



PLANNING COMMISSION REGULAR MEETING

April 24, 2025 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

AGENDA

Call to Order (Cell Phone Reminder-Silent Prayer-Pledge)

Roll Call (Establish Quorum)

Approval of Previous Minutes

[1.](#) Meeting Minutes January 23, 2025

Public Comment for Agenda Items

New Business

[1.](#) Conditional Use 2396 E US 223 Veterinary Clinic

Public Comment for Non Agenda Items

Communications

Adjournment

CHARTER TOWNSHIP OF MADISON
MADISON TOWNSHIP HALL
3804 S. ADRIAN HIGHWAY
PLANNING COMMISSION REGULAR MEETING
January 23, 2025
7:00 p.m.

7:01 p.m. Chairperson Johnson called the meeting to order and led the Pledge of Allegiance.

ROLL CALL

Chairperson Johnson introduced Trustee Chad Rodgers to the Planning Commission as the new ex officio member from the Township Board. He replaces Trustee Rusty Benschoter.

Planning commission members present: Chairperson Michelle Johnson, Vice Chairperson Rodney Meeks, Secretary Amy Hepker-Wilson, Chad Rodgers, Joyce Holtz, Dale Thielan, Richard June and Reid Moden (Alt.). A quorum was established.

Planning Commission members absent: None

Also in attendance: David Rincon (Building/Zoning official), Ryan Rank (Township Supervisor), Nic Wilson (Fire Chief), William Gira

APPROVAL OF December 19, 2024 Regular meeting minutes:

Motion was made by Chairperson Johnson, seconded by Vice Chairperson Meeks, to approve the minutes from 12/19/24. Motion carried 7-0

PUBLIC COMMENT – agenda items only: None

NEW BUSINESS

Election of Officers

Motion to elect Michelle Johnson as Chairperson was made by Secretary Hepker-Wilson and seconded by Thielan. Motion passed 7-0.

The motion to elect Rodney Meeks as vice chairperson was made by Secretary Hepker-Wilson and seconded by Johnson. Motion passed 7-0.

The motion to elect Amy Hepker-Wilson as secretary was made by Chairperson Johnson and seconded by Thielan. Motion passed 7-0.

2024 Annual Report to Madison Township Board

Motion Made by Thielan to submit the report as is to Clerk Moden and Supervisor Rank, Seconded by June. Motion Passed 7-0

PUBLIC COMMENT: Items Not on the Agenda:

PLANNING COMMISSION REPORTS:

Thielan-Suggested more zoning enforcement.

Thielan- Inquired about Airport subdivision builds off Cadmus and Taylor Dr. Rincon says that homes are being built on Cadmus Rd. and there is a possibility for planned unit development to be built on Taylor Dr. directly behind the houses on Cadmus Rd. He will present more information for approval of the planned unit development at a future meeting.

Rodgers asked about swamp land in the area of the project on Cadmus Rd., and Taylor Dr. Rincon stated they are meeting code standards, and fill dirt was brought in.

Chairperson Johnson- Reappointments to the Planning Commission will be on December 31st in the year in which the appointment expires. Johnson is also working on making a spreadsheet with all the agenda information from planning commission meetings going back to 1999. This will allow the commission to reference past items quickly if needed and have a better view of historical data. Johnson also questioned Supervisor Rank about what is being done about drones in the area of Carelton Rd. and Treat Hwy and if I.C.E. is in the Township doing raids.

Zoning Official Rincon- Updated the commission on new building projects in the township, including the 1st home being built in the Sunnyside neighborhood since the adoption of the Historic Overlay District ordinance the planning commission considered and passed in 2023. The ordinance allows for smaller setbacks in three older neighborhoods in the Township, encouraging construction of new homes. This will be the first house built in that neighborhood in many years.

Rincon also said Green Acres subdivision, which currently has many vacant lots, will have homes starting to be constructed shortly as DJW Development has purchased the vacant lots and intends to build new houses through 2026.

Township Official-Supervisor Rank says the website is up and running; Planning Commission meeting minutes and agenda can now be found there.

ADJOURNMENT: Motion by Thielan, seconded by June, to adjourn. Motion passed 7-0. The meeting officially adjourned at 7:32m.

