



## **REGULAR BOARD MEETING**

April 09, 2024 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

### **AGENDA**

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MEETING HELD IN PERSON AND ELECTRONICALLY THROUGH ZOOM

**CALL TO ORDER (Cell Phone Reminder - Silent Prayer – Pledge)**

**ROLL CALL**

**APPROVAL OF MINUTES**

- [1.](#) Board Meeting Minutes

**AMENDMENTS TO THE AGENDA**

**PETITIONS & COMMUNICATIONS**

**INTRODUCTION OF SPECIAL GUESTS OR PRESENTATION**

**LIMITED PUBLIC COMMENT (any agenda item – 3 minutes)**

**DEPARTMENT HEAD COMMUNICATIONS**

**APPROVAL OF CONSENT AGENDA (Roll Call Vote)**

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

10. Legal

**COMMITTEE MEETING MINUTES**

- [1.](#) Zoning Board of Appeals Meeting 3/26/2024
- [2.](#) Planning Commission Meeting Minutes 3/28/2024
- [3.](#) Finance Committee Meeting 4/4/2024

**OLD BUSINESS / UNFINISHED BUSINESS**

- [1.](#) Updated Water Project Costs

**NEW BUSINESS**

- [1.](#) Budget Adjustments Maintenance and Repairs
2. Cemetary Bids 2024

**ELECTED OFFICIAL COMMENT (any topic – 2 minutes)**

**PUBLIC COMMENT (any topic – 3 minutes)**

**ANNOUNCEMENTS**

**ADJOURNMENT / RECESS**



# CHARTER TOWNSHIP OF MADISON

Gary Griewahn  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

3804 S. ADRIAN HIGHWAY  
ADRIAN, MI 49221  
517-263-9313 Fax: 517-263-4569

**TRUSTEES**  
Howard Bales  
Matt Carpenter  
Ralph Benschoter  
Chad Rodgers

Madison Township Board Meeting  
Held in Person and Electronically (Zoom)  
Minutes of March 12, 2024

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: Griewahn, Gregg, Moden, Benschoter, Carpenter, and Bales. Absent Rodgers.

**APPROVAL OF BOARD MTG MINUTES 2/13/24:**

Motion by Bales, supported by Benschoter to dispense reading and approve the monthly Board meeting minutes as written for 2/13/2024. Motion was carried 6-0.

**AMENDMENTS TO THE AGENDA:** Motion by Griewahn, supported by Rodgers to add to New Business the Rate Study Approval. Motion carried 6-0.

**PETITIONS & COMMUNICATIONS:** Trash Day is April 13, 2024, Saturday from 8:00 to Noon. No tires or hazardous chemical or paint allowed.

**INTRODUCTION OF SPECIAL GUESTS:** None

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

**3-MINUTE DEPT. HEAD UPDATES:**

**Fire:** Chief Wilson stated that the Department is currently finishing up an EMT class that started in 2023, and will make a profit of \$6,000, plus there may be an additional grant amount added on of \$5,000. Interviews for a full-time Paramedic will start the week of the 25<sup>th</sup> of March to replace Jake Munger who left.

**Police:** Chief Gentner stated that Officer Ritchey had received a conditional offer from another employer, and once he receives his formal resignation, he will be posting his full-time position for his replacement. He and the Fire Dept. have met with the Superintendent of Sand Creek Schools regarding “Active Shooter” training for our departments and the School personnel in the first part of April if possible. Currently looking for grants to cover 50% of the cost of new police



## CHARTER TOWNSHIP OF MADISON

body cameras and researching getting out of a 5-year agreement with Motorola on our existing cameras. The number of traffic stops has greatly increased, but with Ritchey leaving they will go down next month.

**Water/Sewer:** Reported by Watterson that he has started with the rate study, and he has been reviewing the water project costs with the engineers. The increases in costs may require us to look at different amounts on the bonds the township is seeking, but more information is needed before that happens. He stated that it may require a special board meeting to educate the board on the reasons and options if that happens. He anticipates the Spring hydrant flushing may start as early as May or before depending on the weather.

**Inspection:** Rincon stated Bath and Body Works is coming into Madison Twp to replace Rue 21 in the Holson Enterprises plaza. They are planning on doing a \$400,000 renovation of the building soon. He stated that he had been receiving a lot of FOIA requests on properties that are up for sale, asking for any violations, permits, certifications etc. on all types of properties. He is also dealing with the State of Michigan and Federal HUD regulations and definition regarding the licensure of people setting manufactured homes. The two agencies differ in their interpretations.

**Legal:** Mr. Castleberry stated that he had started prosecuting items for the township, and the Police Chief stated that it was the fastest turn-a-round in complaints he has seen. Mr. Bales stated that the Lenawee County Commission had approved \$20,000 to pay in the tax appeal on Walmart taxes.

**APPROVAL OF CONSENT AGENDA:** Motion by Bales, supported by Benschoter to approve the consent agenda. Roll call vote: Griewahn, Yes; Gregg, Yes; Moden, Yes; Benschoter, Yes, Carpenter, Yes; and Bales, Yes. Motion carried 6-0.

### **Water/Sewer Committee Minutes 3-1-24:**

Bales read the minutes of the meeting, and made a motion to approve the minutes, supported by Gregg. Approved 6-0

### **Fire/Police Committee Minutes 3/6/24:**

Benschoter read the minutes of the meeting, and made a motion to approve the minutes, supported by Gregg. Approved 6-0

### **Personnel Committee Minutes 3/6/24:**

Benschoter read the minutes of the meeting, and made a motion to approve the minutes, supported by Carpenter. Approved 6-0



## **CHARTER TOWNSHIP OF MADISON**

**OLD BUSINESS/UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**2024 Road Work:**

Supervisor Griewahn reported on the 2024 Road work schedule that he received from the Lenawee County Road Commission. He discussed the various road projects that are highlighted to be done in 2024, with the Treat Hwy in conjunction with Palmyra Twp., and the unfinished portion of Baily Hwy.

