



PLANNING COMMISSION REGULAR MEETING

October 23, 2025 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE (Silence phones)

ROLL CALL

ESTABLISH A QUORUM

APPROVAL OF REGULAR MEETING MINUTES

1. Planning Commission Meeting Minute 7/24/2025

PUBLIC COMMENT (Items ON the Agenda)

OLD BUSINESS

NEW BUSINESS

1. Conditional Use 4000 Blk W Cadmus- Solar

PUBLIC COMMENT (Items NOT ON the agenda)

REPORTS

1. Chairperson - Scheduling Calendar
2. Zoning Official –
3. Township Official(s) –

COMMUNICATIONS

ADJOURNMENT

Minutes from this meeting will be available ten (10) days after said meeting at the Madison Township Hall

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

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

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

Absent: Reid Moden, a motion to excuse Moden made by Secretary Hepker-Wilson and seconded by June. Motion carried 7-0

A quorum was established.

Also in attendance: Janet Bunch & Trustee Norm Schutte

APPROVAL of April 24, 2025, Regular Meeting Minutes:
Joyce Holtz moved to approve, seconded by Meeks. Motion approved 7-0.

PUBLIC COMMENT -AGENDA ITEMS ONLY

No Comments

NEW BUSINESS

Master Plan: There was considerable discussion regarding the need to update the master plan, and the steps required to do so. Concerns over an outdated zoning ordinance book, the lack of a real master plan, and the difficulty finding when ordinances or zoning changes were approved highlighted the need for an updated zoning ordinance and zoning map for our reference and to be posted on the website. Chairperson Johnson spoke of the benefits of using an outside service, such as Region 2, for consulting. She also mentioned the large price tag associated with utilizing such services and noted that it is unclear what direction the board would like us to take to move forward. The Planning Commission agreed creating a subcommittee to review the current land use plan and zoning ordinance would be beneficial at this time. The committee will update the Commission with suggestions to be discussed at the next Planning Commission meeting. Volunteering for the sub-committee is Vice-chair Meeks, June and Thielan. Chairperson Johnson continued the discussion from the April meeting, focusing on some inconsistencies between the Zoning Ordinance (2021) on the Township website and the hard copy of the Zoning Ordinance Book (2015). Clarification is still needed to proceed with updating the master plan.

PUBLIC COMMENT -NON-AGENDA ITEMS

Resident, Janet Bunch, commented on the multifamily units being built near the 1000 block of W. Cadmus near Baldwin, stating that she has spoken with building official Dave Rincon prior to this meeting. Bunch is concerned as it is her understanding that there may be more multi-family buildings to be built on the property and questioned if this needs to go through the planning

commission. Chairperson Johnson replied a site plan will need to come before this Commission. Bunch is also concerned as to what the area is zoned and if multi-family fits the zoned use R2. After more research and discussion, Trustee Rogers was able to confirm from Supervisor Rank (not in attendance) that the area was zoned R3 years ago when the condos were constructed. Bunch would like to see information on the township website updated, or removed if it is no longer relevant. She also suggests that ZBA specify why requests that come before them are approved or turned down. *Vice-chair Meeks said he can produce the minutes that will show the reasoning behind the decision to approve or disapprove each request. The Planning Commission discussed and believe that the minutes for ZBA meetings should have specific reasons an appeal was approved/disapproved. Bunch also emphasized the importance of the township having an updated master plan, stating that it shows where we are going and what needs to be done.

Chairperson: no comments

Zoning official: not present

Township official Rogers: no comment

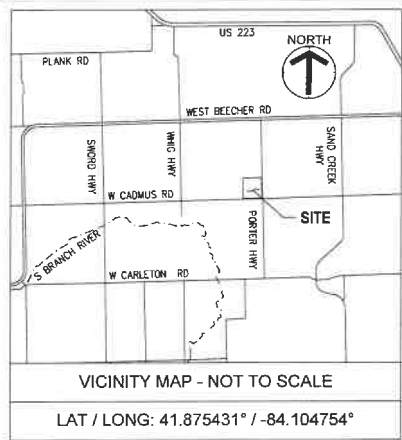
ADJOURNMENT

Thielan motioned for the meeting to adjourn; Rogers seconded. Motion carried 7-0

Meeting adjourned at 8:00 pm

Respectfully submitted: Amy Hepker-Wilson.

