



REGULAR BOARD MEETING

May 13, 2025 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

AGENDA

Zoom Notification

Call To Order (Cell Phone Reminder - Silent Prayer – Pledge)

Roll Call of Township Board

Public Hearings (If Applicable)

Amendments to Regular or Consent Agenda

Petitions and Communications of Township Board

Introduction of Special Guests

Public Comment (any agenda item – 3 minutes)

Department Head Communications

Approval of Consent Agenda

- [1.](#) Approval of Previous Meeting Minutes
2. Treasurer's Report
3. Presentation of Bills
- [4.](#) Police Department Report
- [5.](#) Fire Report
- [6.](#) Building Official's Report
- [7.](#) Electrical Inspector's Report
- [8.](#) Mechanical Inspector's Report
- [9.](#) Plumbing Inspector's Report
- [10.](#) DPW Report

[11.](#) Advisory Committee Reports/Minutes

[12.](#) Statutory Board Reports/ Minutes (BOR, Planning, ZBA)

Old Business/Unfinished Business

New Business

1. Police Appreciation Resolution

[2.](#) 2396 E US 223 Conditional Use- Veterinary Clinic

[3.](#) PA 116 Application MD0-134-4425-00

4. Cemetary Lawn Maintenance

[5.](#) **RESOLUTION NO. 2025-1 Water Connection Fees**

Elected Official Comment (any topic – 2 minutes)

Public Comment (any topic – 3 minutes)

Announcements

Adjournment/Recess



CHARTER TOWNSHIP OF MADISON

Ryan Rank
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

3804 S. ADRIAN HIGHWAY
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 April 8, 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: Bales, Benschoter, Gregg, Moden, Rank, Rodgers and Schutte. All Present.

AMENDMENTS TO THE AGENDA: Motion be Rodgers, supported by Benschoter, to approve the agenda as printed. Approved 7-0

PETITIONS & COMMUNICATIONS: Clerk read a letter from Madison Firefighters Union requesting that we open negotiations on their union contract. Clerk also read a letter from Woodstock Township notifying the township of their possible intent to adopt an ORV ordinance at their April 14 meeting.

INTRODUCTION OF SPECIAL GUESTS: None

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson stated that currently all equipment is up and running. A tabletop exercise was presented on train derailment training to the dept. Hopes to have another training on train derailment within the year with the railroad. Reported on a very large barn fire on Station Rd., in Ogden Twp with no injuries or loss of life,

Police: Chief Gentner stated it had been busy with WalMart complaints and that there was a cross functional training this coming Saturday at Sand Creek Schools with many different agencies for Active Shooter training.

Water/Sewer: Watterson stated they have started hydrant flushing until the 28th. The new water meter for Fairfield water line is expected to be here by May.

Inspection: Building Official, Rincon reported the following:



CHARTER TOWNSHIP OF MADISON

- Collected \$10,000 in Building Permit fees
- Green Acres currently has 12 permits open
- The home and barns on W. Gorman Rd. have contacted the township that they plan to demolish the house by 11/30/25 and the barns the following spring as no cost to the township.
- Adrian Twp – has 15 to 25 new homes coming.

Legal: None

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

OLD BUSINESS/UNFINISHED BUSINESS: None

NEW BUSINESS:

Dept. Head Contracts:

The four dept. heads, Water, Fire, Police and Inspection had submitted new three-year employment contracts for board approval, retro effective to 1/1/2025. The contracts had been reviewed with board members at the informational meeting in detail on 4-7-25, Motion by Schutte, supported by Bales that all four of the contracts be accepted as written, and signed for a duration of three years. Roll call vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Back-up Electrical Inspector Hire:

Dave Rincon presented the name of a person that he had vetted and interviewed to work as a backup electrical inspector for Madison Twp. when needed. His name is Ed Zietlow from the Macon area. Motion by Rodgers, supported by Bales to accept Mr. Zietlow as a back-up electrical inspector. Motion passed 7-0.

Second Public Reading: Opened at 7:12 p.m.

Ordinance adopting the Code entitled “Code of Ordinances, Madison Charter Township”, published by CivicPlus, LLC, consisting of Chapters 1-32.



CHARTER TOWNSHIP OF MADISON

There were changes to some violations regarding whether the punishment would be a civil infraction or a misdemeanor, upon the recommendation of our township attorney.

Motion by Bales, supported by Schutte, that the Code of Ordinances, Madison Charter Township published by CivicPlus, LLC consisting of Chapter 1-32 be enacted and accepted for publication as submitted. Roll call vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Second Public Reading: Opened at 7:14 p.m.

Amendment to Ordinance No. 17 – Disorderly Persons

Changes were made to reflect the State Law in Michigan regarding the age of violators for drinking, smoking and marijuana.

Motion by Schutte, supported by Rodgers, that the Disorderly Conduct Ordinance be amended, enacted and accepted for publication as submitted. Roll call vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Zoning Clarification for 2396 E. U.S. 223 – Sayler Accounting Property:

Due to an impending sale of this property, it was found that errors in the zoning of the property had been made back in 1989 at two different meetings in which it was classified as C-2 by the planning commission 3/27/1989 but reported as C-1 in the May 1989 Board Meeting minutes in error. A motion by Rodgers, seconded by Schutte to approve the correction of the error and that the 2396 E. U.S. 223 property is zoned as C-2 properly. Motion carried 7-0

ELECTED OFFICIALS’ COMMENTS:

Moden: Notification of the Spring Clean-up on Saturday, April 12, 2025, will be held from 8:00 a.m. to Noon for trash and yard waste. Volunteers to help would be greatly appreciated.

AUDIENCE COMMENTS:

Resident Wynn Fike: Asked where Green Acres was located. Commented that hydrant flushing is flooding on Taylor. Asked about if Taylor is going to be extended through to Prairie Dr.

Resident Reid Moden: Asked if the hydrant in the airport section that was all wrapped in tape is out of service, and if so what plans to repair.

