fields and a soccer field. A World Class Board and Bike Stake Park is another amenity in the park and is well used by youth. 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 at the Amvets hall (across the street from the park).

### REGIONAL PARKS

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

### FUTURE PARK SPACE

Due to Armada Township's rural development pattern with larger lots, most residents find their immediate open space needs are met at home; additional neighborhood park spaces are not in demand at this time. However, the development of new greenspaces along the Macomb Orchard Trail could be a regional asset and further draw recreational tourism into the community. As newer developments are proposed, opportunities for land conservation and dedication, including trail spurs to the Trail, are encouraged to continue to preserve land in a manner that is both sustainable and recreational.

One such opportunity is Armada Ridge Park. This township owned parcel is 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 established. Implementation of those plans is funding dependent.

## **FUTURE PARKS FUNDING**

Future funding sources for park improvements is available through three of the most well-known recreation grant programs available to municipalities through the Michigan Department of Natural Resources (MDNR) (for communities that have an up to date MDNR-approved recreation plan):

### **MICHIGAN NATURAL RESOURCES TRUST FUND (MNRTF):**

Eligible projects include acquisition of land or rights in land for recreational uses or for protection of the land because of its environmental importance or scenic beauty, including additions to existing parks, forest lands or wildlife areas. Development of public outdoor-recreation facilities is eligible (such as picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, tennis courts, and trails). Funds are provided through the sale of oil and mineral leases on State land. Local contributions equal to at least 25 percent of the project cost are required. There is no minimum or maximum amount for acquisition projects. The minimum allowable grant for development is \$15,000 and the maximum is \$500,000.

There are three special initiatives approved by the Trust Fund Board of Trustees. Proposals receive special attention if they:

- Are located within U.S. Census Bureau Metropolitan Statistical Areas;
- Increase environmental education facilities statewide; but particularly in urban areas;
- Acquire land or develop trail ways that contribute to the development of a statewide trail network.

### **LAND AND WATER CONSERVATION FUND (LWCF)**

Administered eligible projects include community recreation and trailway improvements. These are grants of \$10,000 to \$250,000 to local units of government for development of facilities such as ballfields, tennis courts, playgrounds, trails and picnic areas; and including support facilities; renovation of existing facilities and retrofitting of existing facilities to make them accessible to persons with disabilities. Funds are provided through federal appropriations. The grant match basis is 50 percent MDNR/50 percent local.

### **RECREATION PASSPORT**

The Recreation Passport program is funded through proceeds of park passes purchased for admission to State Parks in Michigan. Grants of between \$7,500 and \$75,000 are available to communities mainly for the improvement of existing parks, though new park development is technically eligible.



## ENERGY

In an effort to reduce residents' energy outages and utility costs, as well as reduce carbon emissions, the Township may want to consider alternative, renewable energy options, such as wind turbines, solar arrays, geothermal, and hydroelectric power. Armada Township is uniquely situated with open land that can accommodate these energy sources. Additionally, installing devices that are symbiotic to agricultural uses, such as wind turbines, can offer a great supplemental income for agricultural properties.

Currently, the Township allows for wind turbines throughout the Township with certain restrictions of height, noise, and setbacks. Given the absence of wind turbines from properties within the Township, steps should be taken to understand the barriers to implementing this type of renewable energy source. Additionally, the Township should consider where solar arrays could be accommodated. Planning for the strategic location of solar installation will allow for investments in renewables while preserving agricultural land and the rural character. Additional collaborative efforts should be explored with the private entities who are large consumers of energy in the Township to reduce the overall carbon footprint of Armada Township and the region most effectively.