*Meeks is the chairperson of the Zoning Boards of Appeals



SURVEY PROVIDED BY:
 ROBERT MATKO
 CESO, INC.
 13060 S. US HIGHWAY 27, SUITE D
 DEWITT, MI 48820
 PHONE: 517.622.3000
 DATED: 2024.10.15
 CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



Item 1.



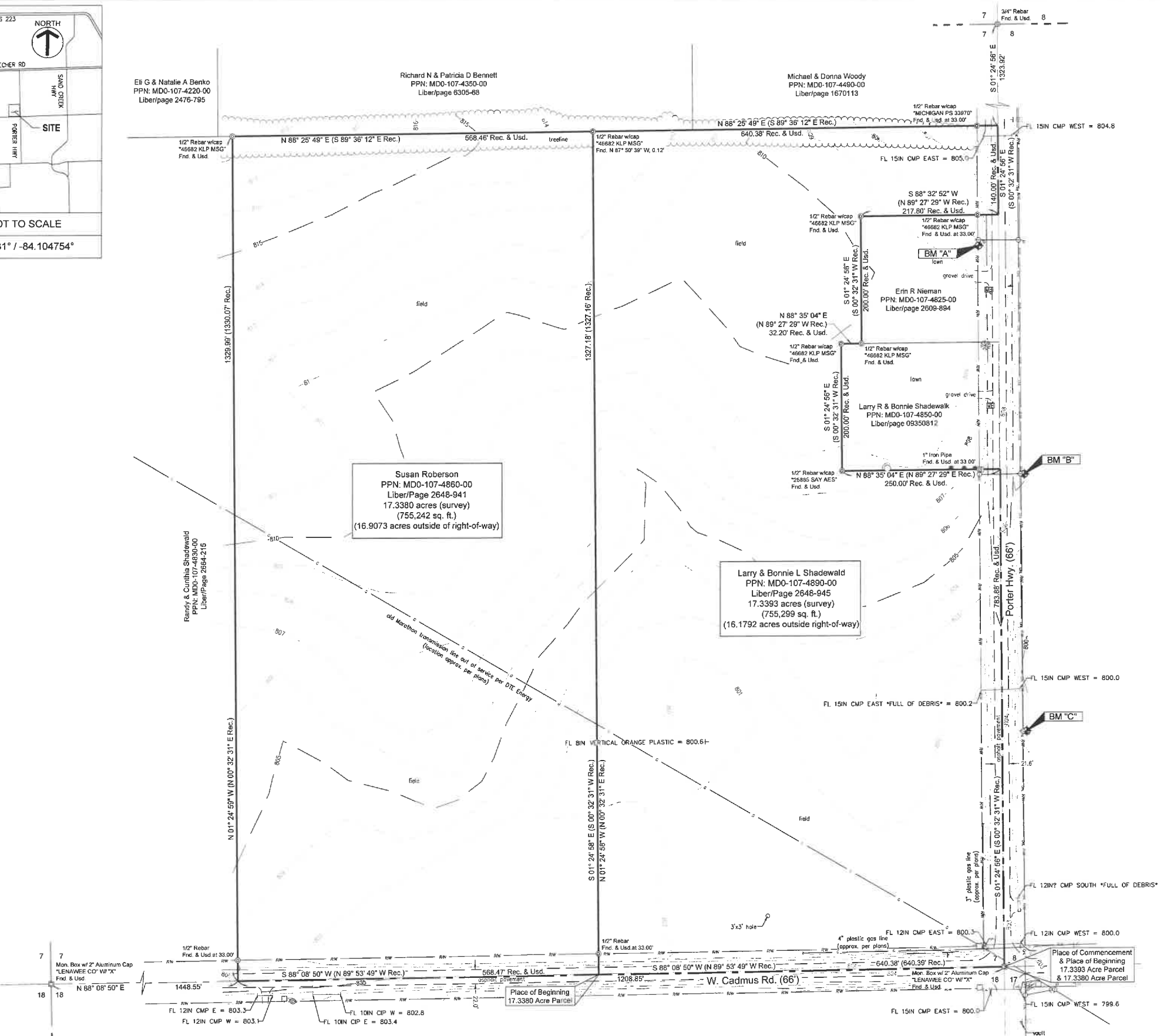
PIVOT ENERGY MI 20 LLC
 MADISON CHARTER TOWNSHIP, LENAWEE COUNTY, MICHIGAN

Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.
 Project Number: 764656
 Scale: 1:80
 Drawn By: RAD
 Checked By: JRM
 Date: 04.01.2025
 Issue: CONDITIONAL USE PERMIT

Drawing Title:
EXISTING CONDITIONS PLAN



Basis of Bearings: NAD 83 (2011), MICHIGAN SOUTH, Derived from GPS Observations.

