



# CHARTER TOWNSHIP OF MADISON

Ryan Rank  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

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ADRIAN, MI 49221  
517-263-9313 Fax: 517-263-4569

## TRUSTEES

Howard Bales  
Ralph Benschoter  
Chad Rodgers  
Norman Schutte

Madison Township Board Meeting  
Held in Person and Electronically (Zoom)  
Minutes of November 11, 2025

7:00 p.m. Board Meeting called to order, with a silent prayer, and pledge to the flag said by all.

### ROLL CALL:

Present in person: Rank, Rodgers, Bales, Gregg, Moden, Benschoter, and Schutte.

### PUBLIC HEARING: Proposed 2026 Township Budget

**Hearing opened at 7:03 p.m.** Supervisor Rank asked if anyone had any questions regarding the published proposed 2026 Township Budget. No one from the audience or the board had any questions or feedback.

**Hearing closed at 7:06 p.m. by Ryan Rank**

### AMENDMENTS TO THE AGENDA:

1<sup>st</sup>: Add the Conditional Use Permit for Solar project

2<sup>nd</sup>: Table the Land Split for properties in the 5000 blk of S. Adrian Hwy. Not ready yet.

**PETITIONS & COMMUNICATIONS:** None

**INTRODUCTION OF SPECIAL GUESTS:** Present was Marill Reed, from Pivot Energy Solar to answer any questions that may arise. Noted: Students from Sand Creek High School government class.

**LIMITED PUBLIC COMMENT ON AGENDA ITEMS:** None

### 3-MINUTE DEPT. HEAD UPDATES:

**Fire:** Chief Wilson stated that they were pretty status quo, nothing to really report at this point.

**Police:** Chief Gentner reported that the Police Department was also pretty status quo.

**Water/Sewer:** Watterson stated that hydrant flushing was completed. Water project is coming along.



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**Inspection:** Building Official, Rincon

**Legal:** None

**APPROVAL OF CONSENT AGENDA:** Motion by Rodgers, supported by Benschoter to approve the consent agenda and previous month’s board meeting minutes. Roll call vote: Rank: Yes; Rodgers, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

**OLD BUSINESS/UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Provisional Conditional Use Permit – Pivot Solar**

On 10/23/25 the planning committee approved the proposed provisional conditional use permit for the Solar project for 4000 Blk of W. Cadmus Rd. The project is by Pivot Energy on 10.4 acres owned by the Shadewald family members

Motion to approve the request by Schutte, supported by Rodgers. Roll call vote: Rank, Yes; Rodgers, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

**2025 Budget Amendments:**

	<b>General Fund</b>	
101-101-714-003	Life Insurance	\$4,100
101-301-714-002	Retirement – Police	\$6,000
101-336-702-000	Salaries - Fire	\$23,000
101-336-707-000	Salaries – Part Time Fire	\$4,600
101-336-802-000	Information Technology	\$2,600
101-651-965-000	EMS training	\$7,000
	<b>Construction Code</b>	
249-172-958-000	Dues & Subscriptions	\$1,200
249-374-725-000	Salaries – Plumbing Dept.	\$2,000
	<b>Building &amp; Apparatus</b>	
403-000-971-000	Capital Outlay	\$7,000



## **CHARTER TOWNSHIP OF MADISON**

Motion to approve budget adjustment as submitted by Gregg, supported by Moden. Roll call vote: Rank, Yes; Rodgers, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

### **2026 Proposed Budget:**

Supervisor Rank presented the board with a resolution titled Madison Charter Township 2026 General Appropriations Act which defines the duties and powers of the Madison Charter Township officers in relation to the administration of the budget; and to provide remedies for refusal or neglect to comply with the requirements of the resolution.

Motion by Rodgers, seconded by Benschoter to accept the adoption of the Madison Charter Township 2026 General Appropriations Act resolution for the published 2026 Budget. Roll call vote: Rank, Yes; Rodgers, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

### **ELECTED OFFICIALS' COMMENTS:**

**Rodgers:** He stated that the building height in the zoning ordinance should be addressed. Michelle Johnson, chairman of Planning Commission is going to be working on cleaning up the ordinances soon, especially those areas that over ride various areas of the ordinance.

**Amanda:** The 2021 zoning ordinance should be sent to Supervisor Rank soon.

**AUDIENCE COMMENTS:** Resident Bill Gira asked why the Leaf Drop-off wasn't announced on the website, besides just in the calendar area. It should be announced by itself under Events with times, place and what will and will not be accepted.

Resident Matt Carpenter stated that the township board should make a budget and stick to it, why do we need to make so many adjustments during the year.

**ANNOUNCEMENTS: None**

**ADJOURNMENT/RECESS:** Motion by Benschoter, seconded by Schutte, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:23 p.m.

Typed and Submitted by:

Janet Moden  
Township Clerk