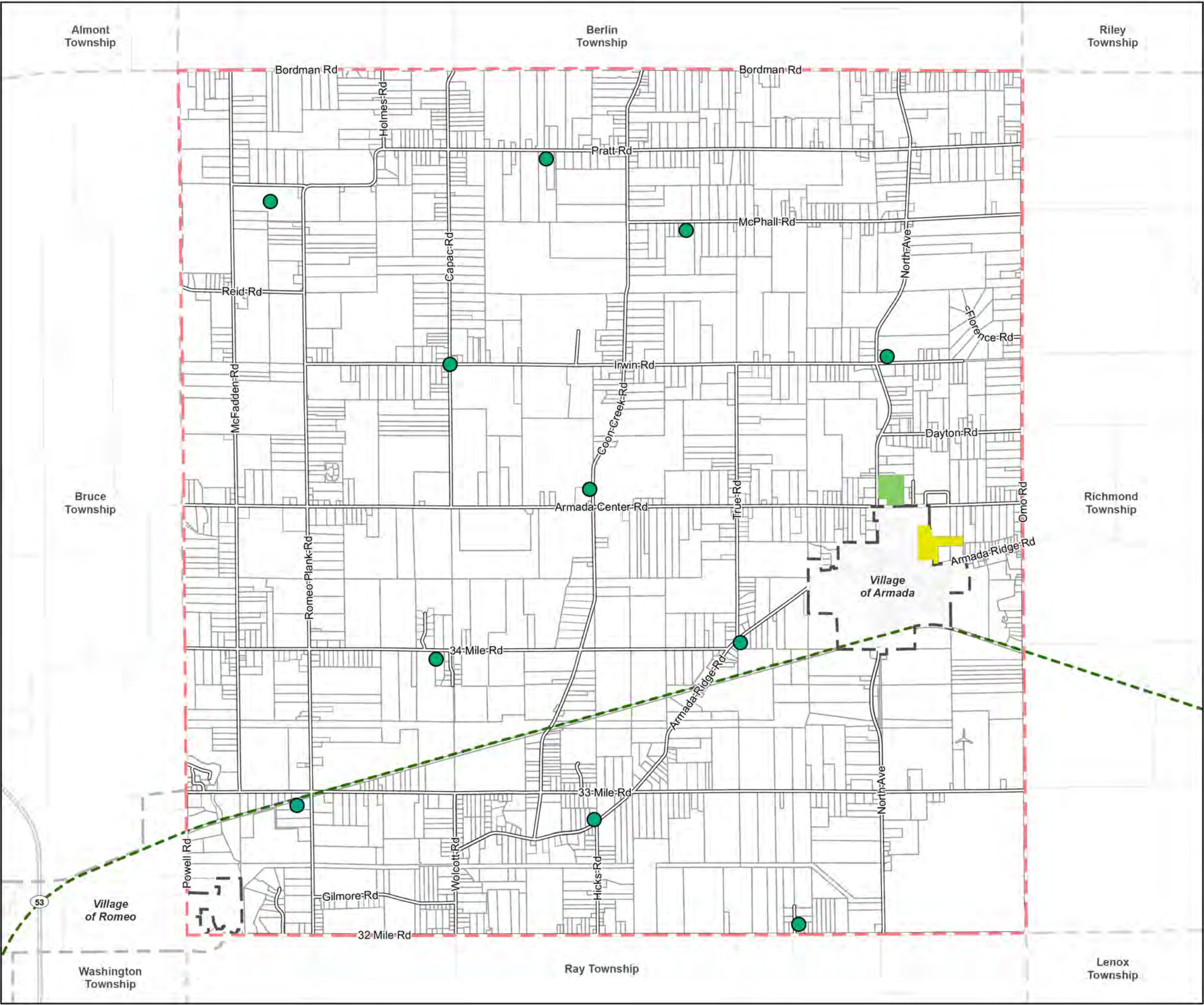
Recently, the State of Michigan has taken measures to shift the permitting of utility-scale wind and solar to be handled by the Michigan Public Service Commission rather than local governments. More specifically, this pertains to wind facilities that produce over 100 megawatts (about 15-20 turbines), solar arrays that produce over 100 megawatts (about 400-700 solar panels), and BESS with a capacity over 200 megawatts. However, for solar arrays that produce 50-100 megawatts, a local government can opt-in to regulate this type of facility by local zoning, so long as the local zoning is not stricter than state regulations. With either scenario, developers are required to meet with local officials and hold a public input meeting, as well as abide by state standards for noise, shadow flicker, setbacks and additional regulations. As the Township considers where solar arrays could be accommodated, the Township should consider if it would like to opt in to regulate solar facilities of 50-100 megawatts and what sort of design standards they would request of developers exempt from the local zoning ordinance, such as landscaping buffers from the roadways.

## BROADBAND / WIFI

Now more than ever, WIFI and broadband services are essential to the local and regional economy. Access to high-speed internet is important for residents working from home, for students to engage in online learning, and for residents to remain socially connected from their homes. Because of this, broadband internet service is a factor in where residents choose to live. For the Township to remain as a desirable place to live, the Township should monitor the broadband service options available to current residents as well as future residential developments and work to facilitate improved broadband with service providers as needed.







# Community Facilities Map

Armada Township, Macomb County, Michigan

October 30, 2023

- LEGEND**
- Tornado Sirens
  - Armada Township Park
  - Armada Agricultural Society Fairground
  - 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.







## SCHOOLS DISTRICTS

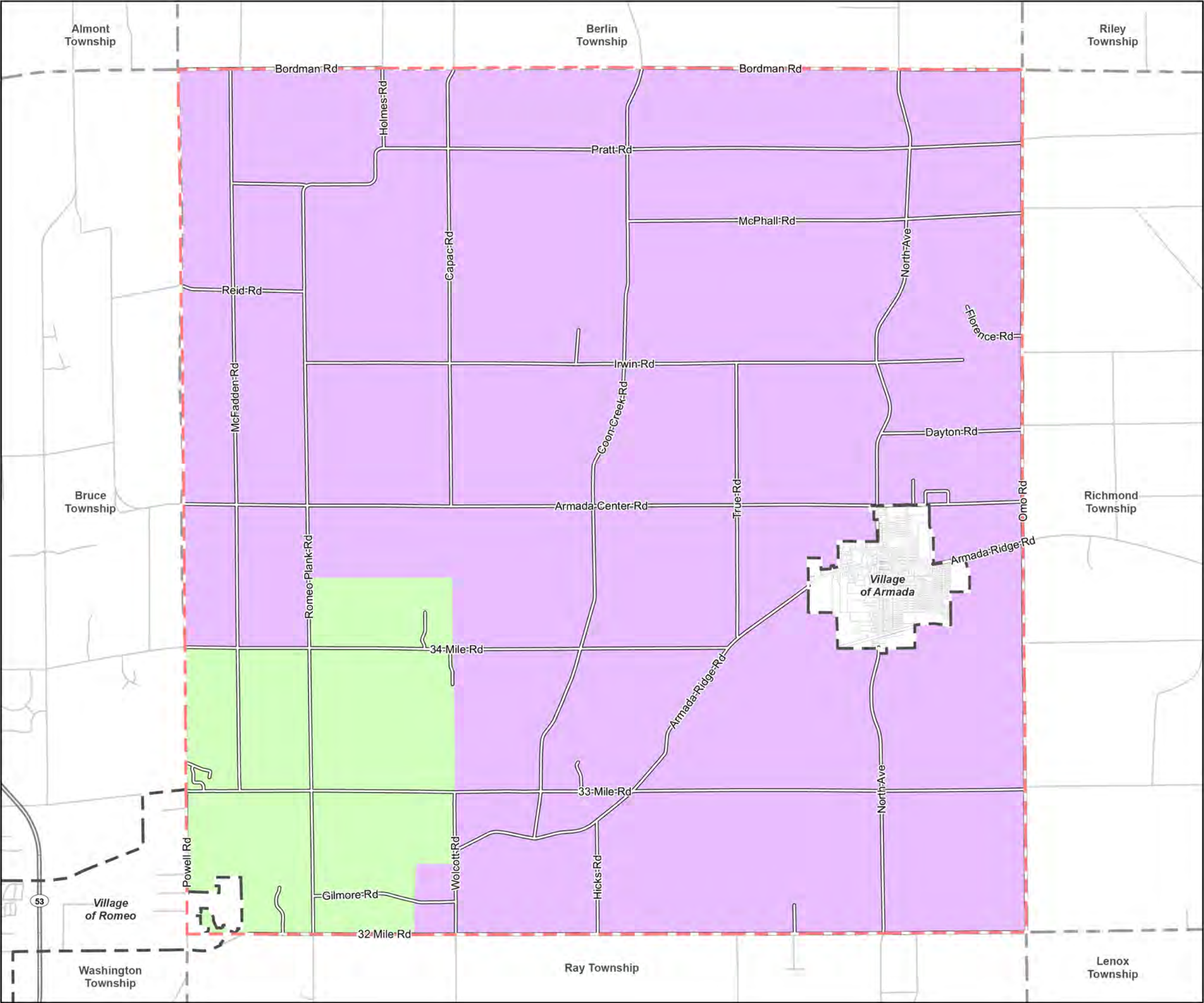
Armada Area Schools serve the Village of Armada and parts of Armada, Berlin, Bruce, Lenox, Ray, Richmond, and Riley Townships. As of Fall 2023, approximately 1,700 students were enrolled, with 500 students as Schools of Choice (pupils who do not live within the district area). In addition to elementary, middle, and high schools, the Armada Area Schools district is home to the Academy of Arts & Sciences and the Armada Conservatory of the Arts, which is well-renowned, as well as a Continuing Education Program. The Academy of Arts & Sciences and the Armada Conservatory of the Arts serves as a point of attraction for the Armada Community and can continue to help attract families to the area, as the district is a school of choice district. No changes to student enrollment are projected over the next five years by the district.