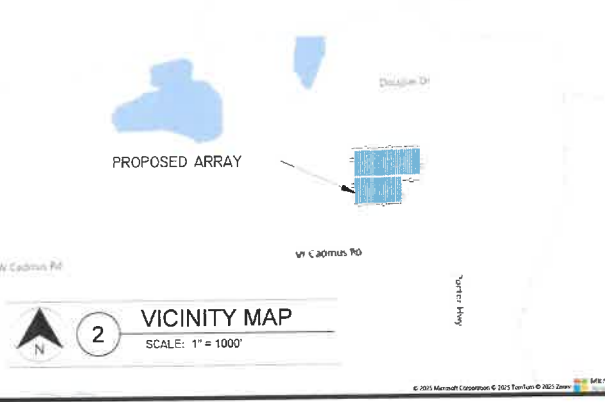
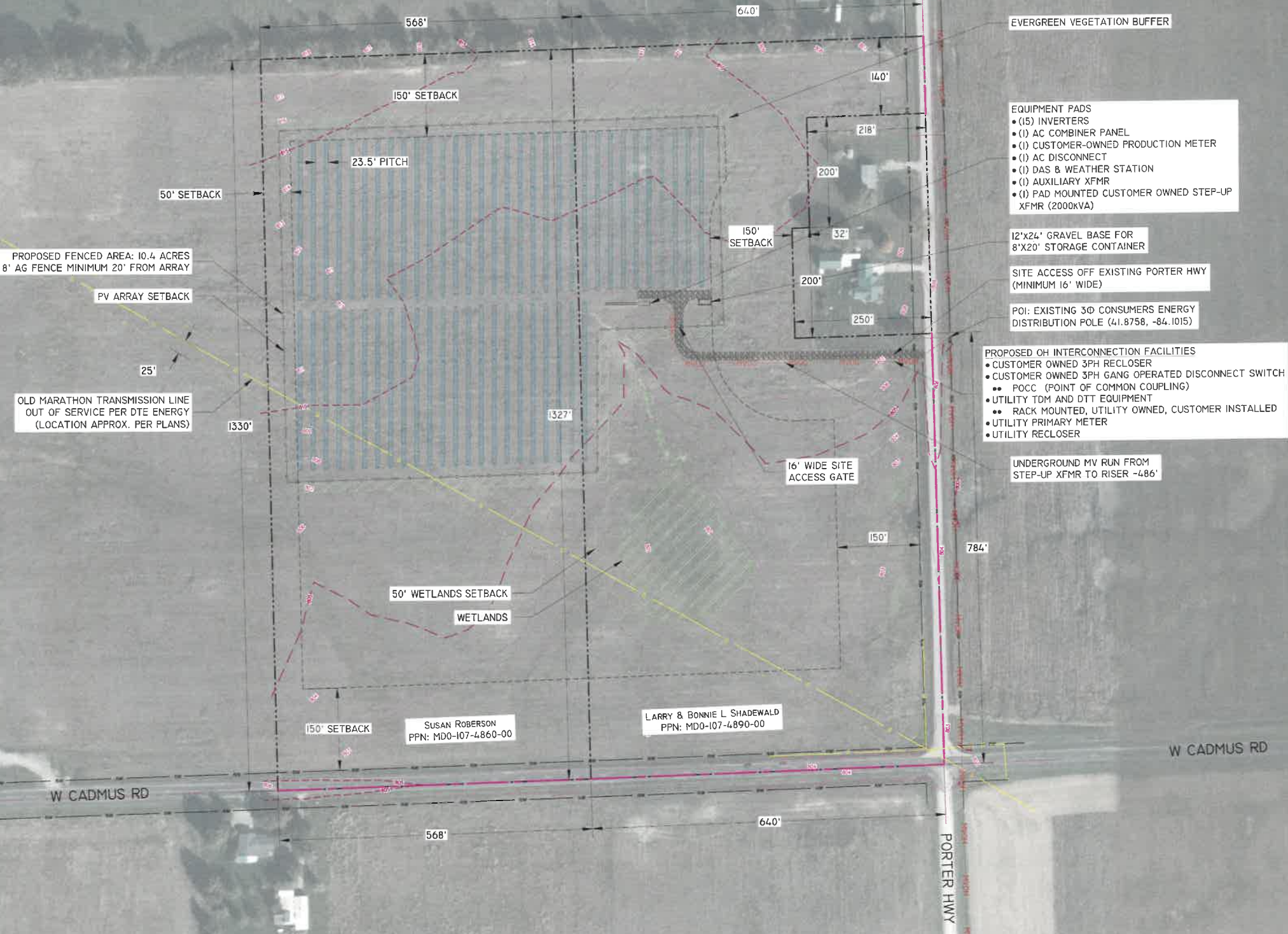
GRAPHIC SCALE (IN FEET): 0 to 80 feet.