ANNOUNCEMENTS: None



CHARTER TOWNSHIP OF MADISON

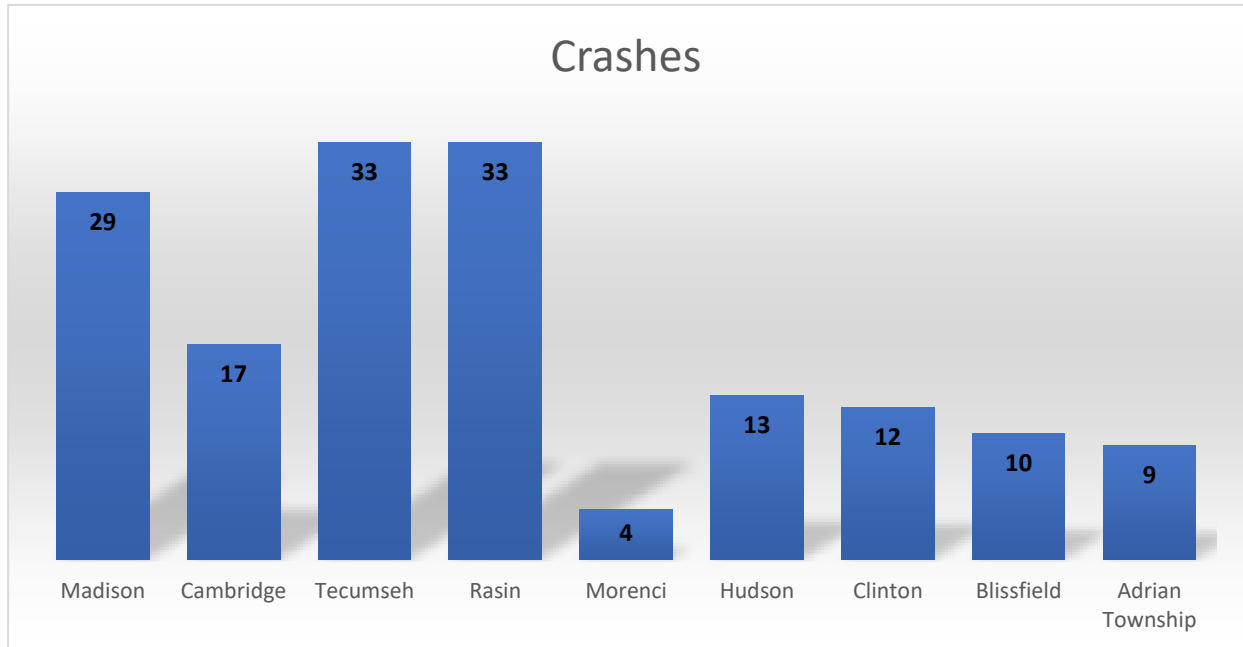
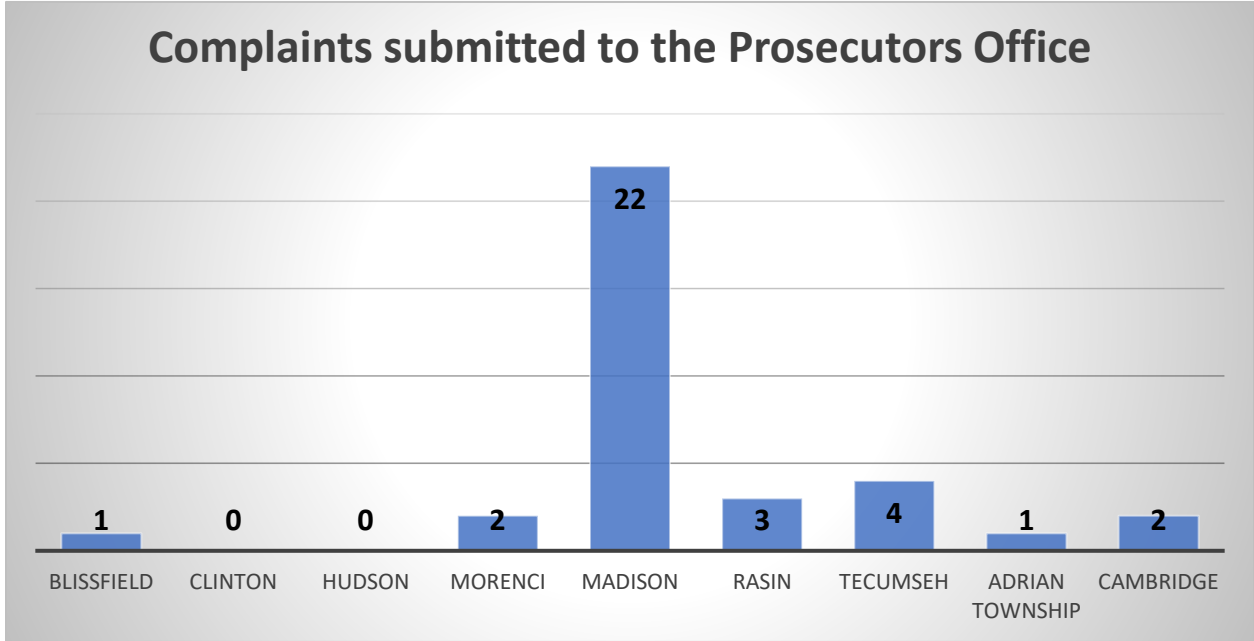
ADJOURNMENT/RECESS: Motion by Rodgers, seconded by Schutte, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:23 p.m.

Typed and Submitted by:

Janet Moden
Township Clerk



April 2025 Board Report



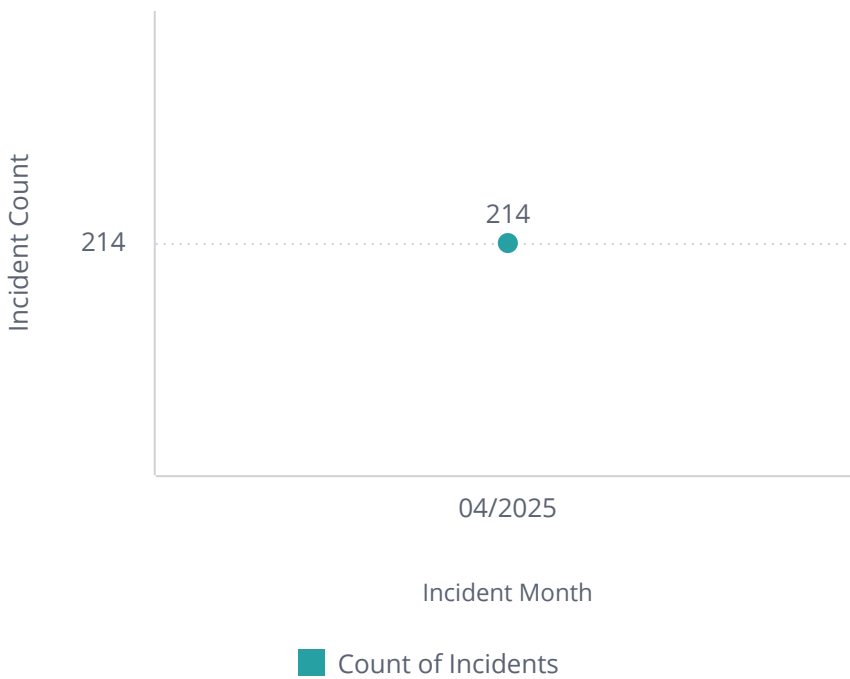
Total Number of Incidents



Average Time on Scene



Incident Trend



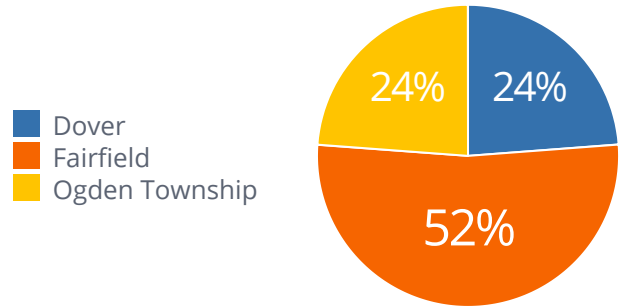
Time of Incidents



Percent of Incident Responses by Incident Type



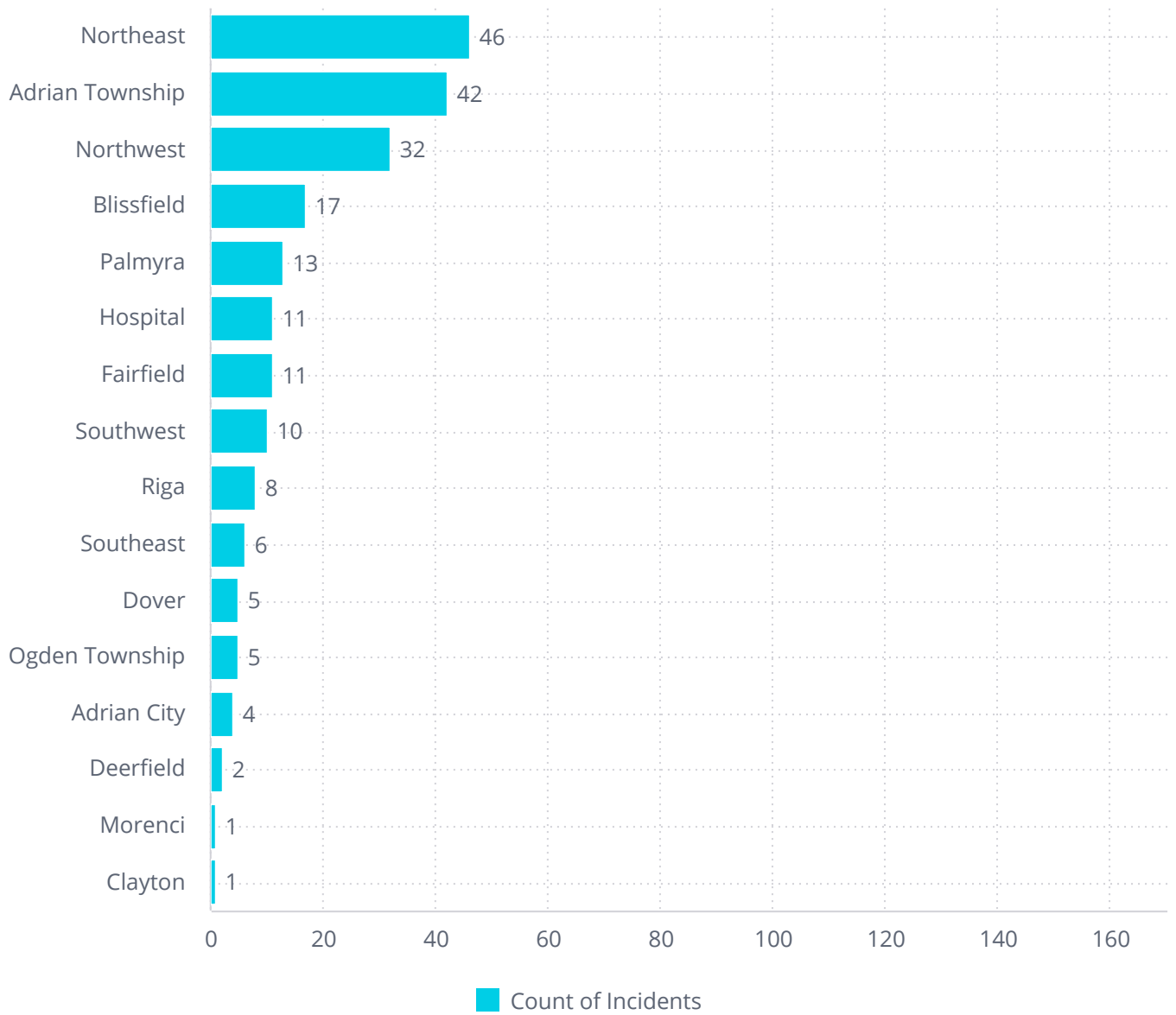
Contract Area Count



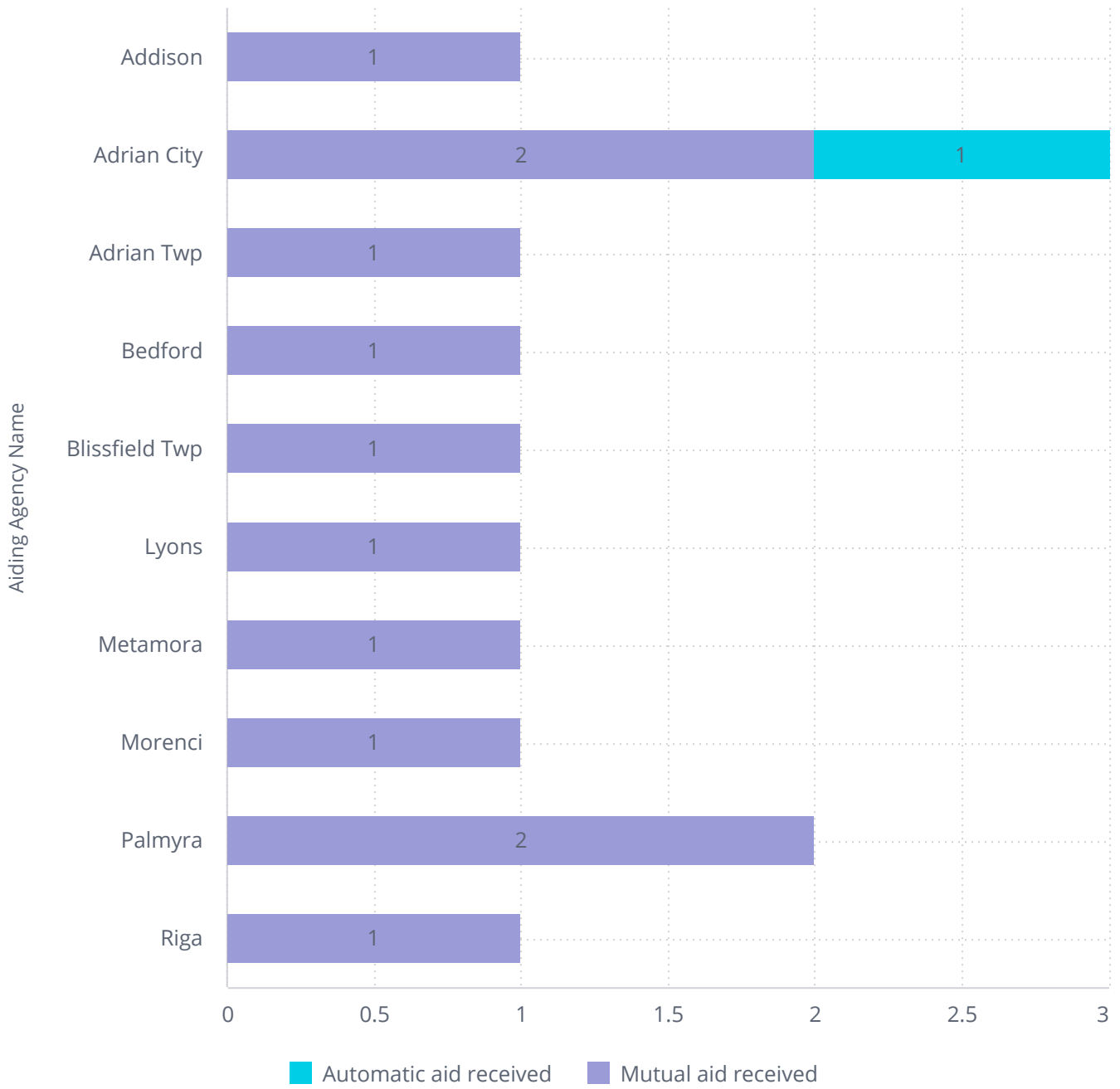
Incident Type

Incident Type	Incident Count
BLS Transfer	6
Citizen Assist	8
EMS call, excluding vehicle accident with injury	83
Madison transport for BLS agency	1
Medical Alarm	3
Motor vehicle accident with injuries	2
Motor vehicle accident with no injuries.	1
Paramedic Assessment- BLS agency	23
Paramedic transport- BLS agency	24

Count of Incidents by District



Mutual Aid Received

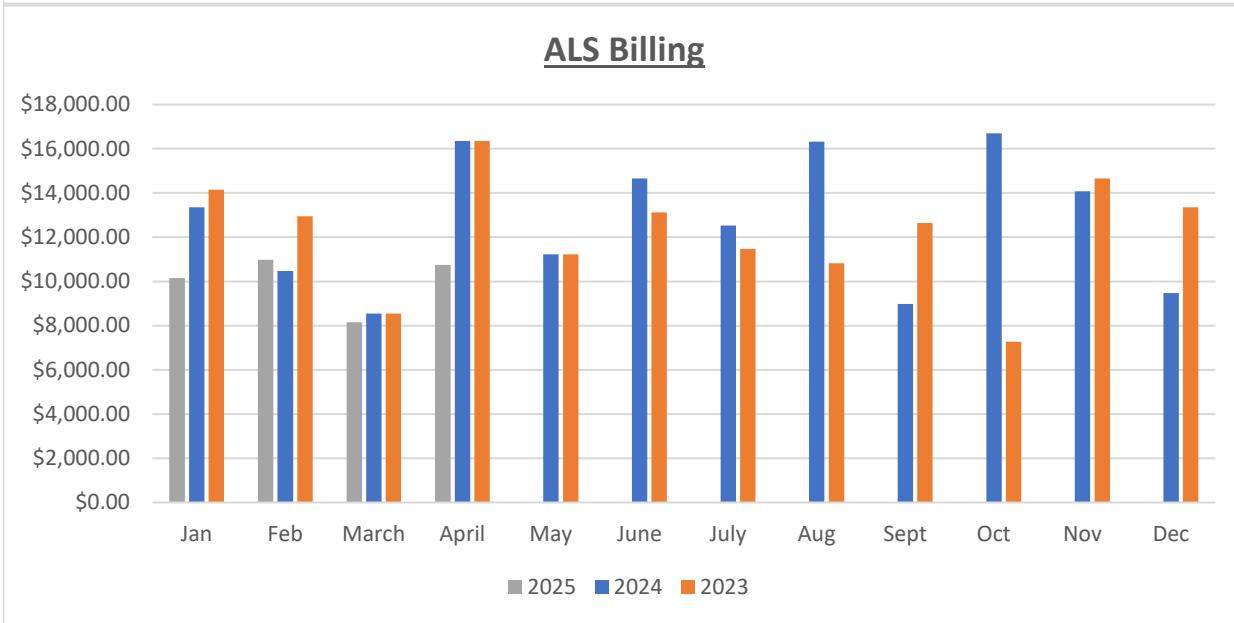
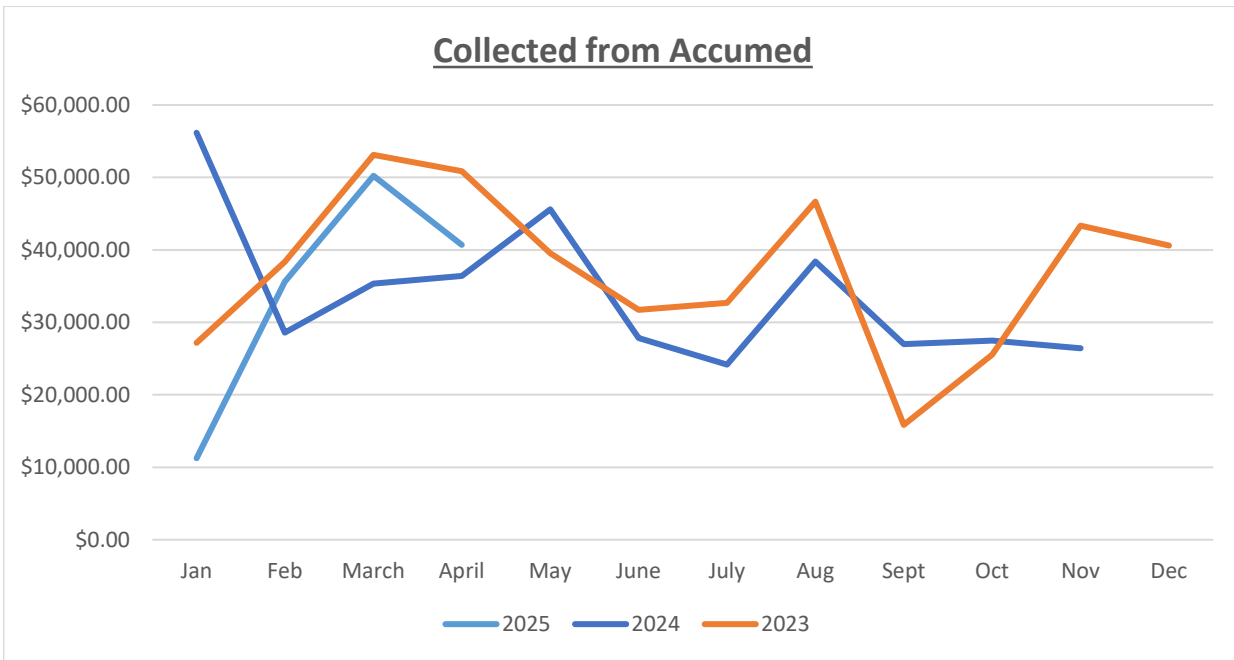


Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Engine Assist	2
	Tower Assist	1
Automatic aid received	Motor vehicle accident with injuries	1
Mutual aid given	Full Assist	1
Mutual aid received	BLS Transfer	1
	Building fire	1
	Dispatched and Cancelled- Unavailable	1
	EMS call, excluding vehicle accident with injury	1

Calls By Unit

Unit Name	Percentage of Calls ↓	AVG Time on Scene
E88	43.00%	29m:04s
M4	31.88%	40m:34s
M7	20.77%	41m:06s
M6	6.28%	31m:23s
E1	3.86%	70m:24s
E3	2.42%	78m:00s
B9	1.45%	84m:40s
T5	1.45%	24m:30s
E2	0.97%	144m:00s
Echo 1	0.48%	25m:00s



<u>Type of Write Off</u>	<u>Amount</u>	<u>Revenue</u>	<u>Month</u>	<u>YTD</u>
Contr Allowance	\$29,366.15	Billed for Ambulance/Fire	\$132,627.00	\$450,553.00
Write-Offs	\$7,056.00	Collected from Accumed	\$32,966.60	\$137,427.47
		Billed to BLS Agency	\$10,150.00	\$40,025.00
Sent to Collections		EMS Training Billed	\$0.00	\$0.00
TOTAL	\$36,422.15	TOTAL	\$175,743.60	\$628,005.47

CHARTER TOWNSHIP OF MADISON

Ryan Rank
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

3804 S. Adrian Highway
517-263-9313 Fax 517-263-4569



TRUSTEES
Chad Rodgers
Howard Bales
Norm Schutte
Ralph R. Benschoter

Monthly Building Inspector Report For the Month of April , 2025

38	Inspections Completed
3	Plan Reviews Finalized
5	Plan Reviews in Progress
\$9,978.52	Amount of Fees Collected
\$4,896.96	Adrian Twp. - Payment for Inspections
35	Adrian Twp. - Number of Inspections

Violations and Complaint Types Handled

	Township ordinance #
	Nuisance ordinance #
3	Life Safety inspections
	Zoning Issues 35
\$975.00	Zoning fee collected
\$15,850.48	Total Income Madison / Adrian Twp

Activitie

Other Activities

- Numerous Building Code Questions from Residents
- Meetings with the Residents and Contractors On-Site
- Written Correspondence and Follow-Up
- Research on Issues and Laws
- Coordination of Tasks with Other Departments
- Administrative Documentation and Input

Permit Revenue by Type

05/08/2025

Permit	Entry Type	Entries	Amount
	Building	72	9,978.52
	Electrical	106	4,132.00
	Mechanical	94	3,975.00
	PLUMBING	64	1,988.00
	Zoning	15	975.00
	Totals For Permit:	351	21,048.52
Grand Totals		351	21,048.52

Population: All Records

Transaction.DateToPoston Between 4/3/2025
12:00:00 AM AND 5/9/2025 11:59:59 PM



**Madison Charter Township
Monthly Inspection Report
April 2025
Plumbing**

Signature: *Terry L. Massingill*

- | | | | |
|--------------------|----------------------|----------------------|------------------------------|
| Type of Inspection | | Result of Inspection | |
| 1. Service | 7. Underground | 1. Approved | 6. Needs Reinspection |
| 2. Final | 8. Shower Panel | 2. Partial | 7. Inspection Length |
| 3. Rough | 9. Sewer Connection | 3. Disapproved | 8. Other/Unique Circumstance |
| 4. Re-Inspection | 10. Water Connection | 4. Not Ready | |
| 5. Safety | 11. Specialty | 5. Cancelled | |
| 6. Site | | | |

Total Permits:	<u>0</u>	Cost: \$	<u>-</u>
Total Inspections:	<u>20</u>	Cost: \$	<u>1,300.00</u>
Plan Reviews:	<u>0</u>	Cost: \$	<u>-</u>
Total Charges:		\$	<u>1,300.00</u>

Date	Permit Number	Address	Insp	Result	Comments/Details
4/1/2025	PP250010	2005 Green Acres Dr	3	1	
4/3/2025	PP250011	1416 S. Main Suite 200	3	1	Ross
4/3/2025	PP250020	1663 Rivers Edge Ct.	7	1	
4/3/2025	PP250021	1665 Rivers Edge Ct.	7	1	
4/8/2025	PP250019	2014 Green Acres Dr	3	1	
4/10/2025	PP250026	2009 Green Acres Dr.	3	1	
4/10/2025	PP240038	2910 Airport Rd.	3	1	Overhead Concealed Piping Area A
4/15/2025	PP250026	2019 Green Acres Dr.	3	1	
4/15/2025	PP250013	2011 Green Acres Dr.	3	1	
4/15/2025	PP250016	1979 Rivers Edge Ct.	9/10	1	
4/15/2025	PP250017	1981 Rivers Edge Ct.	9/10	1	
4/22/2025	PP250022	1971 Rivers Edge Ct.	7	1	
4/22/2025	PP250023	1981 Rivers Edge Ct.	7	1	
4/24/2025	PP240038	2910 Airport Rd.	3	1	Overhead Concealed Piping Area B
4/24/2025	PP250029	2819 Eunice Cir	3/8	1	
4/29/2025	PP250032	2752 Cloverdale	10	1	
4/29/2025	PP250031	2910 Airport Rd.	3 / 7	1	Drinking Fountain Admin Building
4/29/2025	PP250030	2821 Eunice Cir.	3 / 7	1	
4/29/2025	PP250020	1663 Rivers Edge Ct	3	1	
4/29/2025	PP250021	1665 Rivers Edge Ct.	3	1	

Charter Township of Madison

Department of Public works

April 2025

- Water usage for the month of April was 9.2 million gallons.
- Sewer usage for the month of April was 12.0 million gallons.
- Water usage for Fairfield Twp. for the month of April was 1.3 million gallons.

Operations

- Work orders for the month of April were (26).
- Miss Digs for the month of April was (68). All Miss Digs were reviewed and serviced as needed.
- Water meters were read, and all work orders were completed.
- All sewer reads for the month of April were submitted to the City of Adrian.
- Lift stations and generators were inspected for the month of April.
- Monthly operating report submitted to EGLE.
- Backwashing of iron filter as necessary.
- Monthly Drinking water sampling has been completed.
- Wastewater discharge sampling at water treatment plant.
- The Annual Drinking Water Sampling has been completed.

Communications

- The DPW had a watermain break on Monday April 5th on Parr Hwy Between Fairlawn and Drexel Blvd. the water main was excavated and repaired the same day with minimal service disruptions.
- On April 2nd heavy rainfall contributed to a sanitary sewer backup on Cadmus Road, between Baldwin Hwy and US 223 an unknown partial obstruction was cleaned from the line after Jetting the sewer main.
- Hydrant and water main Flushing is scheduled for April 28th -May 30th, 2025, this includes Madison and Fairfield townships.
- The Madison township water tower is scheduled to be cleaned and painted, a date official date has not been determined but most likely will be in May or early June.

Submitted by Tim Watterson
Department of public works Superintendent

Madison Township Quarterly Report:

- January 1, 2025 thru March 31st, 2025

To: Madison Township Supervisor Ryan Rank

From: Amanda Lacelle Madison Township Assessor

Email & Phone Call Correspondences: 100's of phone conversations, emails, & appointments

- Taxpayers:
 - Assessment notice explanations, appointments, decisions-hundreds of calls
 - MBOR appeal dates, March 10 & 12 9am to 5pm, 1pm to 9pm
 - L-4037 petitions-10 appointments in-person & letter
 - March 17, decisions sent out
- County Treasurer: Erin VanDyke & (Harold Gregg Madison Treasurer)
 - 5838 (1) pre adjustments-870-0090
 - Winter/ Summer warrants
- County Equalization: Shelly DeLong
 - L-4022 completed & downloaded to MEG site
 - L-4626 downloaded and sent to County
 - Close of 2025 MBOR-Freeze Roll

MTT

- MTT stipulation (1)-Southgate MHP, LLC **case dismissed**

Land Divisions

- MD0-113-4300-00
 - Analyze Values in BS&A software
 - Record & Sign Split Sheet with County Equalization
 - Inform taxpayer
- Field Work/ Data Entry
 - 1 parcel inspected due to Board of Review
 - PRE entries-15
 - PTA entries-15
 - 2025 Building permits-30

CHARTER TOWNSHIP OF MADISON
MADISON TOWNSHIP HALL
3804 S. ADRIAN HIGHWAY
PLANNING COMMISSION REGULAR MEETING
APRIL 24, 2025
7:00PM

7:00 PM Chairperson Michelle Johnson called the meeting to order; Pledge of Allegiance was said.

ROLL CALL: Chairperson Johnson, Vice-Chair Rodney Meeks, Joyce Holtz, Dale Thielan, and Reid Moden were present. Absent: Chad Rogers, Richard June, and Amy Hepker-Wilson.

A quorum was established.

Also in attendance: Supervisor Ryan Rank, Building Inspector Dave Rincon, and Dawn Marcus.

APPROVAL OF January 23, 2025 Regular Meeting Minutes:

Joyce Holtz moved to approve, seconded by Reid Moden. Motion approved 5-0.

PUBLIC COMMENT -AGENDA ITEMS ONLY

Supervisor Rank addressed the changed zoning of the property at 2396 U.S. 223 which had missed being recorded in 1989.

NEW BUSINESS

Conditional Use of C-2 at 2376 U.S. 223, Adrian, MI. Dawn Marcus presented a request to the Board to establish a veterinary clinic at this address. She will purchase the property if the conditional use request is granted. Dave Rincon voiced his approval. Thielan made the motion to approve, Meeks seconded. Motion was approved 5-0.

PUBLIC COMMENT -NON-AGENDA ITEMS

Rincon shared the there is a lot of building taking place in the township, giving the Green Acres subdivision as an example. Potential for a new condominium group was mentioned. No concrete details were available.

Chairperson Johnson discussed some inconsistencies between the Zoning Ordinance (2021) on the Township website and the hard copy (2015) in the Planning Commissions Handbook. Clarification is needed.

ADJOURNMENT

Moden motioned for the meeting to adjourn; Johnson seconded.

Meeting adjourned at 7:23pm

Respectfully submitted: Dale Thielan



Madison Charter Township

Application Number CU25-01

Conditional Use Permit Application

Business/Organization: <u>CCAC LLC</u>	
Applicant Name: <u>Dawn Marcus</u>	Phone Number: <u>517-918-3692</u>
Address: <u>8680 Roulet Road</u>	City, State, Zip: <u>Palmyra MI 49269</u>
Email: <u>g8vet@hotmail.com</u>	
Site Address: <u>23916 US 223</u>	
Legal Description: <u>see attachment</u>	
Current Zoning: <u>C-2 C-1 C-2</u>	Current Use: <u>hair salon / accounting offices</u>
Proposed Use: <u>hair salon / veterinary clinic</u>	
Do you own this Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <u>not yet - under contract</u> 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: <u>Dawn Marcus</u>	Date: <u>3/23/25</u>
Fee Received: \$ <u>350</u>	
For Official Use ONLY	
Planning Commission Meeting Date: <u>April 24/2025</u>	Date Adjoining Property Owners Notified:
Date Plot Plan or Certified Survey Map Received:	Date Notices Posted:
Approved: <input checked="" type="checkbox"/> Denied: <input type="checkbox"/>	
Reason:	
Official Signature: <u>Michelle D</u>	Date: <u>5/24/25</u> <u>5/24/25</u>

APPLICATION FOR ZONING COMPLIANCE PERMIT

PLEASE PRINT OR TYPE (if additional space is needed, use back side of this application.)

- 1. Application is hereby made by the undersigned to:
 - use land
 - add to existing building(s)
 - construct new building(s)
 - alter existing building(s)

for the following use(s): Veterinary Clinic

- 2. The applicant(s) is/are:
 - the owner(s) of the property involved.
 - acting on behalf of the owner(s) of the property involved.

Name of Property Owner(s): Dale & Lynette Sawyer

3. Address of property involved: 23916 E US 223

4. Legal description: on file

- 5. Present Zoning: 1-1
- 6. Lot Area: _____ a/sq.ft.
- 7. Average lot width: _____ ft.
- 8. Average lot depth: _____ ft.
- 9. Front yard setback: _____ ft.
- 10. Side yard setback: _____ ft.
- 11. Back yard setback: _____ ft.
- 12. Percentage of lot covered: _____ % ft.
- 13. Building height: _____ ft.
- 14. Total floor area: _____ sq.ft.
- 15. Off street parking: _____ cars
- 16. Is central sewer available?: _____
- 17. Number of new buildings: _____
- 18. Min. distance between bldgs: _____ ft.

19. The original and one (1) copy of a plot plan, drawn to scale, and showing existing and proposed buildings and structures for said property shall be submitted with this application.

I/We Dawn Marcus do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: _____

Applicant(s): Dawn Marcus
Signature

Telephone: 517 918 3092

Signature

Address: _____

Fee Received: \$ _____

Zoning Administrator: _____
Signature

A ZONING COMPLIANCE PERMIT for the proposed use of said property is hereby:
 Granted Refused for the following reason(s): conditional use

Date: 3/22/22

Zoning Administrator: [Signature]
Signature

ONE (1) COPY RETAINED BY ZONING ADMINISTRATOR AND ONE (1) COPY RETAINED BY APPLICANT, ONE (1) COPY RETAINED BY CLERK.

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

Google Maps



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



-  = upper and lower cabinets
-  = computer workstation
-  = ceiling mounted scavenger
-  = ceiling mounted oxygen line
-  = Ceiling mounted lights that require reinforced mount
-  = wet prep table (requires plumbing)
-  see electrical requirements
-  = Wall mounted folding table requires backing
-  = Wall mounted dental xray requires backing

Lynette Saylor
Saylor's Accounting & Financial Services
1800 W Maumee St, Ste 200
Adrian, Mi. 49221
March 27, 2025

RE: Re-Zoning from I1 to C-2 with Exceptions
2396 E US 223, Adrian, MI 49221

Dawn Marcus, DVM
DDM Marcus Properties, LLC
8680 Rouget Road
Palmyra, MI. 49268

Mike Zieldorff, Associate Vice President
Skylark Commercial

To whom this may concern:

I, Lynette Saylor give permission to Dawn Marcus, DVM to seek out the Madison Township Planning Commission at the Madison Township office to request a change in zoning. Currently, my property at 2396 E US 223, Adrian, MI 49221 is zoned as I-1 Light Industrial.

As you may or may not know, my property has been listed for sale and we are currently under contract with Dawn Marcus whose intention is to put her veterinary practice in this building. In order for this sale to go through, we need the zoning changed to C-2 with conditional use so that she can put her small animal clinic in this building. It is my knowledge and understanding that there are 'like' businesses in the immediate surrounding area.

The Buyer, Dr. Dawn Marcus, will be coming in to file the appropriate paperwork and she will be paying the fees involved.

Thank you.



Lynette K Saylor

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 Bethany 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 amount as developer is installing lines. Motion Neill, support Smith. Passed

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.

Charter Day of Madison
Planning Commission Meeting
March 27, 1989

Item 2.

The meeting was called to order at 7:30 PM by the
Chairman Howard J. Janssen. Members present:
Howard Janssen, Shirley Myers, Charles D. Janssen,
Ron Carter, T. Burton Dennis, Albert Janssen, &
T. Joyce O'Leary

The Pledge to the Flag was given.
Lynette Saylor requested a zoning change from
I-1 to C-2 on the property located at 2346 E. U.S.
Highway. She stated that she is currently operating a business at
that location. Shirley Myers made a motion that
we recommend approval of the rezoning.
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.

Lynette Sayler
Sayler's Accounting & Financial Services
1800 W Maumee St, Ste 200
Adrian, MI. 49221
March 27, 2025

RE: Re-Zoning from I1 to C-2 with Exceptions
2396 E US 223, Adrian, MI 49221

Dawn Marcus, DVM
DDM Marcus Properties, LLC
8680 Rouget Road
Palmyra, MI. 49268

Mike Zieldorff, Associate Vice President
Skylark Commercial

To whom this may concern:

I, Lynette Sayler give permission to Dawn Marcus, DVM to seek out the Madison Township Planning Commission at the Madison Township office to request a change in zoning. Currently, my property at 2396 E US 223, Adrian, MI 49221 is zoned as I-1 Light Industrial.

As you may or may not know, my property has been listed for sale and we are currently under contract with Dawn Marcus whose intention is to put her veterinary practice in this building. In order for this sale to go through, we need the zoning changed to C-2 with conditional use so that she can put her small animal clinic in this building. It is my knowledge and understanding that there are 'like' businesses in the immediate surrounding area.

The Buyer, Dr. Dawn Marcus, will be coming in to file the appropriate paperwork and she will be paying the fees involved.

Thank you.



Lynette K Sayler



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

April 17, 2025

Ms. Janet Moden, Clerk
Madison Charter Township
3804 S. Adrian Hwy
Adrian, Michigan 49221

Sent via email to clerk@madisontwp.com

Subject: #25-21 | Proposed Farmland and Open Space Agreement (PA 116) for property known as ID #MD0-134-4425-00.

Dear Ms. Moden:

The Lenawee County Planning Commission (LCPC) reviewed the proposed PA 116 application during its April 17, 2025 meeting. After considering the request, the Commission recommended **approval** of the application to the Madison Charter Township Board.

If you have any questions regarding this matter, please feel free to contact me at (517) 768-6708 or kpeck@mijackson.org.

Sincerely,

Kade Peck
Recording Secretary

Attachments:

Staff report for application #25-21

Draft minutes of the April 17, 2025, Lenawee County Planning Commission meeting



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

PA 116 FARMLAND AGREEMENT | FA #25-21

Applicant(s): D&P Neuroth Land L.L.C
4279 E Horton Road
Blissfield, MI 49928

Date: April 17, 2025

Local Government: Madison Charter Township

Purpose: Enrollment application

Location: The subject property (ID #MD0-134-3325-00) is located on the South side of W Gorman Road, in Section 34 of the Township.

Description: The subject property have an area of approximately 60 acres, 58.5 of which are being applied for the program. 55 acres are cultivated for cash crop and 3.5 acres are classified as "all other areas." According to the applicant there are no buildings or structures on the property.

Term: 25 years.

Future Land Use: The *Lenawee County Comprehensive Land Use Plan* places the subject property in an area recommended for 'agricultural' uses.

Staff Comments: None.

Staff Advisement: Based upon this analysis, staff advises the Lenawee County Planning Commission to recommend **APPROVAL** of the PA 116 application to the Madison Charter Township Board.

Attachment(s):

- Background information provided by the applicant/township.



Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
 120 W. Michigan Avenue • Jackson, MI 49201
 Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

Thursday, April 17, 2025

Lenawee Room • Lenawee County Human Services Building • Adrian, Michigan

Members Present: Ms. Rebecca Liedel, LCPC Chair; Mr. Bruce Nickel; Mrs. Carrie Dillon; Mr. Ralph Tillitson Lenawee County Commission; Mrs. Beth Blanco.

Members Absent: Mr. Dersham and Mr. Witt

Others Present: Mr. Kade Peck, LCPC Staff/Recording Secretary

- Item 1 **Call to order.** Chair Liedel called the meeting to order at 6:08 p.m. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2 **Public comment** — None
- Item 3 **Approval of Agenda.** Staff submitted the April 17, 2025 meeting agenda for approval. A motion was made by Comm. Tillitson, and seconded by Comm. Nickel, to approve the April 17, 2025, meeting agenda as presented. *The motion passed unanimously.*
- Item 4 **Approval of Minutes.** Staff submitted the March 20, 2025 meeting minutes for approval. A few changes were made and the minutes were approved with edits. A motion was made by Comm. Nickel, and seconded by Comm. Blanco, to approve the March 20, 2025, meeting minutes with amended minutes. *The motion passed unanimously.*
- Item 5 **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s)** — None
 - b. **Consideration of PA 116 Farmland Agreements(s)**
 - (1) **#FA25-18 | Ogden Township.** Commissioners reviewed a proposed agreement for property (ID #OGO-122-2800-00) in Section 22 of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).
 A motion was made by Comm. Tillotson, and seconded by Comm. Nickel, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Ogden Township Board (see the staff report). *The motion passed unanimously.*
 - (2) **#FA25-19 | Ogden Township.** Commissioners reviewed a proposed agreement for property (ID #OGO-105-3055-00) in Section 5 of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).
 A motion was made by Comm. Nickel, and seconded by Comm. Blanco, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Ogden Township Board (see the staff report). *The motion passed unanimously.*

www.region2planning.com/lenawee-county-planning-commission

(3) **#FA25-20 | Ogden Township.** Commissioners reviewed a proposed agreement for property (ID #OG0-123-1575-00) in Section 23 of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Blanco, and seconded by Comm. Dillon, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Ogden Township Board (see the staff report). *The motion passed unanimously.*

(4) **#FA25-21 | Madison Township.** Commissioners reviewed a proposed agreement for property (ID #MD0-134-4425-00) in Section 34 of the Township. Staff summarized his report advising commissioners to recommend approval of the agreement (see the staff report).

A motion was made by Comm. Tillotson, and seconded by Comm. Blanco, to concur with the staff advisement to recommend approval of the PA 116 agreement to the Madison Charter Township Board (see the staff report). *The motion passed unanimously.*

c. **Consideration of Master Plan(s)** — None.

Item 6 **Other Business**

a. **Old Business**

Discussion of Lenawee Dinner.

b. **New Business**

None.

Item 7 **Public Comment** — None.

Item 8 **Commissioner Comment** — None.

Item 9 **Adjournment.** The meeting was adjourned at 6:30 pm.

Respectfully submitted,



Kade Peck, Recording Secretary

CHARTER TOWNSHIP OF MADISON

LENAWEE, MICHIGAN

RESOLUTION NO. 2025-1

A RESOLUTION TO RESCIND RESOLUTION NO. 2023 AND AMEND WATER CONNECTION FEES FOR PROPERTY OWNERS WHO HAVE PAID THE INITIAL WATER ASSESSMENT

WHEREAS, the Charter Township of Madison Charter Township (the "Township") previously adopted Resolution No. 2023, establishing certain fees and requirements for water connection assessments; and

WHEREAS, property owners who have already paid the initial water assessment fee of \$3,500.00 have requested a revision of the connection fee structure to account for their prior payment; and

WHEREAS, the Township Board recognizes the need to provide a fair and equitable adjustment to these property owners, ensuring that they are only required to pay the difference between the current connection fee and the initial assessment fee already paid; and

WHEREAS, rescinding Resolution No. 2023 and implementing this revised policy will better align with the Township's commitment to fairness and financial responsibility for property owners connecting to the water system; and

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Madison Charter Township, Lenawee, Michigan, as follows:

1. **Rescission of Prior Resolution.** Resolution No. 2023 is hereby rescinded in its entirety.
2. **Adjustment to Water Connection Fees.** Property owners who have previously paid the initial water assessment of \$3,500.00 shall be required to pay only the difference between the current water connection fee and the amount already paid.
3. **Implementation.** The Township Supervisor and Township Clerk are authorized and directed to take all necessary steps to implement this resolution, including notifying affected property owners and updating Township records accordingly.
4. **Severability.** If any portion of this Resolution is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
5. **Effective Date.** This Resolution shall take immediate effect upon adoption.

ROLL CALL VOTE:

YEAS: Bales, Benschoter, Gregg, Moden, Rank, Rodgers, and Schutte

NAYS: 0
ABSENT: 0

RESOLUTION DECLARED [ADOPTED/NOT ADOPTED]

CERTIFICATION

I, Janet Moden, the duly elected Clerk of the Charter Township of Madison Charter Township, Lenawee, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular/special meeting held on 3/11/2025, with notice provided in accordance with applicable law.

Dated: 3/11/2025

Janet Moden
Charter Township of Madison