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

October 30, 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 of private roads which exist (less 2%, or one-mile of private roadways).

### TRAFFIC COUNTS

As a rural community, Armada Township has generally low traffic volumes on many of its roads. However, a few north/south routes that are paved 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 Avenue and Omo, and a north-south route through the western portion of the Township running down Capac to Armada Center, then west to Romeo Plank and down to 32 Mile. These volumes should play a role in locating future commercial development.

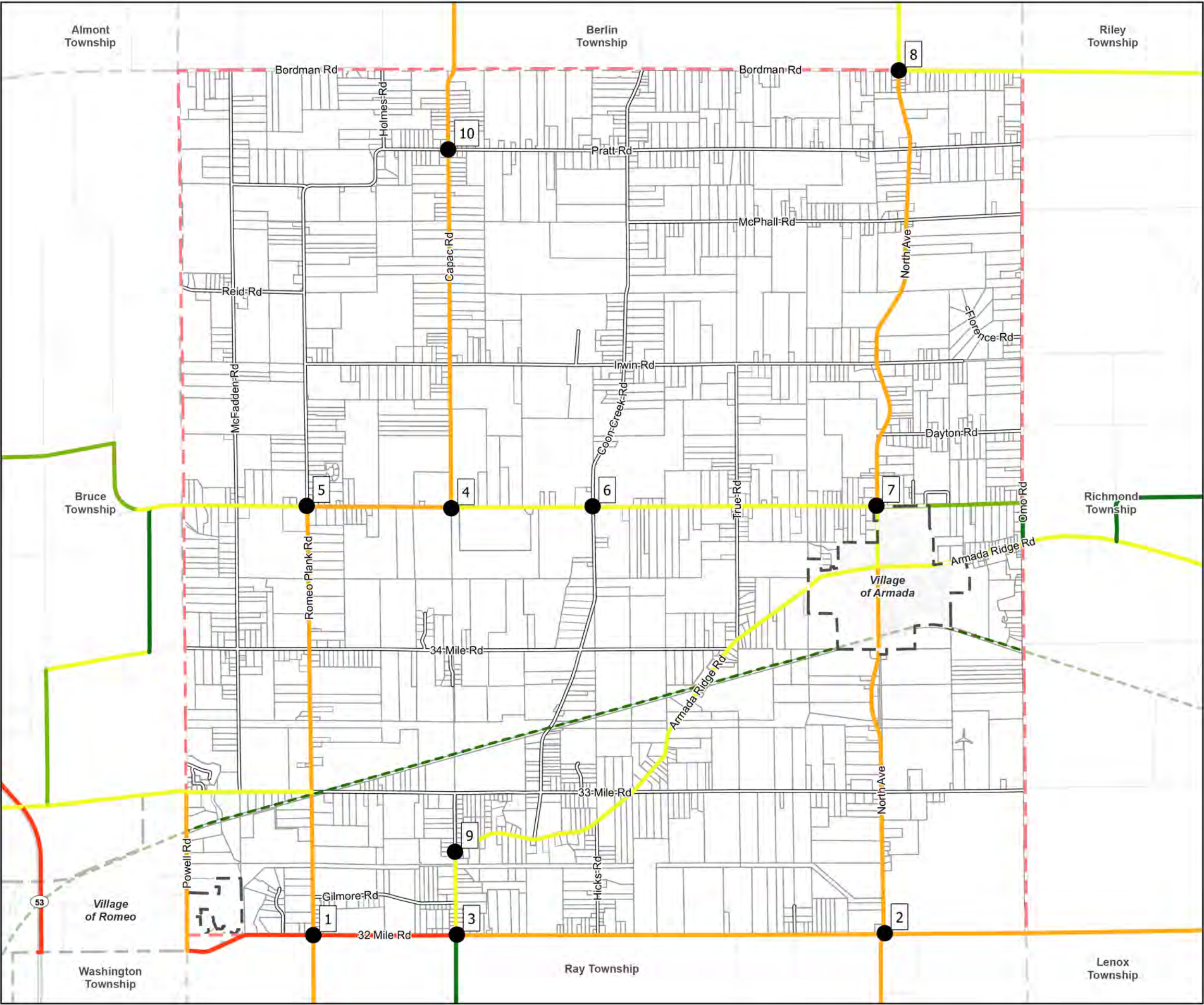
Since the 2015 Master Plan update, these traffic volumes have only increased. For instance, both Romeo Plank Road and North Avenue previously had AADTs of 4,000 or less, the latest traffic data (2017) from SEMCOG indicates an AADT of 9,900 on Romeo Plank Road and 7,100 on North Avenue (south of the village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