<p>SURVEY LEGEND</p> <ul style="list-style-type: none"> ⊙ - Iron Pin Found as Described ⊠ - Monument Found as Described Fnd. (F) - Found Usd. (U) - Used Rec. (R) - Deed Calc. (C) - Calculated 	<p>TOPOGRAPHIC LEGEND</p> <ul style="list-style-type: none"> — G — Gas Line — U/GT — Underground Communications — OHL — Overhead Utility Line — CDL — Centerline Ditch — RW — Right-of-way — Guy Wire — Deciduous Tree — Power Pole — Gas Marker — Pine Tree — Utility Pole — Sign — Telephone Box — Mailbox 	<p>BENCHMARK</p> <p>DATUM: NAVD 83</p> <p>BM "A": MAGN. SET IN POWER POLE 9202105 LOCATED APPROXIMATELY 30' WEST OF CENTERLINE OF PORTER HWY. AND APPROXIMATELY 1150' NORTH OF W. CADMUS RD. ELEVATION = 802.17'</p> <p>BM "B": MAGN. SET IN POWER POLE 9202367 LOCATED APPROXIMATELY 20' EAST OF CENTERLINE OF PORTER HWY. AND APPROXIMATELY 775' NORTH OF W. CADMUS RD. ELEVATION = 806.82'</p> <p>BM "C": MAGN. SET IN POWER POLE 9202366 LOCATED APPROXIMATELY 20' EAST OF CENTERLINE OF PORTER HWY. AND APPROXIMATELY 570' NORTH OF W. CADMUS RD. ELEVATION = 801.31'</p>
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C:\Users\ryne.dalghan\Documents\CESOPivot Energy_Michigan\Project Files_CESOMI20_Madison-Charter\03-CIVIL\PLAN\CONSTRUCTION\764656_EX_CONDITIONS.dwg - 3/31/2025 - Ryne Dalghan

SITE NOTES

1. THERE WILL BE 24/7 UNESCORTED ACCESS TO CONSUMERS ENERGY EQUIPMENT
2. CUSTOMER WILL COORDINATE WITH CONSUMERS ENERGY WITH TECHNICAL DETAILS AND LOCATION OF PRIMARY METER
3. CUSTOMER OWNED POLES WILL BE A MINIMUM OF 30' FROM SOLAR MODULES
4. ALL POLES WILL BE MINIMUM 25' APART UNLESS NOTED OTHERWISE



- ### SYSTEM SPECIFICATIONS
- SYSTEM SIZE: 2392.50kW_{DC} / 1875kW_{AC}
 - ENERGY YIELD: 1593kWh/kWp/YEAR
 - ANNUAL OUTPUT: 3,811,637kWh/YEAR
 - PV MODULE: (4125) SILFAB SIL-580 XM+ 580W
 - INVERTER: (15) CPS SCHI25KTL-DO/US-600 125kW
 - POWER FACTOR: 1.0
 - RACKING: (3) ATI DURATRACK SINGLE-AXIS TRACKER
 - GROUND COVERAGE RATIO: 0.32
 - FENCED AREA: 10.4 ACRES