Respectfully submitted

Amy Hepker-Wilson, Planning Commission Secretary



Madison Charter Township

Application Number **CU25-01**

Conditional Use Permit Application

Business/Organization: CCAC LLC	
Applicant Name: Dawn Marcus	Phone Number: 517-918-3692
Address: 8680 Rouget Road	City, State, Zip: Palmyra MI 49269
Email: g8vet@hotmail.com	
Site Address: 23916 US 223	
Legal Description: see attachment	
Current Zoning: E-2 I-1	Current Use: hair salon / accounting offices
Proposed Use: hair salon / veterinary clinic	
Do you own this Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> not yet - under contract <input type="checkbox"/> No <input type="checkbox"/> Lease
If you lease, please provide a copy of statement of agreement and lease from property owner with this application.	
Attach THREE (3) detailed sketches of site plan	
Applicant Signature: Dawn Marcus	Date: 3/23/25
Fee Received: \$ 350	
For Official Use ONLY	
Planning Commission Meeting Date: April 24/2025	Date Adjoining Property Owners Notified:
Date Plot Plan or Certified Survey Map Received:	Date Notices Posted:
Approved: _____ Denied: _____	
Reason:	
Official Signature:	Date:

EXHIBIT A**LEGAL DESCRIPTION**

Real property situated in the Township of Madison , County of Lenawee, State of Michigan, legally described as:

All that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South, Range 3 East, described as beginning at a point located 746.21 feet South 89° 22' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12, aforesaid and running thence North 0° 39' East 615.0 feet; thence South 89° 21' East 140.0 feet; thence South 0° 39' West 614.96 feet to the South line of Section 12; thence North 89° 22' West along said line 140.0 feet to the place of beginning, EXCEPTING THEREFROM all that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South, Range 3 East, described as beginning at a point located 746.21 feet South 89° 22' East and 266.44 feet North 0° 39' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12 aforesaid and running thence North 0° 39' East 348.56 feet; thence South 89° 21' East 140.0 feet; thence South 0° 39' West 348.56 feet; thence North 89° 21' West 140.0 feet to the place of beginning. Bearings established from deed recorded in Liber 653, Page 292, Lenawee County Records.

ALSO an easement for ingress and egress in common with others described as follows: The easement of right of way shall be over all that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South , Range 3 East, described as beginning 1482.40 feet North 0° 39' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12 aforesaid; thence South 89° 21' East 686.21 feet; thence South 0° 39' West 1449.16 feet; thence South 89° 22' East 60.00 feet; thence North 0° 39' East 1509.14 feet; thence North 89° 21' West 746.21 feet; thence South 0° 39' West 60.00 feet to the place of beginning.

Commonly known as: 2396 E. US-223, Adrian, Michigan 49221
Parcel Number: MD0-112-3970-00

39267:00001:201220962-1



Imagery ©2025 Maxar Technologies, Map data ©2025 20 ft

CHARTER TOWNSHIP OF MADISON
PLANNING COMMISSION MEETING

MARCH 27, 1989

The meeting was called to order at 7:03 P.M. by the Chairman, Howard Tenniswood. Members present: Howard Tenniswood, Shirley Myers, Charles Dunham, Ron Eaton, and Burton Dennis. Absent: Thomas Dils and Joyce Oliver.

The Pledge to the Flag was given.

Lynette Saylor requested a zoning change from I-1 to C-2, on the property located at 2396 E. US-223. Shirley Myers made a motion that we recommend approval of the re-zoning. Burton Dennis seconded. Motion carried unanimously.

The second request was to amend Article 5, Section 5.7.2 of the zoning ordinance by adding sub-section "d" as follows"

d. Notwithstanding the provisions of Section 5.7.2 a of this Ordinance, a non-conforming single family dwelling located in an agricultural district, used for residential purposes, that existed prior to the adoption of this Ordinance, may be enlarged, expanded, extended or altered so long as all setback and sideyard requirements are met. A non conforming single family dwelling may not be reconstructed if destroyed as described in 5.7.2.b.

Frank Ehinger stated that this would be discrimination. If a tornado destroyed a home, the family could not re-build without undue hardship.

Tom Neill requested an incorporation be made to write in on said article, the elimination of the \$100 fee required for a hearing by the Board to re-build.

Harold Frederick commented that in order to build a garage by a home, a variance is required and this is not right. Jim Holtz said it is not agreeable that a person should have to get a variance, but we need to keep consistency in our ordinances.

Burton recommended adoption of the addition of 5.7.2.d. to Article 5. Ron Eaton seconded. Motion was carried: Yeas - Ron Eaton, Burton Dennis, and Howard Tenniswood. Nays: - Shirley Myers and Chuck Dunham.

Meeting adjourned at 7:52 P.M.

Howard Tenniswood, Chairman

Shirley Myers, Secretary

Charter Twp of Madison
Planning Commission Meeting
March 27, 1989

Item 1.

The meeting was called to order at 7:03p^m by the chairman Howard Jennesswood. Members present: Howard Jennesswood, Shirley Myers, Charles Dunham, Ron Eaton & Burton Dennis. Absent: Thomas Dils & Joyce Oliver.

The Pledge to the Flag was given.

Lynette Saylor requested a zoning change from I-1 to C-2 on the property located at 2396 E. US-5227 ~~to operate a bookkeeping & related business at that location~~. Shirley Myers made a motion that we & recommend approval of the re-zoning.

Burton Dennis seconded. Motion carried unanimously.

The second request was to amend article 5, Section 5.7.2 of the zoning ordinance by adding sub-section "d" as follows:

- d. Notwithstanding the provisions of Section 5.7.2 a of this Ordinance, a non-conforming single family dwelling located in an agricultural district, used for residential purposes, that existed prior to the adoption of this Ordinance, may be enlarged, expanded, extended or altered so long as all setback and sideyard requirements are met. A non conforming single family dwelling may not be reconstructed if destroyed as described in 5.7.2.b.

Frank Ehinger stated ^{that} this would be a discrimination, if a tornado destroyed a home, the family could not re-build ~~without paying \$100~~ without undue hardship.

Tom Neil requested an ^{incorporation} ~~change~~ be made to write in on ^{said} ~~the~~ article, the elimination of the \$100 fee required for a hearing ^{by the board} to rebuild.

Harold Frederick commented that in order to build a garage ~~by~~ ^a home, a variance is required ~~that~~ this is not right.

Jim Holty said it is not agreeable that a person should have to get a variance, but we need to keep consentancy in our ordinances.

Burtor recommended adoption of ^{the} addition of 5.7.2 d to article 5. Ron Eaton seconded. Motion was carried. ^{by} Ron Eaton, Burtor Dennis & Howard Jenkinson. ^{by} Shirley Myers & Chuck Dunham.

Meeting adjourned at 7:52 p.m.

Howard Jenkinson
Chairman

Shirley J. Myers
Secretary

CHARTER TOWNSHIP OF MADISON

REGULAR BOARD MEETING

May 9, 1989

Meeting Called to order at 7:00 P.M. by the Supervisor. A moment of silent prayer and the Pledge to the Flag given. Roll call showed all members present: Williams, Holtz, Dennis, Eaton, Smith, Godfrey, and Neill.

Minutes of the previous meetings read and approved. Treasurers report was given and accepted.

The Financial Officer spoke on the Local Government Annual Report and on new requirements for Auditors.

Bills against the Township were examined and ordered paid as follows:

General Fund	\$42,450.02	Motion of Eaton, support Neill - Passed 7-0.
Public Safety	12,178.55	Motion of Eaton, support Neill - Passed 7-0.
Enterprise Fund	10,699.22	Motion of Eaton, support Neill - Passed 7-0.

Mr. Faust, Real Estate Agent for the Madison Lake project was present to protest benefit fee charges for sewers on lots sold to this point. After discussion a motion was offered by Eaton that Lots numbered 6, 8, 9, & 10 that Mr. Faust was allegedly told the fee would be \$260.00 be agreed to at that price. Supported by Dennis. Ayes: Eaton and Dennis. Nays: Smith, Neill, Holtz, and Williams. Motion defeated.

A recommendation that the Madison Athletic Boosters be allowed to hook possible facilities at the Athletic field to Township sewers for the \$950.00 benefit fee was approved, providing the hook-up was made without cost to the Township. Motion Neill, support by Godfrey. Passed 5-2, Eaton and Smith nay.

A higher benefit fee recommended by the Sewer Committee for the Auto Center at US-223 and M-52 was discussed and moved by Neill, supported by Smith that no further action be taken. Passed 7-0.

A letter to be sent to Bathany Assembly asking for attendance up-dates as previously agreed in 15 days or 3 additional units to be billed. Motion Eaton, support Neill. Passed 7-0.

Motion Dennis, support Neill that letters be sent to properties on Treat Road that connection must be made. Passed 7-0.

Five lots at Madison Lake, along Cadmus Road were approved for the Benefit fee as developer is installing lines. Motion Neill, support Smith. Passed

The Electrical Inspector reported 9 permits with fees of \$263.00. Approved 7-0, on motion of Smith, support by Eaton.

A text amendment to Zoning Ordinance clarifying pre-existing homes in the AG-1 District as recommended by the Township and County Planning Commission was approved 7-0, on motion of Smith, supported by Neill.

A re-zoning from I-1, Industrial to C-1, Commercial for property at 2396 E. US-223, formerly known as Granny's Furniture, and recommended by the Planning Commission was approved on motion of Neill, support by Smith, passed 7-0.

A report ^{was} ~~presented~~ given by members in attendance on the Prison Lisson Committee meeting held this month.

After a period of audience discussion, and with no further business to come before the Board , the meeting was declared adjourned at 9:45 P.M.

Respectfully submitted,

James O. Holtz

James O. Holtz, Clerk

Charter Township of Madison