### Recent Traffic Studies and Focus Areas

In collaboration with Blakes Orchard, Armada Township is working with Macomb County to determine the best course of action for roadway improvements along Armada Center Road. In 2022, a traffic study was conducted along the stretch of Armada Center Road near Blakes, which receives a high volume of traffic during the high tourist season. The Township's goal is to ensure public safety, while balancing private economic development.

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





# Circulation System Map (Existing)

Armada Township, Macomb County, Michigan

October 30, 2023

### LEGEND

- High Frequency Crash Locations
- 2021 AADT
  - 3 - 1000
  - 1001 - 2000
  - 2001 - 5000
  - 5001 - 10000
  - 10001 - 15000
- - - Macomb Orchard Trail
- - - Armada Township Boundary
- - - Village Boundaries
- - - Other Municipal Boundaries

These numbers are for traffic counts and the numbers of the crash locations are referenced in the table in the Plan. Traffic counts are daily counts.

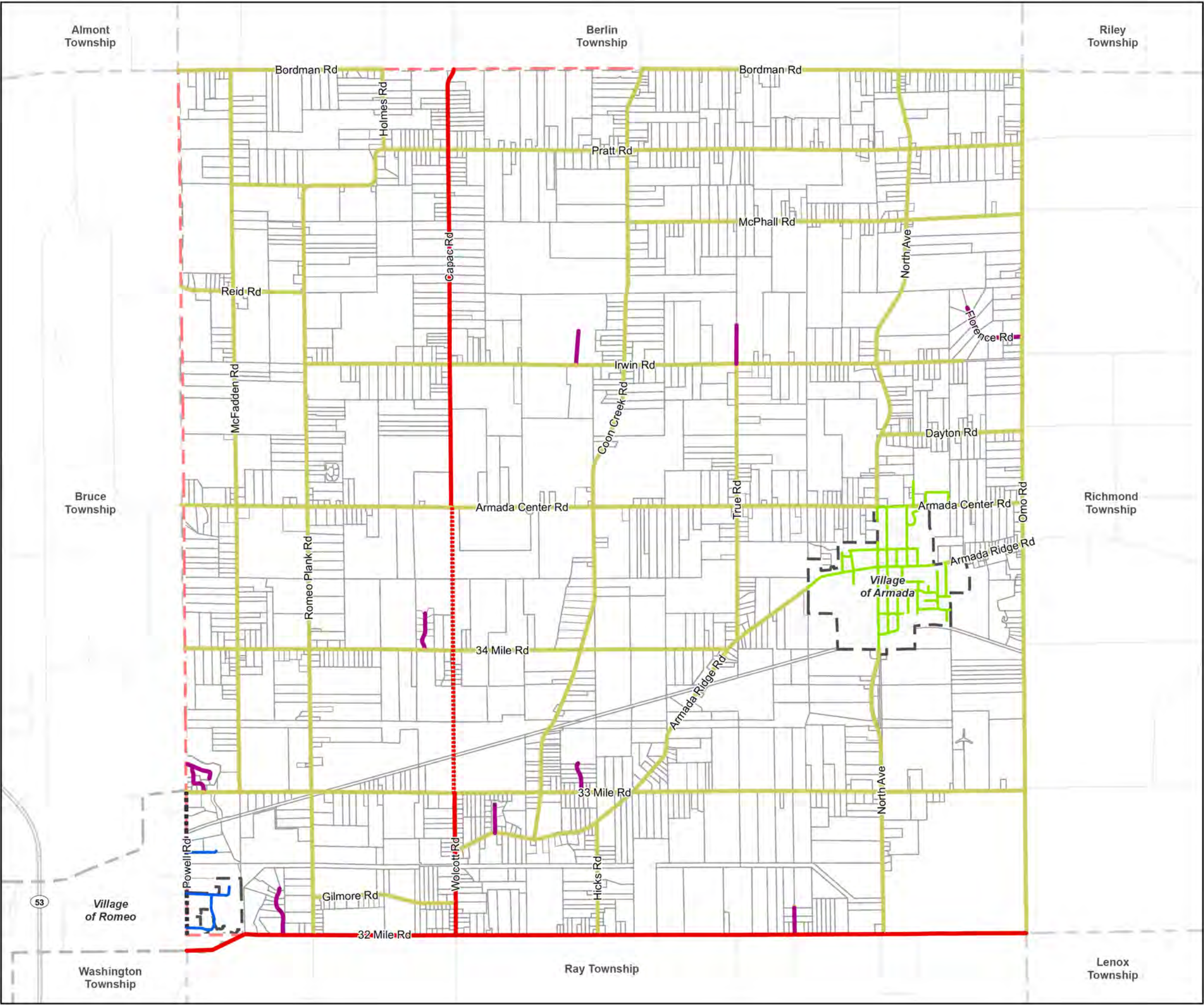


Basemap Source: Michigan Center for Geographic Information, Version 17a.  
Data Source: Armada Township 2023. SEMCOG 2022. McKenna 2023.









# Thoroughfare Plan Map

Armada Township, Macomb County, Michigan

October 30, 2023

## LEGEND

- Local Road
- Village Road
- Major Road with 120' ROW
- Major Road with 150' ROW
- Proposed Major Road with 150' ROW
- Industrial Major Road
- Industrial Collector 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.







## 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	32 Mile Road @ Romeo Plank Road	4	4	3	7	7	25	5
2	32 Mile Road @ North Avenue	3	2	7	5	3	20	4
3	32 Mile Road @ Wolcott Road	6	1	3	2	6	18	3.6
4	Armada Center Road @ Capac Road	3	4	4	1	0	12	2.4
5	Armada Center Road @ Romeo Plank Road	3	1	6	1	0	11	2.2
6	Armada Center Road @ Coon Creek Road	3	2	2	2	1	10	2
7	Armada Center Road @ Fulton Street	2	4	2	1	0	9	1.8
8	Bordman Road @ North Avenue	2	1	3	1	1	8	1.6
9	Armada Ridge Road @ Wolcott Road	2	2	0	2	1	7	1.4
10	Capac Road @ Pratt Road	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 pedestrians, 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.



## GREEN INFRASTRUCTURE

The Township has the potential to advance its roadways to become green streets. Green streets include elements such as rain gardens, landscaped medians, and permeable pavers. These added components yield many benefits to the area and its residents, such as beautification of the roadways, enhancing the ability of streets to avoid flooding and withstand erosion as well as avoid the need for more costly “grey infrastructure” such as expanded sewer systems and replacing asphalt.

Within Macomb County, other cities and townships are taking steps to implement such roadway designs. Additionally, every municipality in the County has been greatly encouraged by the County Department of Public Works to manage more stormwater runoff diverting it from the collective sewer drainage system. Given that the majority of the roadways are county roads, Armada Township should work with the County Roads Department on measures to convert roadways to green streets. Additionally, new roadways should meet green street requirements.

## **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 Armada 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 and in several local businesses, at the library and in parks. An email blast was also sent to all on the roster (those who have signed up to receive emails regarding community news and meeting notices).

After being available for two 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.** Half (50%) of survey respondents felt there was the right amount of retail commercial space already in Armada Township, with approximately a third (31%) indicating there is not enough retail commercial development. In contrast, most survey respondents were not in favor of additional commercial (specifically retail): 50% of respondents stated that they do not support attracting new commercial development to generate revenues to improve township services (excluding the village). 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.): 36%
2. Retail stores / boutiques: 30%
3. Recreation / fitness facilities: 27%
4. Professional office / healthcare facilities: 20%

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). However, 33 Mile Road is a gravel road and the utility infrastructure does not presently support additional housing units in this location.

**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 Macomb Orchard Trail. Should the Armada Ridge Park be developed in the future, top desired amenities identified for the site include:

1. Picnic pavilions: 48%
2. Playscape: 35%
3. Dog park: 26%
4. Music park: 26%



## Vision Statement

*Armada Township is an engaging community for residents of all ages. We seek sustainable growth, while preserving the tranquility of our rural landscapes and our agricultural roots. We respect our past while focusing on our future.*







## 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 Protection.** Promote ordinances that require or encourage 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.
- **Agritourism.** Value the natural environment while simultaneously respecting the needs of the business and commercial endeavors.

GOAL 03:

## Housing for All

*Continue to 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 better incentivize 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.** Continue to understand the fiscal impacts of the township 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.** In partnership with Macomb County, 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 outline the goals and intentions of the township regarding land use and future development. The basis for the development of the 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.

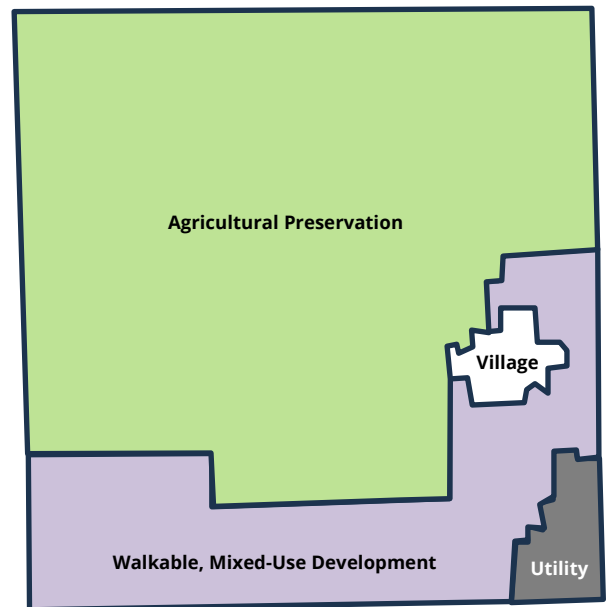
Future decisions regarding the township zoning ordinance and map will reference the framework provided by this Plan. This chapter addresses agricultural, residential, commercial, mixed use, and industrial development.

## FUTURE LAND USE PLAN

The amount of land to be devoted to a given use is determined with the help of criteria that help guide decisions. Existing land use within the community and region, roads, soils, topography, economic potential, and changes in the community and region's population and demographic characteristics all inform the placement and acreage afforded to different land uses.

The concept land use plan included on this page reserves much of the community for agriculture and very low-density rural residential uses. The map acknowledges the utility use in the township's southeast corner as a distinct area not intended for further development in the foreseeable future.

The remaining land, primarily in the southern portion of the township and in the area around the village, is designated for development, including single family homes, flexible residential, commercial, mixed use, and industrial uses. Given the historical spread of development in Macomb County, this is the area most likely to be affected first by future development. The intensity of development in the Development Area will be dependent on the extension of water and sewer service into the area. The township's preliminary sewer district is shown on the Preliminary Sewer District map. Portions of the Development Area are not projected to be sewered, and lot sizes in these areas will be accordingly larger, providing a transition to the agricultural areas.



## ANTICIPATED GROWTH PATTERNS

The Southeast Michigan Council of Governments (SEMCOG) projects that the township's population, including that of the village, will remain fairly steady into the foreseeable future. This projection, however, does not take into account the possible introduction of water and sewer infrastructure in the southern portion of the township, an extension of infrastructure that could potentially make that part of the township more attractive to developers and new residents.

The conceptual land use framework intentionally limits growth in the primarily agricultural northern two thirds of the township. This area is intended to be preserved well into the future as a low-density district comprised mostly of farms and residences on large lots. Plans to extend the sanitary sewer interceptor to the southwest corner of the township have been created, but not yet implemented. Should these utility plans be implemented, the sanitary sewer infrastructure would be phased into the township slowly over a long time period, in response to demand and the economic feasibility of such an expansion. The township would likely need to explore or create a public-private partnership to fully realize the sewer extension and improvements. If constructed, the projected initial sewer area would serve the township's southwestern corner, including the industrial area, the commercial area at Romeo Plank and 32 Mile, and some single-family residential neighborhoods.



As new residential and industrial uses arrive in the township over time, new residents and workers will need access to a range of services. The land use plans that follow identify portions of the preliminary sewer district that coincide with the area's major intersections for more intensive mixed-use development that could serve these needs. The plan also provides for complementary development along North Avenue south of the village.

## PLANNING TO SUPPORT AGRICULTURAL PRESERVATION

Armada Township recognizes that over the timeframe of the Master Plan, some agricultural land will be converted to other uses. The township supports its goal of preserving farmland and agricultural uses by continuing to pursue a suite of complementary strategies that offer both farmers and the township a measure of control over what happens to agricultural land. These strategies include:

### **Minimize the Amount of Agricultural Land Converted to Residential Uses**

Planning to direct as much urban development as possible into the southern portion of the township where sanitary sewer service is planned will prevent the loss of large amounts of farmland in the Agriculture and Rural Residential areas. The projected sewer district will offer more than enough capacity to absorb projected growth for the foreseeable future.

### **Retain Rural Road Status in Areas Planned for Farming or Extremely Low Density Residential**

Land use capacity is directly tied to road carrying capacity. Higher-density subdivisions require road construction, and industrial uses generally require roads that can support heavy truck traffic. Rural roads, and especially unpaved rural roads, by their nature limit the uses that can be supported in a given area. Opting against paving or expanding roads in the Agriculture and Rural Residential area can be an effective means of controlling the pace of redevelopment. Preserving farmland also reduces the need for new roads, which helps control infrastructure maintenance costs.



### **Promote Purchase of Development Rights (PDR)**

PDR is a technique that can preserve agricultural land in perpetuity, benefiting the landowner through financial compensation for agreeing to preserve the use of the land, and benefiting the community through the preservation of a valuable economic and environmental resource.

### **Promote Enrollment in the Michigan Farmland Preservation Program**

The Michigan Farmland Preservation Program offers funding support for local PDR programs and also has a range of voluntary agreements that landowners can enter into:

- **Farmland Development Rights Agreements** – offers tax benefits and special assessment exemptions in exchange for farmland preservation.
- **Conservation Easement Donations** – Permanently restricts redevelopment of farmland or open space through agreement with the State of Michigan.
- **Local Open Space Easements** – Temporarily restricts redevelopment in exchange for tax benefits.
- **Designated Open Space Easements** – Similar to Local Open Space Agreements, but the agreement is entered into with the State of Michigan, rather than the township.

### **Minimize Conflict between Existing Farmland and New Residential Development**

The township refers to the State of Michigan's GAAMPs as a guiding policy document for agricultural management. Adhering to these standards reinforces the right to farm while also protecting neighboring uses from spillover effects of agricultural activities.

### **Reflect The Township's Rural and Agricultural Heritage in New Development**

Ensure that new development, and especially development that is more intensive than the previous use, respects the township's agricultural and rural character in the design of both buildings and site.



## RESIDENTIAL AREAS PLAN

Mapping the township's intended residential development types and densities provides a basis for guiding development in a sensible and organized manner and also the Future Land Use Map identifies several different land use classifications that accommodate residential development:

### Agricultural Preservation

The land use designation is synonymous with the Agriculture and Rural Residential planning area; the paramount goal of the township in this area is the preservation of agricultural land.

### Single Family Residential

The area designated Single Family primarily supports detached single-family housing at moderate density; density in the future will vary based on the provision of sanitary sewer service. A portion of this area is also identified as a possible location for manufactured housing. Open Space or Conservation Subdivisions are encouraged in this district.

### Flexible Residential

Flexible Residential, found in the projected Preliminary Sewer District along 32 Mile, will be developed in accordance with future sanitary sewer capacity and might include multi-family housing, attached single-family housing, or detached single-family housing.

## Mixed Use

Located near the village in the projected Preliminary Sewer District, the Mixed Use district could accommodate residential units on upper floors of multi-story buildings.

## Flexible Development

The Flexible Development area along 32 Mile is intended to respond to future market demand and provide for the possibility of future development in a Single Family, Mixed Use or Flexible Residential pattern. The use of Planned Unit Development (PUD) procedures is anticipated to encourage flexible, coordinated development in this area.

*The township encourages maintaining agriculture in all of these districts.*

## PLANNING FOR SEPTIC SYSTEMS

In areas where no sewer service is planned, homes will require conventional wells and septic systems, and not all soils in the township have the same capacity to accommodate septic systems; in some cases, multiple adjacent lots of 1.75 acres will tax this capacity. Septic systems should also be placed a minimum of 100-feet from open bodies of water; the Macomb County Health Department issues guidelines for the development of septic systems.

In areas where sewer service is planned to be phased in, the lower density Single Family designation will remain in place until sewer service arrives, at which point the area must be rezoned to a classification that will accommodate the higher density. This classification will have to be crafted and added to the Zoning Ordinance in the interim.

In the Flexible Residential, Flexible Development, and Mixed Use districts, accommodation must be made for a sensible density and distribution of residential units attached either to each other or to commercial structures (typically on upper floors). In the Flexible Residential and Flexible Development districts, multi-family housing may be constructed at a density of up to 7 units per acre, so long as the average density of the district does not exceed 4 units per acre. In the Mixed use district, a stand-alone structure of attached residential units can be developed to a maximum density of 7 units per acre, while a true mixed use structure, with commercial uses on the street-facing side of the ground floor may developed with a residential density of up to 10 units per acre. In all three districts, the density limits for Single Family Residential without sewer service will prevail until sewer service becomes available.

## CRITERIA FOR LOCATING MANUFACTURED HOUSING

Multiple manufactured housing developments are not planned due to limited road capacities, limited planned sewer and water capacities, and the ability of the township to provide manufactured housing within a single development. Any future manufactured housing developments must meet the following criteria:

- The main access roadway is paved and has a planned right-of-way of a major roadway.
- Ability to provide multiple access points, on two different roads.
- Manufactured housing developments not to exceed 100 acres.
- The site falls within the planned sewer district.
- The site is proximal to community facilities and commercial areas.

## SENIOR HOUSING

As the township population continues to age, consideration must be given to providing for the housing needs of seniors. Accommodations that allow seniors to remain in their communities can take many forms, from retrofitting an existing single-family home for accessibility to full assisted living facilities.

The township's plans for mixed use and flexible development areas offer places where higher permitted densities could accommodate more intensive senior housing developments, including developments in close proximity to convenience shopping and services.

## COMMERCIAL AND INDUSTRIAL DEVELOPMENTS AND CHARACTER

To ensure that future commercial and industrial development in the township does not detract from the area's generally rural character, the township should continue to implement design guidelines that guide the appearance of development and establish a feel that respects the community's rural heritage.

## OVERALL DESIGN GUIDELINES

Rather than strictly prescribing architectural styles and site elements, these design guidelines draw on elements of the community's existing character and provide a framework for imparting rural character to new commercial and industrial development.

### Site Context

Development that occurs in prominent areas, such as major corners or gateways, should reflect the importance of the location through signage and sensitive treatment of the landscape. Commercial or industrial development requiring retention ponds should take care to make the pond appear natural by clustering trees and including wetland elements.

### Landscaping

Much of the landscaping found throughout the township is fairly informal. Stones unearthed on the property are often used to edge areas of deliberate planting and many fields are edged with narrow rows of native vegetation. Tree lines commonly delineate property lines and road edges. Generally, drainage is accomplished with swales; even in a sewer district, swales could be used to feed a storm sewer and for direct site drainage. It is possible to strike a balance between this sort of informal, easily maintained landscaping and the sort of formal landscaping more commonly found in built-up districts. Native plants can be used to help accomplish this kind of look. Tree lines could be used in industrial zones to provide a sense of distinction between properties. Rights-of-way should also be screened with native landscaping, providing a naturalized buffer and an environmental enhancement.





### Fences

Many properties in Armada Township are not fenced, but a variety of fencing styles exist in the township and could be drawn upon in a design overlay in order to provide a menu for developers to choose from. Fences can be combined with other landscaping standards to give developers many options that nonetheless lead to a unified appearance. Simple bare-wood split rail fences are common. Basic, white rail fences are also fairly common. Embellishments such as stone piers are acceptable, particularly if finished in a manner that resembles fieldstone.



### Driveways

Treatment of the end of driveways in a potential industrial or commercial area can help integrate these properties aesthetically into the rural fabric of the community. Culverts under driveways often have stone framing them, and this could be adopted as a standards for a design overlay. The presence of the stone also serves a practical anti-erosion purpose.

Many homes display their addresses on simple posts by the roadside, and this standard, if applied at a scale appropriate to a commercial or industrial district, could offer another way to provide visual parallels with the existing community. Other decorative elements at the ends of driveways are common in the township. Freestanding stone or concrete gate piers, corner fences, and open gates are common elements framing the ends of driveways.



## BUILDING APPEARANCE AND PLACEMENT

It is important that commercial and industrial buildings reflect a sense of quality as well as local character. The following framework elements are established:

- Facades facing a public street should be faced primarily with durable, high-quality materials such as brick, stone, decorative block, and similar materials.
- One-story buildings should have minimum ceiling heights of about 14 feet and should include design elements that give their street-facing facades greater prominence.
- Pitched roofs are generally more reflective of surrounding development and preferred to flat roofs.
- Buildings should generally be sited in the front half of the lot with limited parking in the front. The balance of parking should be placed in the side and/or rear yard, as shown in the example to the right.



### Design Example

This design example below shows how the framework elements could be applied to the development of a shopping center to capture some of the rural feel in the community and set the buildings in a context that respects the heritage of the area. The front swale is planted with native grasses, trees are placed in naturalistic clusters, and the parking lot is screened by a farm-style fence. This design further shows buildings designed to be taller than their single-story layouts might otherwise suggest; this provides a sense of scale that gives the development presence from the roadway. Additionally, parking is screened by a low wall at the rear lot line.





## INDUSTRIAL AREAS PLAN

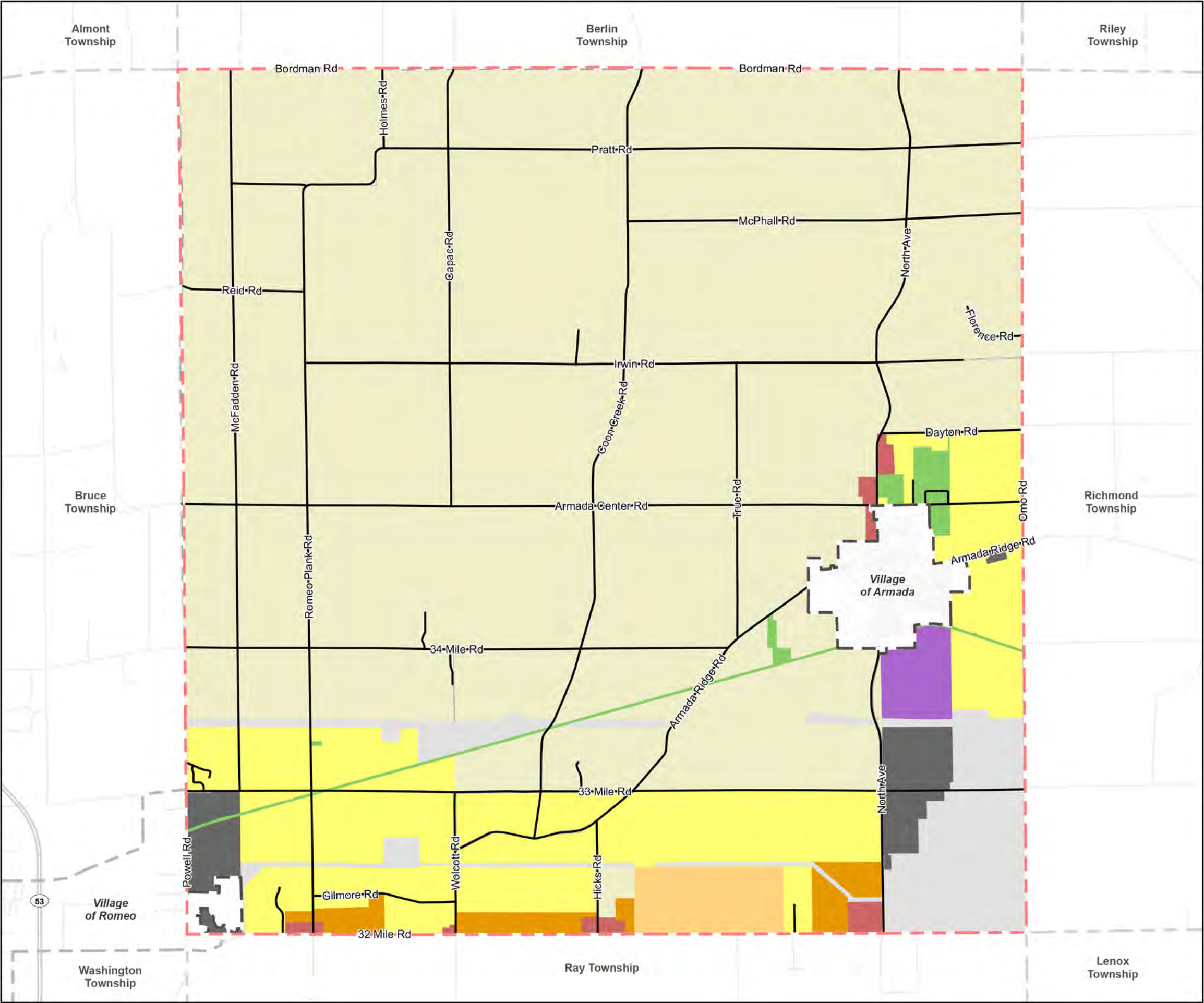
Industrial uses have traditionally provided municipalities with a stable job base as well as additional tax base to support desired services. Armada Township is largely on the fringe of the types of transportation and sanitary infrastructure that industrial land uses typically seek.

### SPECIAL DEVELOPMENT CONSIDERATIONS FOR INDUSTRIAL AREAS

While the Design Framework can be applied to the township's industrial districts, industrial uses often require additional screening from nearby uses, owing to their relatively high intensity. The township, in an effort to sustain or enhance industrial values, has established industrial development standards, which if properly implemented, will minimize impacts to the surrounding neighborhood, increase the aesthetics of the planned industrial areas and finally, increase industrial property values.

- Ensure that all outdoor storage areas are adequately screened from public view as well as adjacent properties. This can be accomplished through the use of evergreen screening, decorative concrete walls, rolling earthen berms and the like.
- Buildings fronting on public or existing private thoroughfares should be constructed of decorative brick, stone, split face block or other acceptable materials for all facades visible to the public.
- Provide protection between planned industrial areas and existing residential dwellings or planned single family residential areas. The screening methods can be those utilized for screening outdoor storage areas.
- Coordinate access drives between users to reduce the total number of driveways, while still allowing adequate access to the site for both typical automobiles as well as industrial truck traffic.
- Ensure that uses conform to the township's adopted performance standards regulating noise, vibration, hazardous materials, etc.
- Excess parking may be land banked in a designated, landscaped area, to be developed if needed at a future date.





# Future Land Use Map

Armada Township, Macomb County, Michigan

October 30, 2023

## LEGEND

- Agricultural Preservation
- Single Family
- Flexible Residential
- Mixed Use
- Flexible Development
- Commercial
- Industrial
- Utility
- Public
- 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.







## IMPLEMENTING THE PLAN

The Strategic Action Plan table on the following pages presents a detailed summary of all the recommended implementation activities, responsible parties, 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 township goals.

### 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 Master 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>  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 (the current plan expires January 2024, being adopted in 2019).	A	Near-term	ATB, PC, TA, VA	Public
#2 / #4	Amend the Zoning Ordinance 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 in the Zoning Ordinance.	A	On-going	ATB, MEDC, MSHDA, PC	Public
#4	Continue to conduct cost benefit analysis to determine the on-term economic feasibility of infrastructure extensions.	A	Mid-Term	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 Ordinance 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.) for 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 Ordinance to account for green infrastructure standards, including renewable energy systems.	C	Mid-term	ATB, 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