- ### SITE SPECIFICATIONS
- JURISDICTION: MADISON TOWNSHIP, LENAWEE COUNTY
 - PARCEL ID: MD0-107-4890-00, MD0-107-4860-00
 - PARCEL AREA: 17.3393, 17.3380 ACRES
 - ZONING CLASSIFICATION: AGRICULTURE
 - ZONING SETBACKS: SOLAR ARRAY AND STRUCTURES
 - 300' FROM ROW ALONG STATE HIGHWAYS (N/A)
 - 150' FROM ROW ALONG OTHER ROADWAYS
 - 150' ADJACENT TO R, R-1, AND R-2 DISTRICT LAND
 - MINIMUM 50' SETBACK FROM LOT LINES
 - MINIMUM 50' SETBACK FROM WETLANDS
 - UTILITY: CONSUMERS ENERGY
 - INTERCONNECTION SERVICE VOLTAGE: 7.2 / 12.47kv
 - ASHRAE 2% AVG HIGH TEMP: 32.5°C
 - ASHRAE EXTREME LOW TEMP: -21.9°C
 - GRADING REQUIRED: NONE EXPECTED
 - TREE REMOVAL REQUIRED: NONE EXPECTED
 - PANEL HEIGHT 12 FT TYPICAL. EQUIPMENT HEIGHT VARIES BUT 8 FT TYPICAL
 - SECURITY MEASURES INCLUDE HAZARD AND WARNING SIGN, KNOX BOX ON GATE FOR EMERGENCY ACCESS. PERIMETER FENCE 7-8 FT
 - NO LIGHTING PROPOSED
 - EVERGREEN VEGETATIVE BUFFER TO COMPLY WITH MADISON TOWNSHIP ZONING ORDINANCE REGARDING SOLAR ENERGY

- ### LEGEND
- ACCESS ROAD
 - AREA OF INTEREST
 - HIGH VOLTAGE OVERHEAD ELECTRICAL LINES
 - MEDIUM VOLTAGE OVERHEAD ELECTRICAL LINES
 - MEDIUM VOLTAGE UNDERGROUND ELECTRICAL LINES
 - LOW VOLTAGE ELECTRICAL LINES
 - FENCELINE
 - PARCEL BOUNDARY
 - FIRE ACCESSWAYS
 - FLOOD PLAIN
 - OBSTRUCTIONS
 - SETBACKS
 - TREE REMOVAL
 - VEGETATIVE BUFFER
 - WETLAND AREA



Zachary D. Freshner
 04/01/2025
 POST SURVEY DESIGN: MODULE CHANGE: POI DESCRIPTION

REV	DATE	DESCRIPTION
0	2025.03.05	

THIS DOCUMENT IS THE PROPERTY OF PIVOT ENERGY. THE INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND NOT BE DISCLOSED OR REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF PIVOT ENERGY.




PIVOT ENERGY MI 20 LLC
 41.87527, -84.10586
 ADRIAN, MI 49221
 DATE: 04/01/2025

1 ARRAY PLAN
 SCALE: 1" = 100'



Madison Charter Township Conditional Use Permit Application

Application Number: _____

Business/Organization: Pivot Energy MI 20 LLC			
Applicant Name: Buzz Becker		Phone Number: 414-758-7319	
Address: 1601 Wewatta St, Suite 700		City,State,Zip: Denver, CO, 80202	
Email: mread@pivotenergy.net			
Site Address: 41.87527, -84.10586, off Porter Highway		4000 W Cadmus Blk	
Legal Description: See Attached ALTA MD0-107-4860-00			
Current Zoning: AG-1		Current Use: Farm Crops	
Proposed Use: Large Solar Energy Facility			
A 1.875 MW AC Solar Project Located Northwest of the intersection between Cadmus Rd and Porter Hwy			
Do you own this Property:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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: 		Date: 4/16/25	
Fee Received: \$ 350.00			
For Official Use ONLY			
Planning Commission Meeting Date:		Date Adjoining Property Owners Notified:	
Date Plot Plan or Certified Survey Map Received:		Date Notices Posted:	
Approved: _____ Denied: _____			
Reason:			
Official Signature:			Date:



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Business/Organization: Pivot Energy MI 20 LLC			
Applicant Name: Buzz Becker		Phone Number: 414-758-7319	
Address: 1601 Wewatta St, Suite 700		City,State,Zip: Denver, CO, 80202	
Email: mread@pivotenergy.net			
Site Address: 41.87527, -84.10586, off Porter Highway		<i>4000 W. Cadmus 1B1K</i>	
Legal Description: See Attached ALTA: MD0-107-4890-00			
Current Zoning: AG-1		Current Use: Farm Crops	
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A 1.875 MW AC Solar Project Located Northwest of the intersection between Cadmus Rd and Porter Hwy			
Do you own this Property:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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: <i>Will Becker</i>		Date: 4/11/25	
Fee Received: \$ <u>350.00</u>			
For Official Use ONLY			
Planning Commission Meeting Date:		Date Adjoining Property Owners Notified:	
Date Plot Plan or Certified Survey Map Received:		Date Notices Posted:	
Approved: _____ Denied: _____			
Reason:			
Official Signature:			Date: