



## REGULAR BOARD MEETING

December 09, 2025 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

### AGENDA

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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.](#) Budget Amendments

[2.](#) International Property Maintenance Code

[3.](#) Land Split 5000 Blk S Adrian Hwy

4. Local 4225 Contract

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 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.



# CHARTER TOWNSHIP OF MADISON

**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.

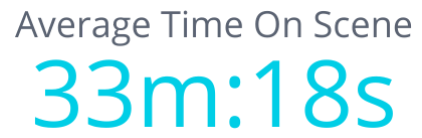
Typed and Submitted by:

Janet Moden  
Township Clerk

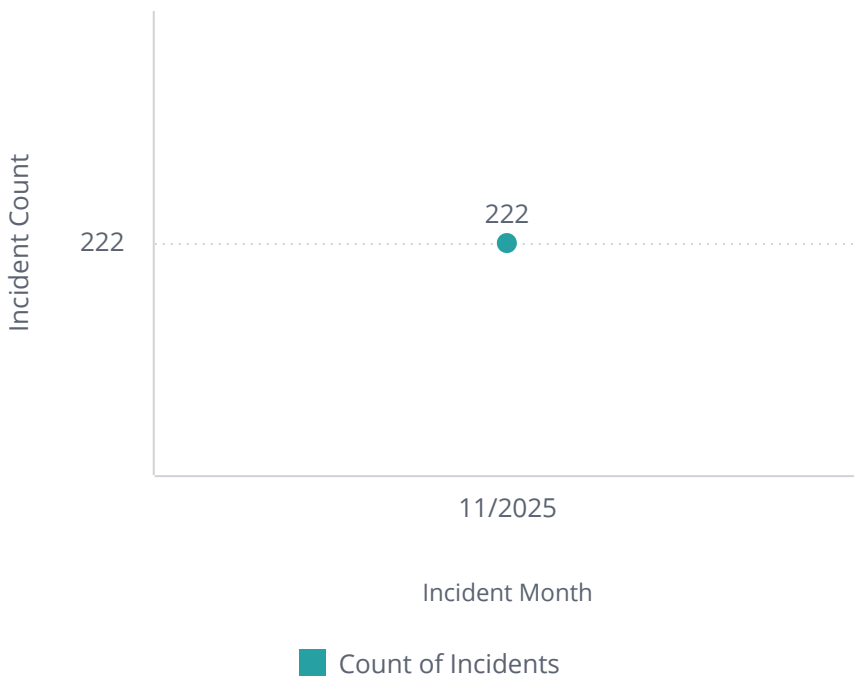
Total Number of Incidents



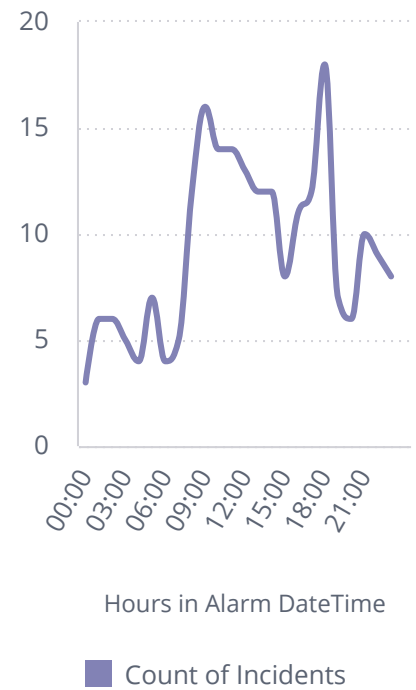
Average Time on Scene



Incident Trend



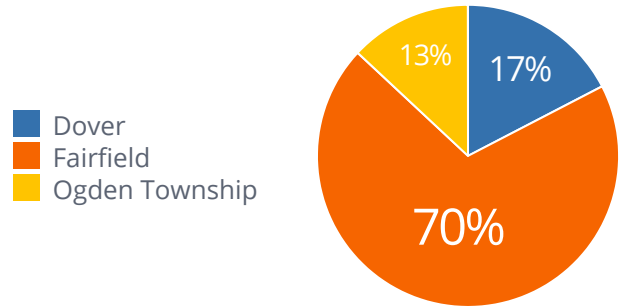
Time of Incidents



Percent of Incident Responses by Incident Type



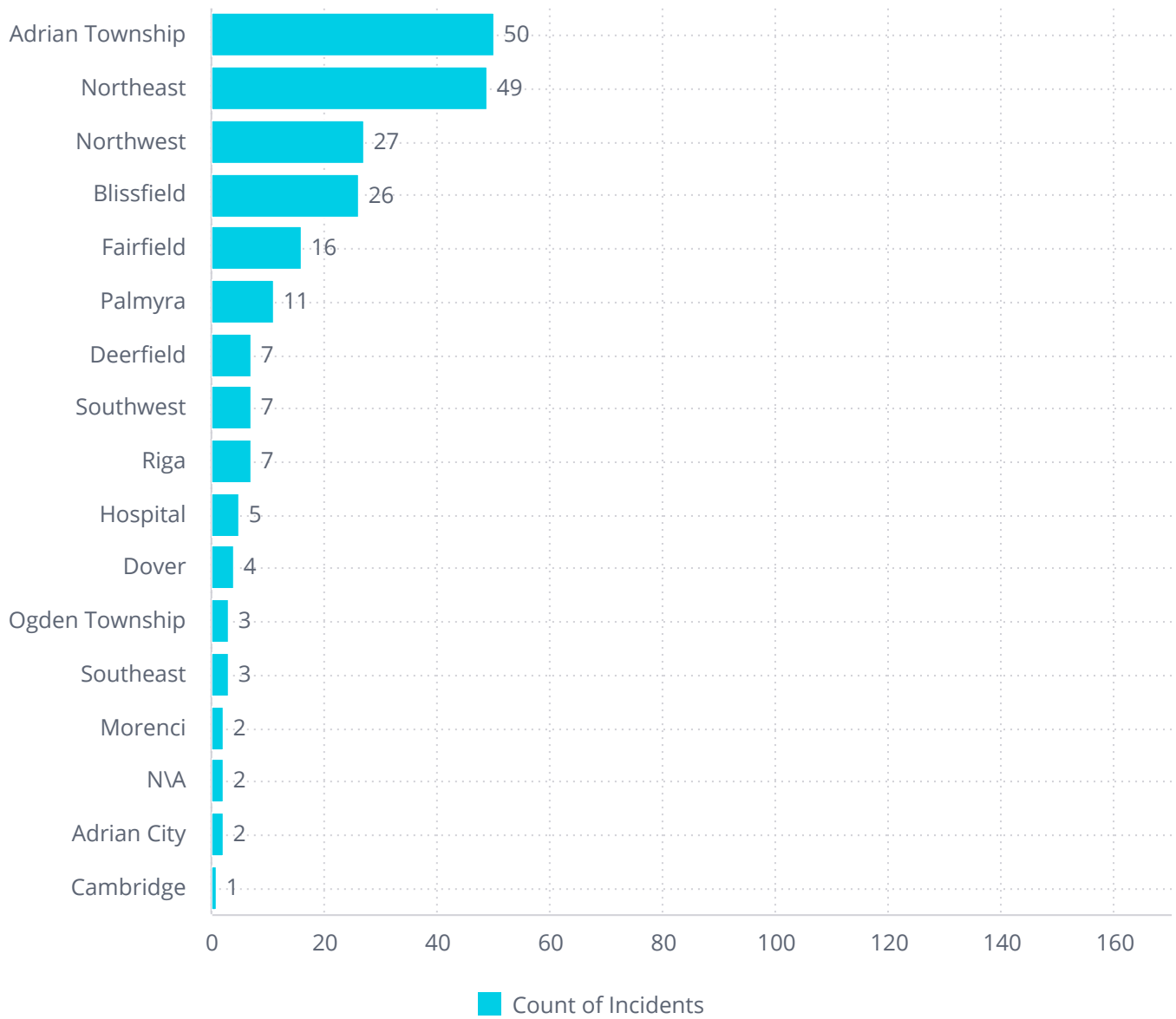
Contract Area Count



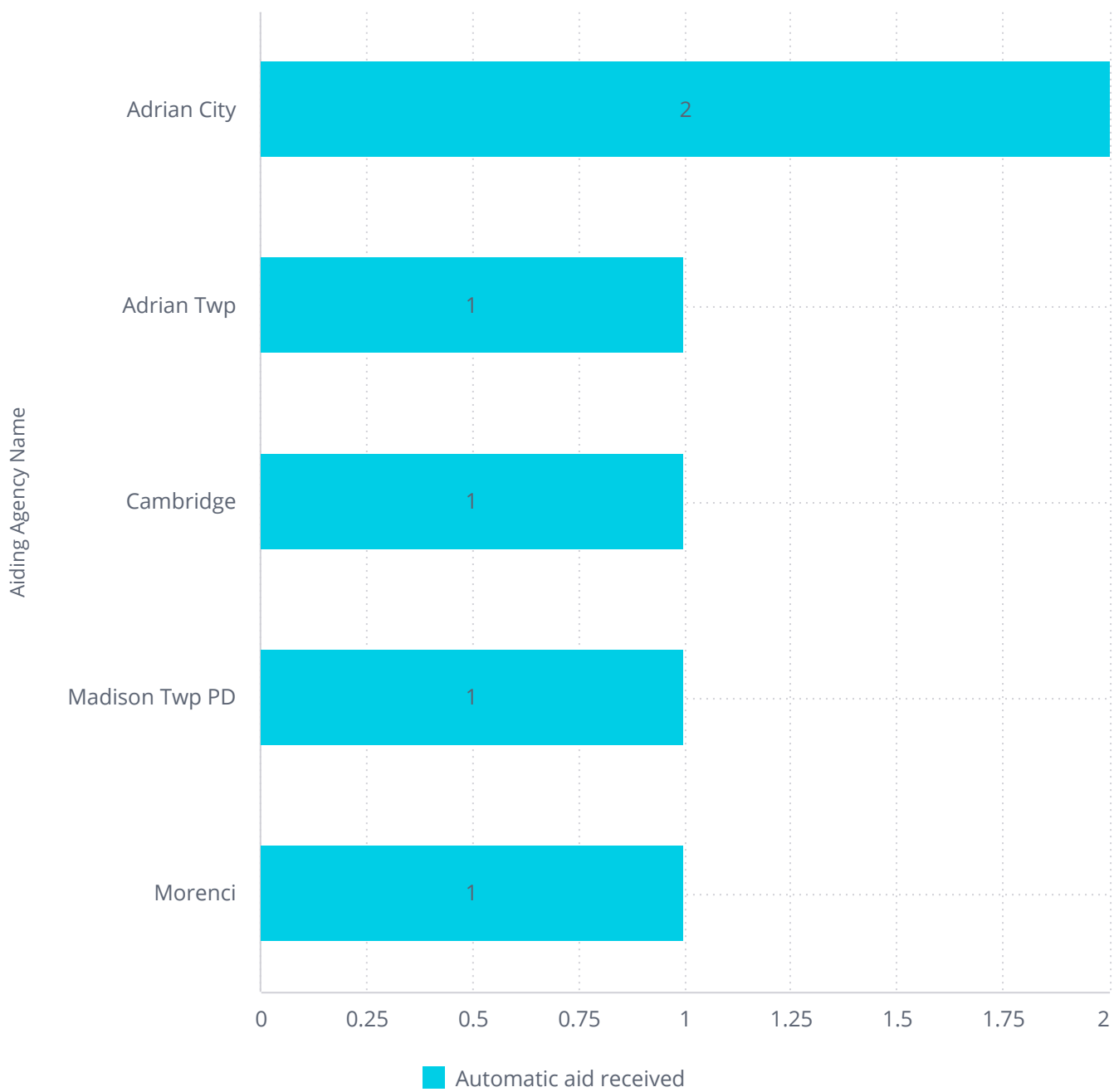
Incident Type

Incident Type	Incident Count
BLS Transfer	2
Citizen Assist	10
EMS call, excluding vehicle accident with injury	81
Motor vehicle accident with injuries	4
Paramedic Assessment- BLS agency	20
Paramedic transport- BLS agency	25

Count of Incidents by District



Mutual Aid Recieved

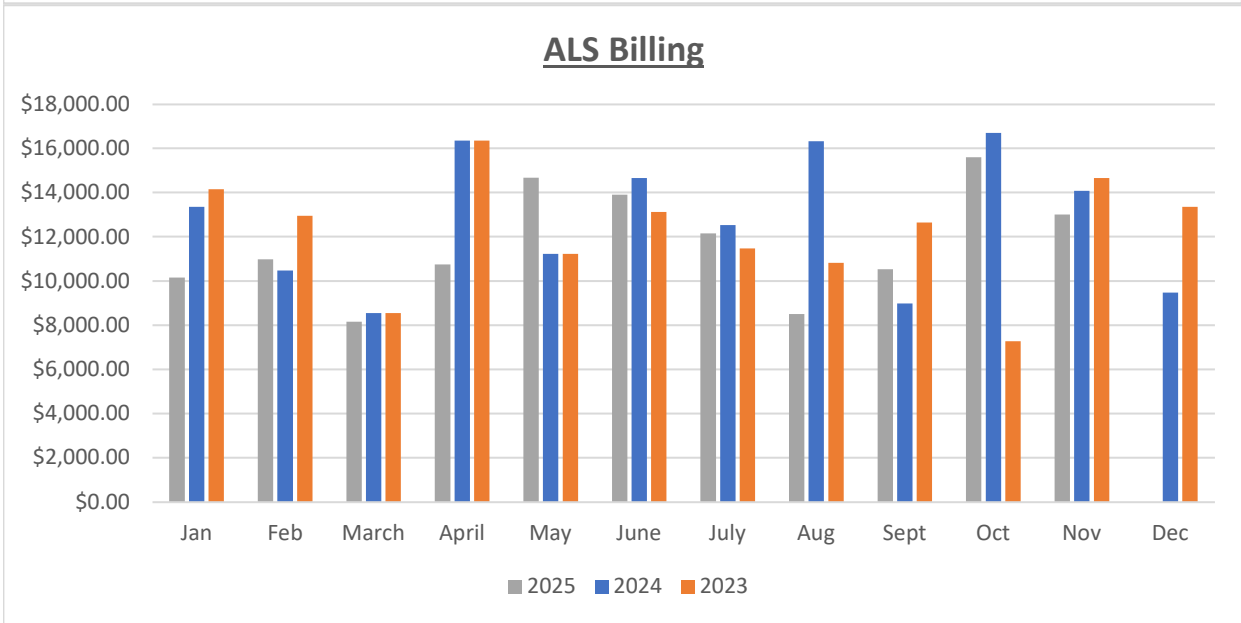
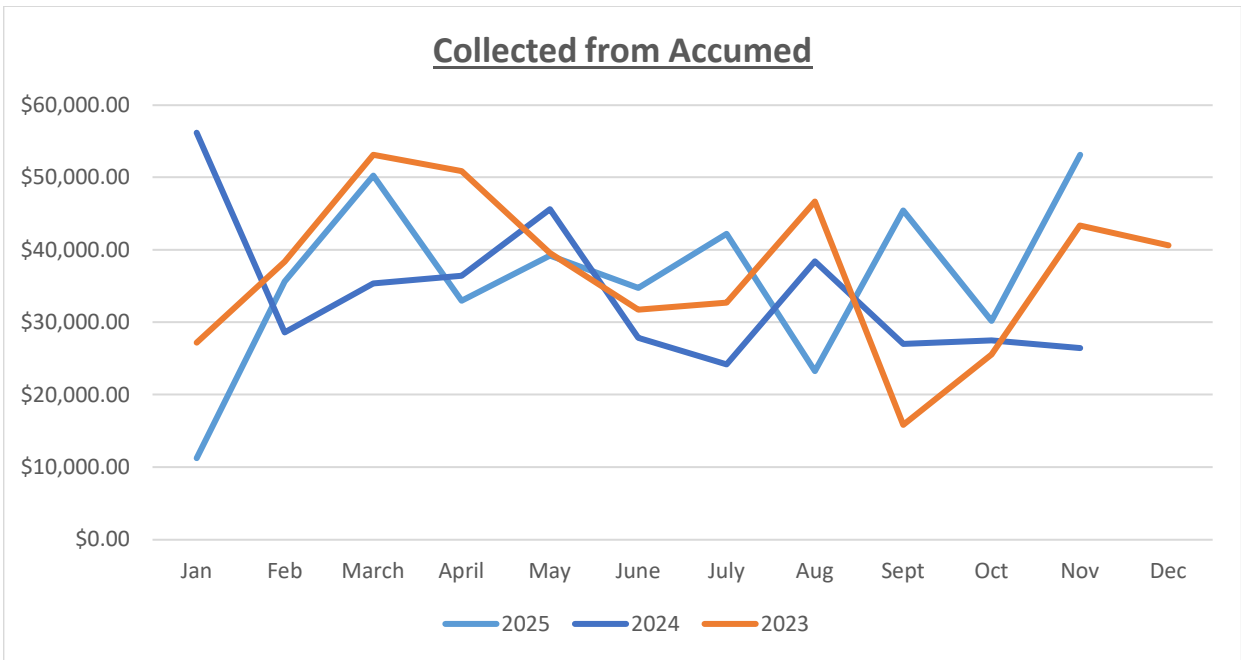


Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Cover assignment, standby, moveup	1
	Dispatched and Cancelled- Mutual Aid Fire	1
	Full Assist	1
Automatic aid received	Building fire	1
	Motor vehicle accident with injuries	1
Mutual aid given	Ambulance Assist	2
	Dispatch and Cancelled- enroute mutal aid EMS	1
	Dispatched and Cancelled- Mutual Aid Fire	1

Calls By Unit

Unit Name	Percentage of Calls <span style="font-size: small;">↓</span>	AVG Time on Scene
Echo88	47.91%	26m:40s
88M7	35.81%	37m:22s
88M4	8.84%	24m:42s
88M6	4.65%	29m:47s
M7	3.72%	25m:51s
Echo 1	2.33%	75m:39s
E88	1.86%	15m:30s
88B9	1.40%	37m:34s
88E1	1.40%	96m:39s
E2	0.93%	81m:00s



<u>Type of Write Off</u>	<u>Amount</u>	<u>Revenue</u>	<u>Month</u>	<u>YTD</u>
Manual Contractual Allowance	\$3,147.05	Billed for Ambulance/Fire	\$92,909.00	\$747,732.00
Auto-Contractual Allowances	\$18,021.50	Collected from Accumed	\$42,204.75	\$345,015.10
Write-Offs	\$857.45	Billed to BLS Agency	\$13,000.00	\$128,375.00
Sent to Collections		EMS Training Billed	\$0.00	\$45,000.00
<b>TOTAL</b>	<b>\$22,026.00</b>	<b>TOTAL</b>	<b>\$148,113.75</b>	<b>\$1,266,122.10</b>

\_\_\_\_\_

# 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 November, 2025

<b>39</b>	Inspections Completed
<b>2</b>	Plan Reviews Finalized
<b>3</b>	Plan Reviews in Progress
<b>\$6,634.25</b>	Amount of Fees Collected
<b>\$4,896.96</b>	Adrian Twp. - Payment for Inspections
<b>35</b>	Adrian Twp. - Number of Inspections

### Violations and Complaint Types Handled

<b>2</b>	Township ordinance #
	Nuisance ordinance #
<b>2</b>	Life Safety inspections
	Zoning Issues 35
<b>\$130.00</b>	Zoning fee collected
<b>\$11,661.21</b>	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

12/04/2025

Permit	Entry Type	Entries	Amount
	Building	19	6,634.25
	Electrical	25	991.00
	Mechanical	35	1,290.00
	PLUMBING	24	831.00
	Zoning	2	130.00
Totals For Permit:		105	9,876.25
<b>Grand Totals</b>		105	9,876.25

Population: All Records

Transaction.DateToPostOn Between 11/8/2025  
12:00:00 AM AND 12/4/2025 11:59:59 PM











# Charter Township of Madison

## Department of Public Works

### November 2025

#### Water and Sewer Usage

- Water usage for the month of was November 8.0 million gallons.
- Sewer usage for the month of was November 9.8.million gallons.
- Water usage for Fairfield Twp. for the month of November was 1.1 million gallons.

#### Operations

- Work orders for the month of November were (48).
- Miss Digs for the month of November was (84). 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 November were submitted to the City of Adrian.
- Lift stations and generators were inspected for the month of November.
- 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.

#### Communications

- Public works staff made repairs to the water meter vault that supplies water to the Hidden River South community, leaking fittings for a meter that developed were replaced, no leaks were noted after the repair was completed.
- A new Fire Hydrant was installed in the Green Acres subdivision at the dead end of the street, an existing hydrant that was in place was unrepairable after several attempts by public works staff. The new hydrant operates and functions properly and should last for many years.
- The DPW purchased a new salt spreader for one of the public works trucks. We now have two salt spreaders available to use, we are also currently getting pricing on a new snowplow so both trucks can be used for snow clearing and salting after snow events on township properties.
- The DPW purchased new tires for two of the DPW trucks, tires were due to be replaced.

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*Norm Schutte*  
*Rusty Benschoter*

## Budget Amendments 12-09-2025

### General Fund

101-253-962-000	Treasurers Dept. Misc.	\$10,500.
101-262-726-000	Election Dept. Supplies	\$1,000.
101-262-822-000	Election Dept. Fee's/Meetings	\$2,000.
101-265-802-000	Township Hall Information Tech.	\$5,700.

### Construction Code Electrical Dept.

249-372-725-000	Salaries/fee's	\$3,500.
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**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, IN PART, FOR THE CHARTER TOWNSHIP OF MADISON, LENAWE COUNTY, MICHIGAN; TO PROVIDE FOR THE ENFORCEMENT THEREOF; TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

**THE CHARTER TOWNSHIP OF MADISON ORDAINS:**

**SECTION 1. ADOPTION OF CODE.**

Pursuant to the authority granted by law, Madison Charter Township hereby adopts by reference the following parts of the International Property Maintenance Code, 2021 edition (IPMC): Chapter 1, Chapter 2, Chapter 3 Sections 301, 302.1, 302.3, 302.4, 302.5, 302.7, 302.8, 303, 304.1.1 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.16, 307, 308, and 309, Chapter 5 Sections 502.1, 504.1, 505.1, 505.4, 506.1, 506.3, 507.1, and Chapter 6 Section 603, as published by the International Code Council.

**SECTION 2. APPENDICES ADOPTED.**

Appendices A and B of the 2021 International Property Maintenance Code are hereby adopted as part of this ordinance.

**SECTION 3. REFERENCES IN THE IMPC**

References in the IMPC to “authority” or “appointing authority” or similar terms shall mean the Madison Charter Township Board of Trustees; references to “code official” shall mean the Charter Township of Madison Building Official, Zoning Administrator or any other authorized personnel by the Madison Charter Township Board of Trustees established through resolution; references to “department” shall mean the administrative department headed by the Madison Charter Township Clerk.

**SECTION 4. REVISIONS**

The following sections are hereby revised:

- A. Section 101.1: Insert: Charter Township of Madison, Lenawee County, State of Michigan
- B. Section 104.1: Delete and insert the following:

The Charter Township of Madison Board of Trustees may establish by resolution a schedule of fees for activities and services performed by the department in carrying out its responsibilities under this code. Such schedule may be amended from time to time. Fee schedules shall be published in the manner as required by law and except as otherwise provided by law, shall be effective on the day after publication.

- C. Section 110.4. Delete and replace with the following:

Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines as specified in the fee schedule adopted by resolution of the Charter Township of Madison Board of Trustees.

#### **SECTION 5. PENALTIES.**

- A. Any person violating any provision of the IPMC, as adopted in this Ordinance, shall be deemed:
- i. Guilty of a misdemeanor. Penalties may be imposed up to ninety (90) days incarceration in the County Jail , fines up to five hundred dollars (\$500.00), plus the costs of prosecution.
  - ii. Responsible for a civil infraction. Penalties may be imposed in fines as set forth in the Charter Township of Madison Civil Infractions Ordinance, plus the costs of prosecution.
- B. The decision to charge the alleged violator with a misdemeanor or a civil infraction as a result of a violation of this Ordinance shall be at the sole discretion of the Township.
- C. Each day that a person violates the provisions of this Ordinance or the terms and conditions of any permit or approval issued pursuant to this Ordinance shall constitute a separate violation.
- D. In addition to the foregoing, any violation of the IMPC shall be deemed a nuisance per se, permitting the Township Trustees, its officers, agents or any private citizen to take such action in any Court of competent jurisdiction to cause the abatement of such nuisance, including injunctive relief. Further, upon a determination by a court that a person has violated the IMPC thereby creating a nuisance per se, the Township shall be entitled to its actual attorney fees incurred in seeking abatement of the nuisance.

**SECTION 6. SEVERABILITY.**

That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Charter Township of Madison Board of Trustees hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**SECTION 7. PUBLICATION.**

The Madison Charter Township Clerk is hereby ordered and directed to cause this legislation to be published in the manner as required by law and except as otherwise provided by law, shall be effective on the day after final publication.

**SECTION 8. EFFECTIVE DATE.**

This ordinance shall become effective after legal publication and in accordance with the provisions of the Act governing same.

YEAS:

NAYS:

**ORDINANCE DECLARED ADOPTED ON \_\_\_\_\_, 2025.**

\_\_\_\_\_  
Ryan Rank  
Supervisor, Madison Charter Township

**CERTIFICATE OF ADOPTION AND PUBLICATION**

I, Janet Moden, the duly elected Clerk of Madison Charter Township certify that the foregoing ordinance is a true and correct copy of the ordinance enacted by the Board of Trustees of the Charter Township of Madison on \_\_\_\_\_, 2025 and published in the \_\_\_\_\_, a newspaper circulated in the Township of Madison on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janet Moden, Clerk  
Madison Charter Township

# CHARTER TOWNSHIP OF MADISON

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Chad Rodgers



December 7, 2025

Land Split Recommendation – Kevin R. King, 5000 Block S. Adrian Highway

Mr. Kevin R. King, located in the 5000 block of South Adrian Highway, has submitted a request for a land split. The property, identified as Tax ID **MD0-134-2400-00**, is currently zoned **AG-1**.

The proposed division will create three parcels. A 5.00-acre portion will be split from the original 38.11-acre parcel. All proposed parcels meet the required road frontage and zoning standards.

Based on my review, I recommend **approval** of the requested land split. Resulting in parcel B

Sincerely,  
**David Rincon**  
Building Official | Zoning Official | Fire Inspector I  
Madison Township  
517-442-3080

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Based on my review, I recommend **approval** of the requested land split. Resulting in parcel C

Sincerely,  
**David Rincon**  
Building Official | Zoning Official | Fire Inspector I  
Madison Township  
517-442-3080

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Based on my review, I recommend **approval** of the requested land split. Resulting in parcel D

Sincerely,  
**David Rincon**  
Building Official | Zoning Official | Fire Inspector I  
Madison Township  
517-442-3080



BRING OR MAIL TO:  
Madison Charter Township  
3804 S. Adrian Hwy  
Adrian, MI 49221

### Land Division Application

\*Up to **45 DAY** processing time from when completed Land Division Paperwork is returned to township office.

**You MUST answer all questions and include all attachments or this will be returned to you.**

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property lot line adjustment. (Sec. 102 e & f)

**Where you want this form sent when review is completed:**

Name: Kevin R King  
Address: 9905 Grass Lake Rd  
City/State/Zip: Hillstale Mi 49242

This form is designed to comply with applicable local zoning land division ordinances and 109 of the Michigan Land Division Act (formerly the subdivision control act (Partiucularly by PA 591 of 1996. M.C.L. 560.101 et seq.) PA. 288 of 1967 as amended)

1. Location of parent parcel to be split:

Address: ~~5818 S. Adrian Hwy~~ 5000 Blk S. Adrian Hwy.  
Township/City: Madison Adrian Parent Parcel: MDD-134-2900-00.

2. Property owner information:

Name: Kevin R King Phone: 517-263-8109  
Address: 9905 Grass Lake Rd  
Contact Name if applicant is not a person: \_\_\_\_\_

3. Applicant Information (if not parcel owner)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Name if applicant is not a person: \_\_\_\_\_

4. PROPOSAL: Describe Division(s) being proposed:

A. Number of new parcels 3 parcels B,C+D  
B. Intended Use (residential commercial, etc.)

C. The division of the parcel provides access to an existing pubic roadway by: (check one)

- Each new division has frontage on an existing road: \_\_\_\_\_
- A new public road, proposed road name: \_\_\_\_\_
- A new private road or easement, proposed road name: \_\_\_\_\_
- A recorded casement (driveway). (Cannot service more than one potential site)

Attach legal description of the proposed new road, easement or shared driveway  
Attach legal description of each proposed new parcel

5. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number of transferred \_\_\_\_\_  
(See section 109(2) of the statute. Make sure your deed includes both statements required in Section 109(3 & 4) of the statute.)

6. DEVELOPMENT SITE LIMITS Check each that represents a condition which exists of the parent parcel

- Lake or riverfront parcel
- Includes wetlands
- Includes beach
- Within a floodplain
- Includes slopes more than 25% (a 1:4 or 14 degree angle) or steeper
- Is on muck soils or soils known to have severe limitations for on site sewage systems
- Is known or suspected to have an abandoned well, underground storage tank or contaminated soils

7. ATTACHMENTS

- A. Survey, sealed by professional surveyor of proposed division(s) of PARENT PARCEL or a scale map\ drawing of proposed division(s) of parent parcel which must show:
  1. Current boundaries (as of March 31, 1997)
  2. All previous divisions made after March 31, 1997 (Indicate when made or none)
  3. Proposed division(s)
  4. Dimensions of the proposed divisions
  5. Existing and proposed road/easement right-of-way
  6. Easements for public utilities from each parcel to existing public utility facilities
  7. Any existing improvements (building, wells, septic system, driveways, etc.)
  8. Any of the features checked in question number 6
- B. If under 1 acre: A septic system permit or soil evaluation prepared by the Health Department that a permit will issue for each proposed parcel or in the alternative evidence that each proposed parcel is serviced by a public sewer system
- C. If under 1 acre: A well permit or an evaluation/indication prepared by the Health Department that approval will occur for potable water for each proposed parcel or in the alternative, evidence that each proposed parcel is serviced by a Public Water System.
- D. Indication of approval of permit form the Lenawee County Road Commission, MDOT or respective municipal street administrator for each proposed new road, easement or shared driveway.
- E. A copy of any transferred division rights (109(4) of the Act) in the parent parcel.
- F. A fee of \$ 300
- G. Other: \_\_\_\_\_

8. IMPROVEMENTS Describe an existing improvements (buildings, wells, septic, etc.) Which are on the parent parcel or indicate none: NONE

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections: I agree the statements made above are true and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the Subdivision Control Act, PA288 of 1967, as amended (particularly by PA 591 of 1996), M.C.L. 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time and if changed, the division(s) made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved division(s) are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

Property Owner's Signature: Kevin R King

For Official Use Only:

Reviewer's Action: Total: \$ 300 Receipt # 178970

Approved: Conditions, if any: \_\_\_\_\_

Denied: Reasons (cite): \_\_\_\_\_

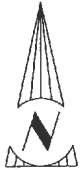
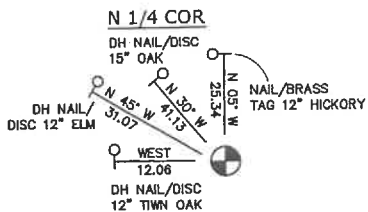
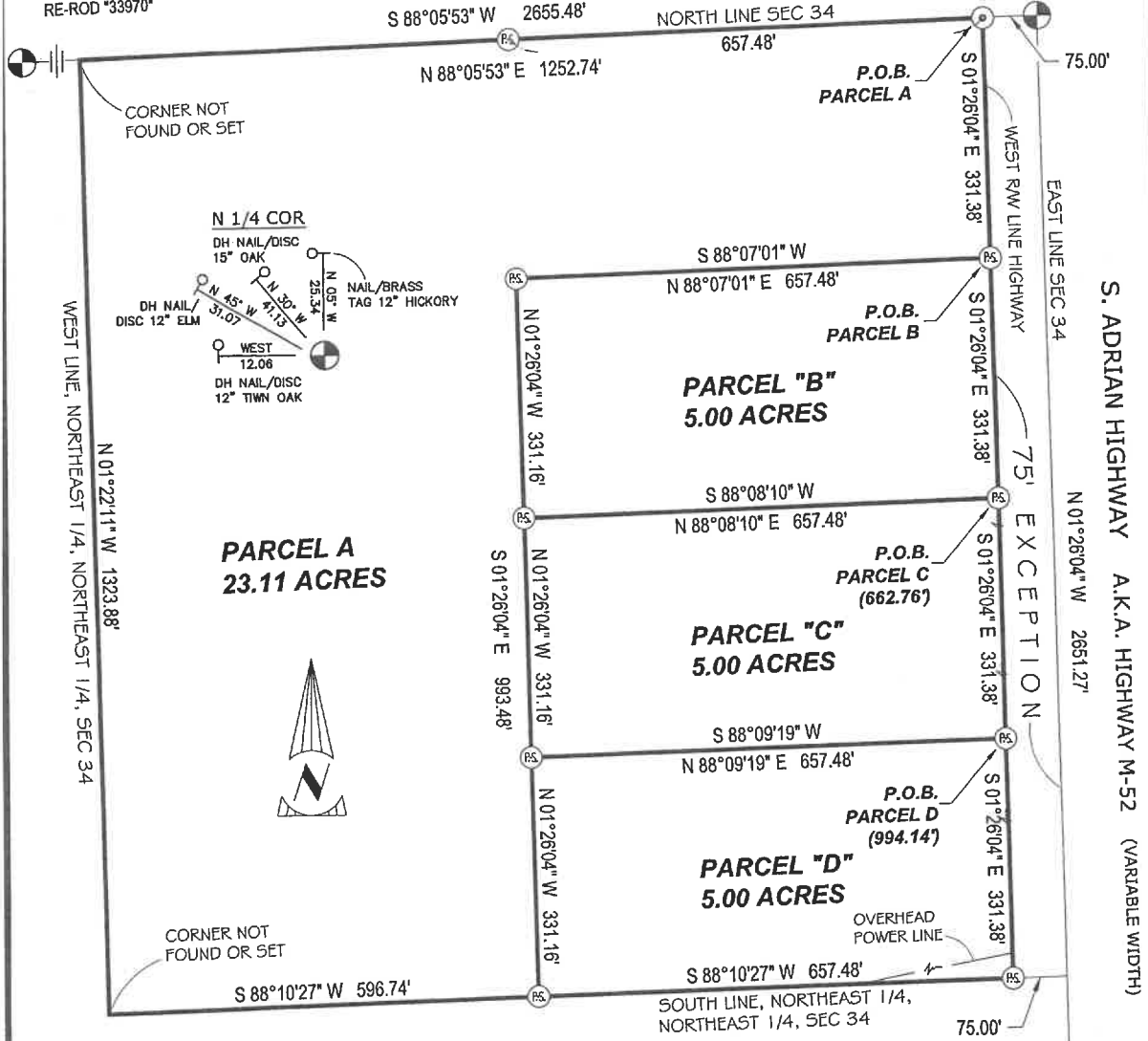
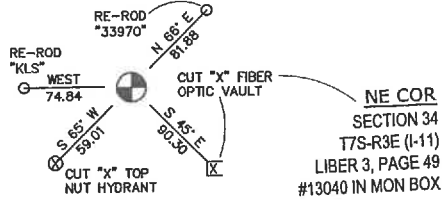
Signature & Date: \_\_\_\_\_

# CERTIFICATE OF SURVEY

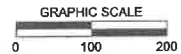
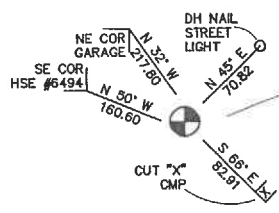
Item 3.

Madison Township, Lenawee County, Michigan  
 All that part of the Northeast 1/4 of Section 34,  
 Town 7 South, Range 3 East, Madison  
 Township, Lenawee County, Michigan.

N 1/4 COR  
 SECTION 34  
 T7S-R3E (H-11)  
 RE-ROD "33970"



- LEGEND**
- (⊕) REBAR & CAP SET "JDC"
  - (⊙) IRON PIPE FOUND
  - (○) REBAR FOUND
  - (□) PLAT MONUMENT
  - (R) RECORD
  - (M) MEASURED
  - (P.O.B.) POINT OF BEGINNING



Drawn By: DRM  
 Checked By: KLP

E 1/4 COR  
 SECTION 34  
 T7S-R3E (I-12)  
 LIBER 3, PAGE 48  
 #13040 IN MON BOX

REVISED: NOVEMBER 17, 2025

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FOR: KEVIN KING      JOB NO: 2501233  
 SCALE: 1 INCH = 200 FEET      DATE: SEPTEMBER 16, 2025

SHEET 1 OF 2  
 237 NORTH MAIN STREET  
 ADRIAN, MI 49221  
 TEL: 517.263.4515  
 FAX: 517.263.4535



I hereby certify that I have surveyed the parcel of land described and delineated herein; that the relative positional precision of each corner is within the accepted standards of professional surveying; and that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person(s) or entity named on this certificate and this certification does not extend to any unnamed third party.

STATE OF MICHIGAN

KEVIN LAVERNE PICKFORD

PROFESSIONAL SURVEYOR

No. 4001046682

PROFESSIONAL SURVEYOR

Kevin L. Pickford  
 Professional Surveyor No. 4001046682

# CERTIFICATE OF SURVEY

Item 3.

Descriptions  
Madison Township, Lenawee County, Michigan

**PARCEL "A"**  
All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 from the Northeast Corner of said Section 34; thence South 01°26'04" East 331.38 feet along the westerly right of way line of S. Adrian Highway (variable width); thence South 88°07'01" West 657.48 feet; thence South 01°26'04" East 993.48 feet; thence South 88°10'27" West 596.74 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 01°22'11" West 1323.88 feet along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 88°05'53" East 1252.74 feet along said North line of said Section 34 to the point of beginning. Containing 23.11 acres.  
Subject to highway easements and all other easements and restrictions of record, if any.

**PARCEL "B"**  
All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 331.38 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°08'10" West 657.48 feet; thence North 01°26'04" West 331.16 feet; thence North 88°07'01" East 657.48 feet to the point of beginning. Containing 5.00 acres.  
Subject to highway easements and all other easements and restrictions of record, if any.

**PARCEL "C"**  
All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 662.76 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°09'19" West 657.48 feet; thence North 01°26'04" West 331.16 feet; thence North 88°08'10" East 657.48 feet to the point of beginning. Containing 5.00 acres.  
Subject to highway easements and all other easements and restrictions of record, if any.

**PARCEL "D"**  
All that part of the Northeast 1/4 of Section 34, Town 7 South, Range 3 East, Madison Township, Lenawee County, Michigan, described as beginning 75.00 feet South 88°05'53" West along the North line of Section 34 and 994.14 feet South 01°26'04" East along the westerly right of way line of S. Adrian Highway (variable width) from the Northeast Corner of said Section 34; thence continuing South 01°26'04" East 331.38 feet along said right of way line; thence South 88°10'27" West 657.48 feet along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence North 01°26'04" West 331.16 feet; thence North 88°09'19" East 657.48 feet to the point of beginning. Containing 5.00 acres.  
Subject to highway easements and all other easements and restrictions of record, if any.

The bearings are referenced to the Michigan State Plane co-ordinate system South Zone 2113.

REVISED: NOVEMBER 17, 2025

Drawn By	Checked By
DRM	KLP

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FOR: KEVIN KING	JOB NO: 2501233
SCALE: 1 INCH = 200 FEET	DATE: SEPTEMBER 16, 2025

I hereby certify that I have surveyed the parcel of land described and delineated hereon; that the relative positional precision of each corner is within the accepted standards of professional surveying; and that all the requirements of P.A. 132, 1970, as amended, have been complied with. This certificate of survey is for the exclusive use of the person(s) or entity named on this certificate and this certification does not extend to any unnamed third party.



SHEET 2 OF 2  
237 NORTH MAIN STREET  
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FAX: 517.263.4535