Motion by Griewahn, supported by Gregg to add Treat Hwy and Baily Hwy repairs into the current budget for 2024 at a cost of \$456, 543.80, with having to adjust the current budget by \$8,000 in the future. Roll Call Vote: Gregg: Yes; Moden: Yes; Benschoter: Yes; Carpenter: Yes; Bales: Yes, and Griewahn: Yes. Motion carried 6-0

**Annual Exemption 2011 Public Act152 Resolution:**

Clerk Moden made a motion to accept the resolution for the annual “Opt Out” resolution for the township for our Health Care coverage provided to our employees. This resolution is required by our Union Contract language for both Fire and Police unions. Motion supported by Bales. Roll Call Vote: Gregg: Yes; Moden: Yes; Benschoter: Yes; Carpenter: Yes; Bales: Yes, and Griewahn: Yes. Motion carried 6-0

**Land Split for 3824 W. Carleton Rd. – Gary Witt:**

Building official, David Rincon recommended the board approve the land split for AC-1 for this address creating a new parcel of 2 acres off of a parcel of 100.98 acres, with all parcels meeting the road frontage requirements. Motion by Carpenter, supported by Bales to approve. Motion carried 6-0.

**Resolution to Adopt Road/Bridge Millage Language:**

This year the millage currently levied for Road/Bridge use is expiring and needs to be voted upon again by the residents. This time the language of the millage will include township driveways, parking lots and street lights in the township, as well as roads and bridges. **The amount of the millage levied will stay the same as it has been, no increase in the tax amount**, but will be able to be used for other purposes within the township as needed. This resolution will put this language on the August 6, 2024 Primary Election ballot. Motion by Griewahn, supported by Gregg to approve this language for the August 6, 2024 Primary Election ballot. Roll Call Vote: Gregg: Yes; Moden: Yes; Benschoter: Yes; Carpenter: Yes; Bales: Yes, and Griewahn: Yes. Motion carried 6-0



## CHARTER TOWNSHIP OF MADISON

### 2024 Committee List:

Supervisor Griewahn presented a copy of the 2024 Committee List to the board for approval. Motion to approve by Griewahn, supported by Bales, motion was carried 6-0.

### Resolution to adopt Lenawee County Hazard Mitigation Plan:

Craig Tanis, Lenawee County Emergency Management Director, presented to the Board the background and advantages of approving of this resolution for Madison Charter Township. It would provide the township the opportunity to be eligible for grants from FEMA (Federal Emergency Management Agency) in the case of a disaster that would fall within the scope of their jurisdiction. This is good for 5 years, then another resolution would need to be adopted. Motion by Bales, supported by Carpenter to adopt this resolution to approve the LC Hazard Mitigation Plan as presented. Roll Call Vote: Gregg: Yes; Moden: Yes; Benschoter: Yes; Carpenter: Yes; Bales: Yes, and Griewahn: Yes. Motion carried 6-0

### Historic Overlay Ordinance Amendment:

A motion to approve the Historic Overlay Amendment to Ordinance #1, that covers properties in R-2; the Drexel Park, Sunnyside and Geller Dr. only, to amend the required frontage to 50 ft. from 60 ft., by Bales, supported by Gregg. Roll Call Vote: Gregg: Yes; Moden: Yes; Benschoter: Yes; Carpenter: Yes; Bales: Yes, and Griewahn: Yes. Motion carried 6-0

Amendment will be published in Telegram and will become effective effective 30 days after publication on March 25, 2024.

### ELECTED OFFICIALS' COMMENTS:

**Griewahn:** Reported that the Board of Review is doing well, they have had 7 properties reviewed so far this week and will be meeting one more day this week.

**Moden:** Information and explanation of how presidential primary election went on 2/27/24.

### AUDIENCE COMMENTS:

Resident Dale Thielan asked if the contract with the Assessor, Amanda LaCelle had ever been signed. He was told that yes, a five-year contract was signed last fall of 2023.

**ANNOUNCEMENTS:** None

**ADJOURNMENT/RECESS:** Motion by Benschoter, seconded by Bales, to adjourn the meeting. Motion carried 6-Yes; 0-No. Meeting adjourned at 8:01 p.m.



# **CHARTER TOWNSHIP OF MADISON**

Typed and Submitted by:

Janet Moden  
Township Clerk



**Madison Police Department Call for Service Statistics**  
Month: March 2024

Police Calls for Service	March. 2024	YTD	March. 2023	YTD
<b>Total Calls for Service</b>	<b>355</b>	<b>926</b>	<b>249</b>	<b>738</b>
<b>Criminal Incidents</b>	<b>Feb. 2024</b>	<b>2024</b>	<b>Feb. 2023</b>	<b>Feb. 2023</b>
Assaults / Domestic	8	17	10	28
Fraud / Forgery	3	20	2	8
Burglary / Thefts	6	12	3	16
Retail Frauds	8	17	13	27
Disorderly Conduct	14	29	3	11
Malicious Destruction of Property	2	3	1	3
Traffic Offense / OWI / DWLS	5	10	1	3
<b>Total Incidents:</b>	<b>46</b>	<b>108</b>	<b>40</b>	<b>71</b>

Non-Criminal Incidents	Feb. 2024	YTD	Feb. 2023	YTD
Traffic Stops	111	351	86	214
Citations	54	175	42	104
Traffic Crashes	17	40	13	46
Private Property Crashes	4	13	4	9
Alarms	3	12	6	12
Suspicious Activity	32	68	19	46
Personal Welfare Checks	5	17	14	38
Juvenile Complaints	6	13	2	13
Citizen Assists	17	39	4	12
Assist Other Agencies – Police / Fire	14	47	7	40
Ordinance Complaints	10	16	9	15
Liquor Inspections	0	0	0	0
Vacation / Home Checks	2	13	8	4
Miscellaneous / Civil Complaints	32	71	8	81
Mental Health	2	3	0	0
<b>Total Non-Criminal Incidents:</b>	<b>309</b>	<b>878</b>	<b>222</b>	<b>634</b>

Arrests	Feb. 2024	YTD	Feb. 2023	YTD
Felony	3	6	2	4
Misdemeanor	9	24	13	42
Arrest for Other Agency	3	7	2	10
Bench Warrant Arrest	10	29	6	31
<b>Total Arrests:</b>	<b>25</b>	<b>66</b>	<b>23</b>	<b>87</b>



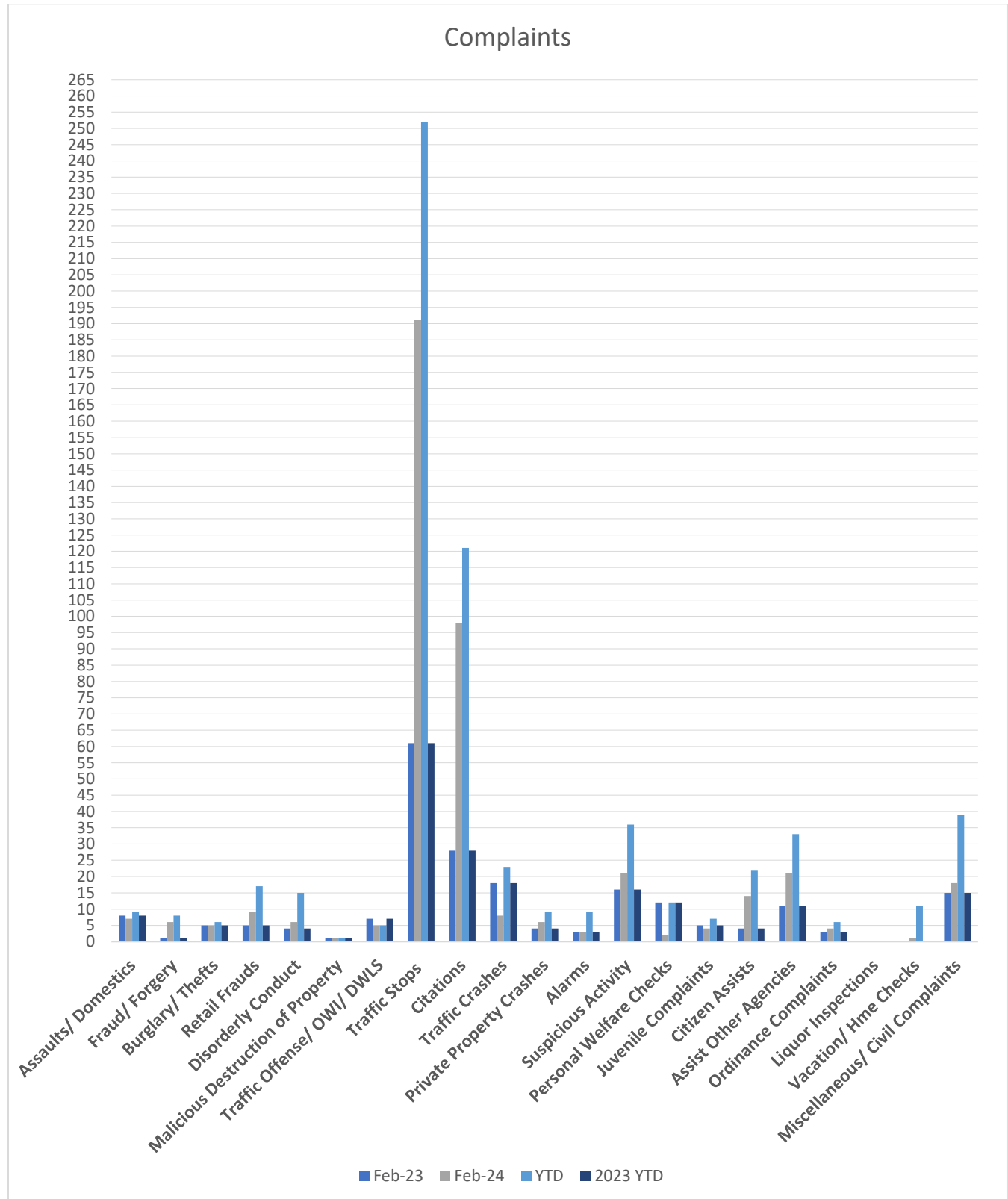


# POLICE DEPARTMENT

Item 3.

**Township of Madis**  
Police

David M. Gentner II, *Chief of*



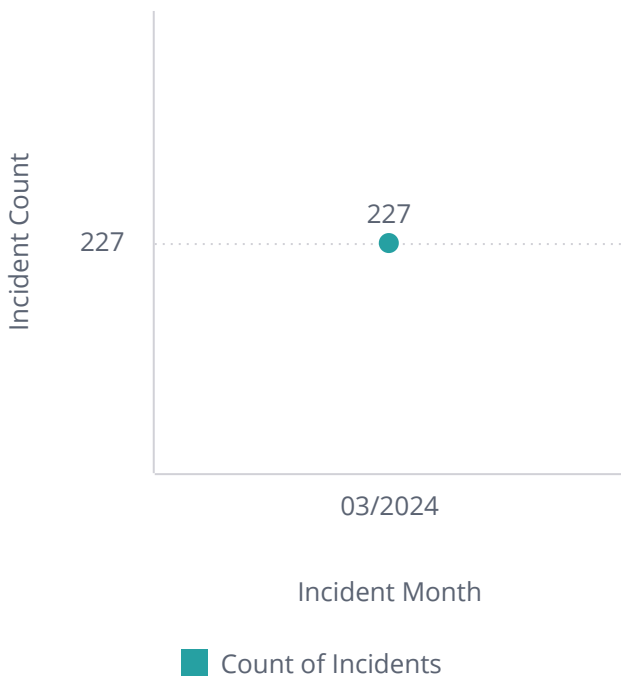
Total Number of Incidents



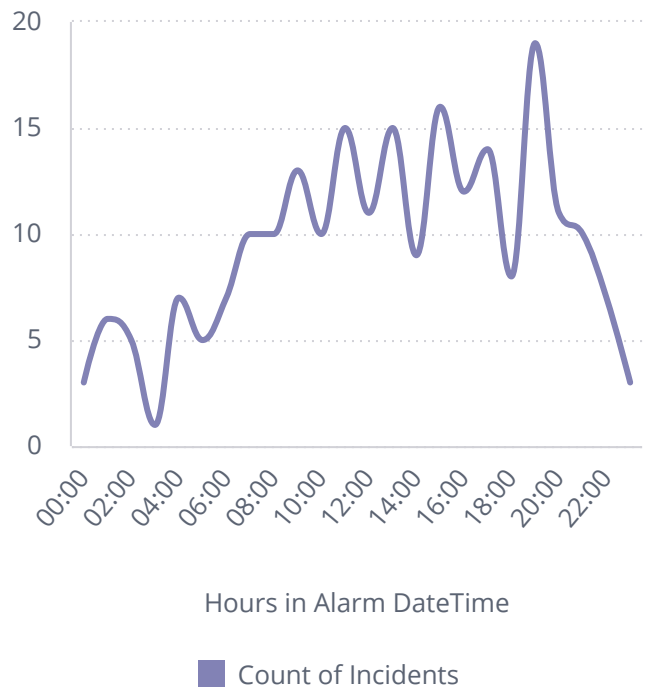
Average Time on Scene

Average Time On Scene  
**38m:48s**

Incident Trend



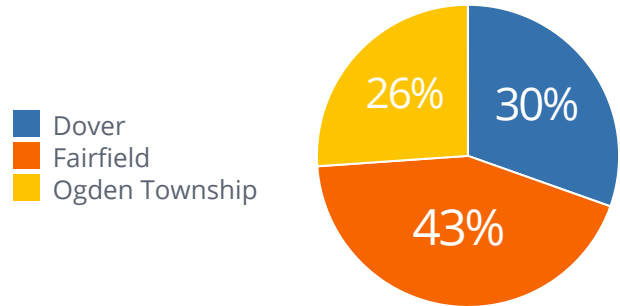
Time of Incidents



Percent of Incident Responses by Incident Type



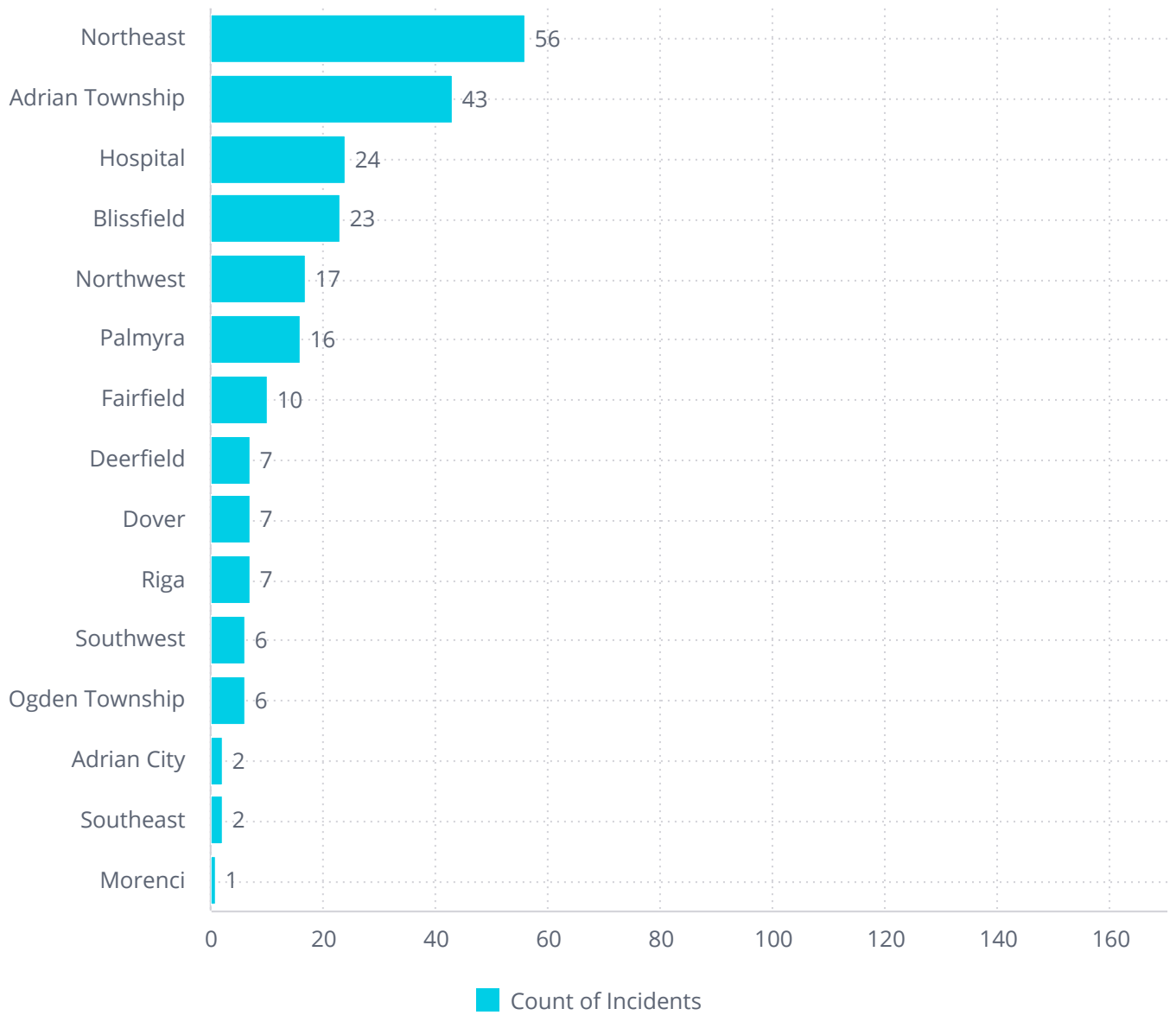
Contract Area Count



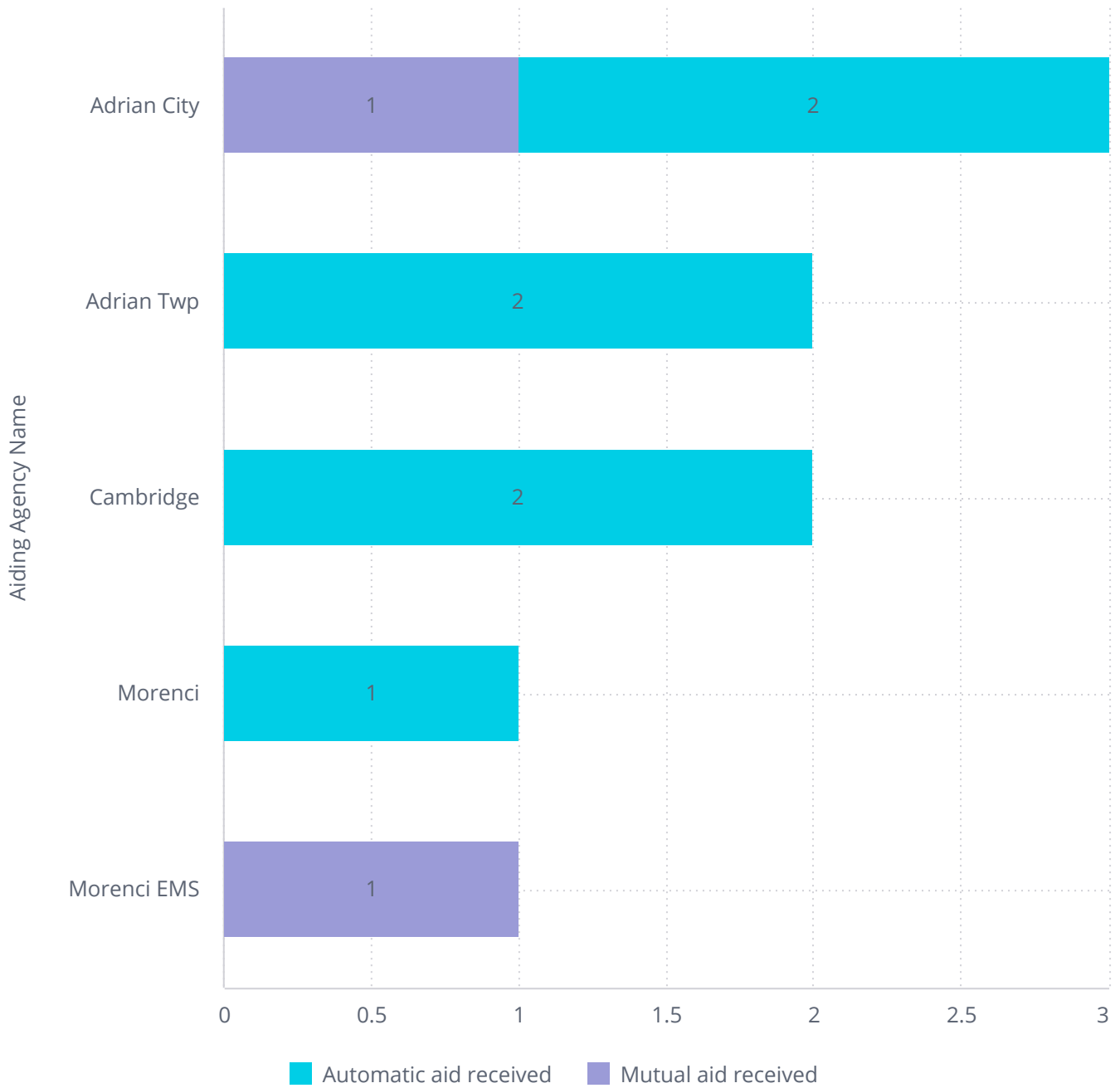
Incident Type

Incident Type	Incident Count
ALS Transfer	1
BLS Transfer	10
Citizen Assist	8
EMS call, excluding vehicle accident with injury	71
Madison transport for BLS agency	4
Motor vehicle accident with injuries	7
Motor vehicle accident with no injuries.	2
Paramedic Assessment- BLS agency	14
Paramedic transport- BLS agency	24

Count of Incidents by District



Mutual Aid Received

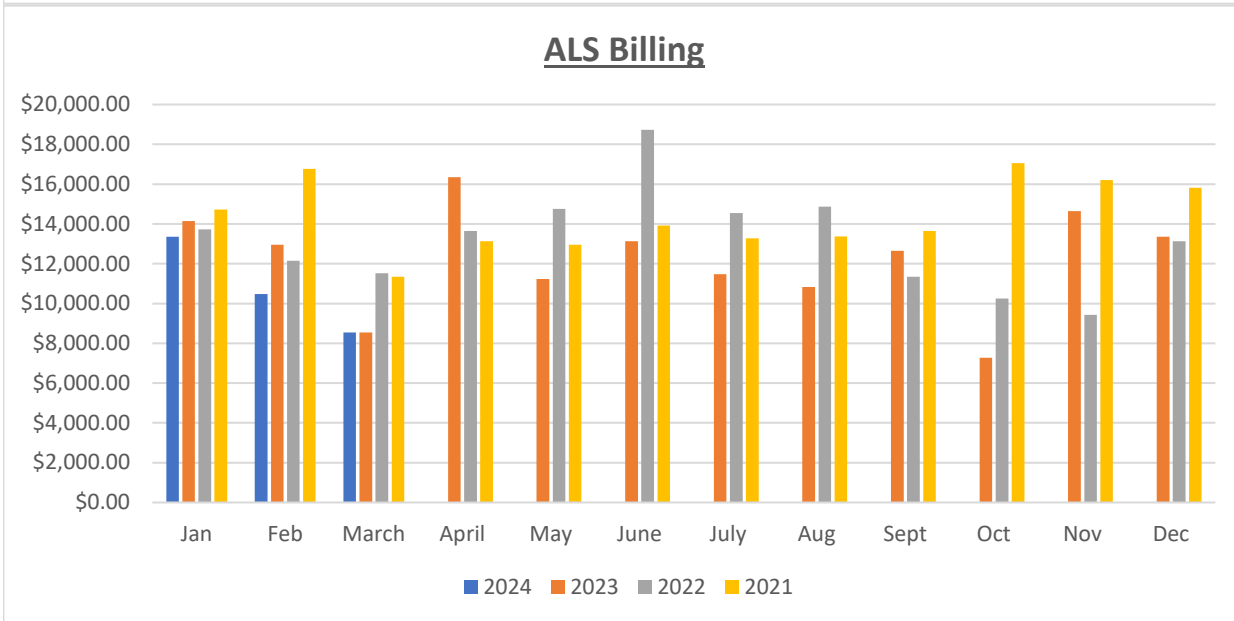
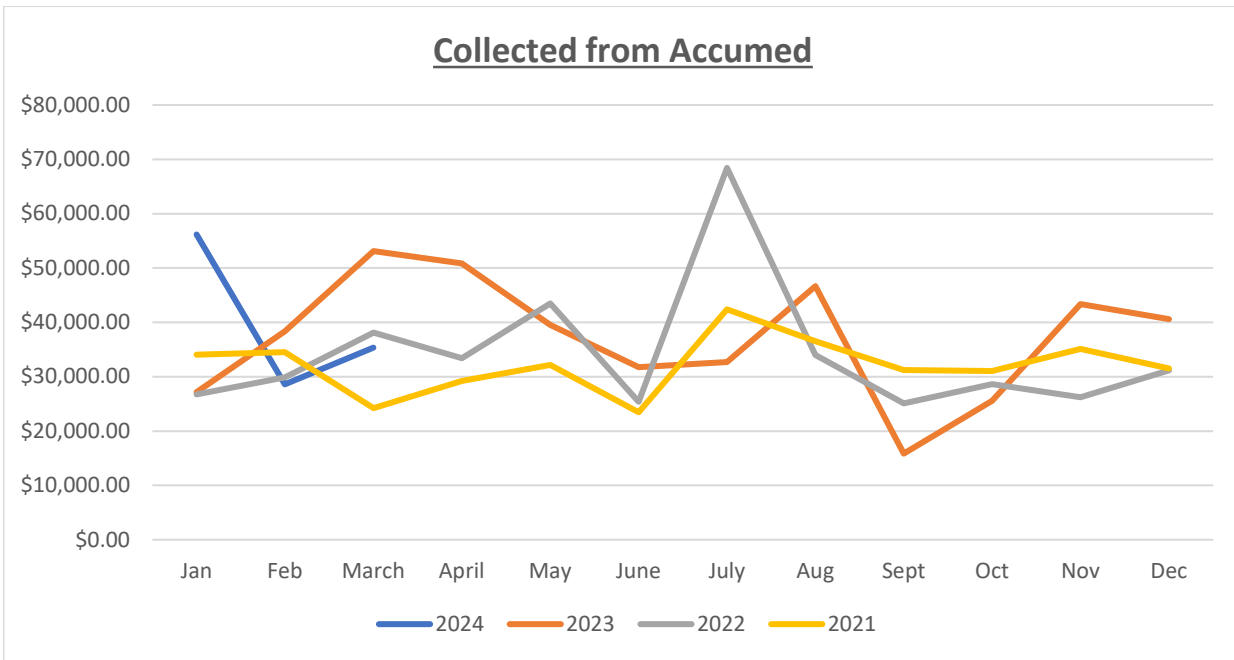


## Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Dispatched and Cancelled- Mutual Aid Fire	2
Automatic aid received	Building fire	1
	Smoke detector activation, no fire - unintentional	1
Mutual aid given	Ambulance Assist	1
	Tower Assist	1
Mutual aid received	EMS call, excluding vehicle accident with injury	2

## Calls By Unit

Unit Name	Percentage of Calls	AVG Time on Scene
E88	46.51%	34m:13s
M6	45.12%	42m:50s
M4	12.09%	40m:00s
E1	6.05%	40m:34s
Echo 1	3.72%	84m:45s
B8	2.79%	46m:36s
B9	1.86%	18m:45s
E2	1.86%	39m:40s
M7	0.47%	45m:00s
U6	0.47%	58m:00s
T5	0.47%	322m:00s



<u>Type of Write Off</u>	<u>Amount</u>	<u>Revenue</u>	<u>Month</u>	<u>YTD</u>
Insurance Write-Offs	\$63,950.37	Billed for Ambulance/Fire	\$65,515.12	\$232,771.77
Medicaid Write-Offs	\$1,492.59	Collected from Accumed	\$35,357.05	\$120,129.24
Resident Write-Offs	\$412.28	Billed to BLS Agency	\$8,550.00	\$32,375.00
Sent to Collections	\$9,363.11	EMS Training Billed		
<b>TOTAL</b>	<b>\$75,218.35</b>	<b>TOTAL</b>	<b>\$109,422.17</b>	<b>\$385,276.01</b>





## Charter Township of Madison March Monthly Report

- |   |   |   |  |  |
|---|---|---|--|--|
| <b>Building</b>   |   |   | <b>Result of Inspection:</b>                             |  |
| <b>Type of Inspection</b><br>1. Footing<br>2. Final<br>3. Rough<br>4. Re-inspection<br>5. Crawl Space<br>6. Drywall<br>7. Ventilation | 8. Specialty<br>9. Frame<br>10. Concrete<br>11. Insulation<br>12. Roof<br>13. Roof Sheathing<br>14. Back Fill | 15. Other<br>16. Zoning<br>17. Permit Required<br>18. Life-Safety<br>19. Ordinance Violation<br>20. Complaint<br>21. FOIA Request | 1. Approved<br>2. Partial<br>3. Not Ready<br>4. Canceled | 5. Needs Re-inspection<br>6. Occupancy<br>7. Other |

Date	Permit #	Address	Inspection Type	Inspection Result	Comments
3/21/2024		4008 S Adrian Hwy	-	-	AST /FD
3/21/2024	24-029	2533 Airport Rd	12	APP	Roof
3/21/2024		2530 Sharp Rd	20	-	Office HRS
3/21/2024		2933 Ashley Dr	15	-	Office HRS
3/22/2024		2545 Sharp Rd	16	-	Office HRS
3/22/2024		4008 S Adrian Hwy	8	-	PR- Event
3/25/2024		4008 S Adrian Hwy	8	-	Weekly Dept Head Meeting
3/25/2024	23-131	2804 Hope Ct	9	APP	Rough Frame
3/25/2024	23-132	2806 Hope Ct	9	APP	Rough Frame
3/26/2024		2545 Sharp Rd	22	-	Finalized plan review
3/26/2024		1091 US- 223	18	-	Life Saftey
3/26/2024		1077 US-223	18	-	Life Saftey
3/26/2024	23-131	2804 Hope Ct	11	APP	Insulation
3/26/2024	23-132	2806 Hope Ct	11	APP	Insulation
3/26/2024		1601 E US-223	22	APP	Walmart
3/26/2024		3804 S Adrian Hwy	16	-	ZBA Meeting
3/27/2024	24-022	3642 Prairie DR	14	APP	Back Fill
3/27/2024		Bath & Body WRK	15	-	Plan Review / Office HRS
3/27/2024	23-146	1956 Allan St	11	APP	Insulation
3/27/2024		2545 Sharp Rd	16	APP	New Home
3/28/2024		Big Lots	15	APP	Life Saftey
4/1/2024		4008 S Adrian Hwy	8	-	Weekly Dept Head Meeting
4/1/2024	PZ-24-09	1680 Naomi Ave	16	APP	32x20 Garage
4/2/2024	24-30-24	2545 Sharp RD	1	APP	Footing
4/3/2024		Washtenaw Collage			3 hr Zoom Meeting
4/3/2024		3675 Cadmus	8		Office HRS

Pre-Construction HRS: \_\_\_\_\_

Total Miles for the Month: \_\_\_\_\_

Approved (AP)  
 Partial (PA)  
 Refused( R )

Madison Twp fees : _____ Zoning Fees: _____ Adrian Twp Fees: <u>  \$4,896.96  </u>	
<b>Total Monthly Income:</b>	_____

Signature: \_\_\_\_\_

## Charter Township of Madison March Monthly Report

### Building

#### Type of Inspection

- |                  |                    |                         |
|------------------|--------------------|-------------------------|
| 1. Footing       | 8. Specialty       | 15. Other               |
| 2. Final         | 9. Frame           | 16. Zoning              |
| 3. Rough         | 10. Concrete       | 17. Permit Required     |
| 4. Re-inspection | 11. Insulation     | 18. Life-Safety         |
| 5. Crawl Space   | 12. Roof           | 19. Ordinance Violation |
| 6. Drywall       | 13. Roof Sheathing | 20. Complaint           |
| 7. Ventilation   | 14. Back Fill      | 21. FOIA Request        |

#### Result of Inspection:

- |              |                        |
|--------------|------------------------|
| 1. Approved  | 5. Needs Re-inspection |
| 2. Partial   | 6. Occupancy           |
| 3. Not Ready | 7. Other               |
| 4. Canceled  |                        |


Date	Permit #	Address	Inspection Type	Inspection Result	Comments
3/11/2024	23-140	2250 Baldwin Hwy		3 APP	Roof
3/11/2024		2070 E US 223- Daves Cosmic Subs	-	-	Health Dept /Office HRS
3/11/2024		2344 Linden Drive	21		FOIA / Office HRS
3/11/2024		4295 Demings Lk Rd	-	-	Office HRS
3/12/2024		Solar Ordinance	-	-	Office HRS
3/12/2024	24-20	2244 E Carleton Rd	2	APP	Roof
3/12/2024		3053 Baldwin Hwy	16	-	Office /HRS
3/13/2024	24-05	2341 WoodRidge Dr	3	APP	Siding
3/13/2024	24-14	2341 WoodRidge Dr	3	APP	Inground Pool
3/13/2024		Sterling Est	15		HUD Home / Office HRS
3/14/2024	23-131	2804 Hope Ct	10		Concrete / vapor barrier
3/14/2024	23-132	2806 Hope Ct	10		Concrete / vapor barrier
3/14/2024		Daves Comic Subs	15	-	Office /HRS
3/15/2024		Inspectors			Office HRS / - BS&A
3/15/2024		3804 S Adrian Hwy			Personal Meeting
3/18/2024		4008 S Adrain Hwy			Weekly Dept Head Meeting
3/18/2024	22-110	3688 Tret Hwy	2	R	Addition
3/18/2024		Ruby St	8	-	Historical over-lay
3/19/2024	24-22	2642 Prairie Dr	1	APP	footers
3/19/2024	23-125	1955 Gier RD	2	APP	Roof
3/19/2024	23-131	2804 Hope Ct	9	R	Frame / Fire wall
3/19/2024	23-132	2806 Hope Ct	9	R	Frame / Fire wall
3/20/2024	23-131	2804 Hope Ct	9	R	Frame / Fire wall
3/20/2024	23-132	2806 Hope Ct	9	R	Frame / Fire Wall
3/20/2024		1956 Allen St	3	APP	Frame
3/20/2024	23-98	4805 Sand Creek Hwy	2	App	Deck

Pre-Construction HRS: \_\_\_\_\_

Total Miles for the Month: \_\_\_\_\_

Approved (AP)  
Partial (PA)  
Refused( R )

Madison Twp fees : _____	
Zoning Fees: _____	
Adrian Twp Fees: <u>    \$4,896.96    </u>	
_____	
<b>Total Monthly Income:</b>	_____

Signature: \_\_\_\_\_

# Charter Township of Madison

## March Monthly Report

<b>Type of Inspection</b>			<b>Building</b>	<b>Result of Inspection:</b>	
1. Footing	8. Specialty	15. Other	1. Approved	5. Needs Re-inspection	
2. Final	9. Frame	16. Zoning	2. Partial	6. Occupancy	
3. Rough	10. Concrete	17. Permit Required	3. Not Ready	7. Other	
4. Re-inspection	11. Insulation	18. Life-Safety	4. Canceled		
5. Crawl Space	12. Roof	19. Ordinance Violation			
6. Drywall	13. Roof Sheathing	20. Complaint			
7. Ventilation	14. Back Fill	21. FOIA Request	22. Plan Review		

Date	Permit #	Address	Inspection Type	Inspection Result	Comments
4/4/2024		3804 S Adrian Hwy			BSA-Inspectors permits /Office HRS
4/4/2024	24-028	2410 Harwood		1 APP	Footing
4/5/2024	24-032	1680 Naomi Ave		1 APP	Footing

Pre-Construction HRS: \_\_\_\_\_

Total Miles for the Month: \_\_\_\_\_

Approved (AP)  
Partial (PA)  
Refused( R )

Madison Twp fees :	<u>\$3,495.00</u>
Zoning Fees:	<u>\$195.00</u>
Adrian Twp Fees:	<u>\$4,896.96</u>
<b>Total Monthly Income:</b>	<u>\$8,586.96</u>

Signature: 

# Permit Revenue by Type

04/01/2024

Permit	Entry Type	Entries	Amount
	Building	17	3,495.00
	Electrical	43	1,584.00
	Mechanical	11	490.00
	PLUMBING	24	902.00
	Zoning	3	195.00
	Totals For Permit:	98	6,666.00
<b>Grand Totals</b>		98	6,666.00

Population: All Records

Transaction.DateToPostOn Between 3/8/2024  
10:00 AM AND 4/5/2024 11:59:59 PM





**Madison Charter Township  
Monthly Inspection Report  
March 2024  
Mechanical**

Signature: *Jim Chest*

- Type of Inspection
1. Service
  2. Final
  3. Rough
  4. Re-Inspection
  5. Fuel Piping
  6. Site
  7. Underground
  8. Specialty

- Result of Inspection
1. Approved
  2. Partial
  3. Disapproved
  4. Not Ready
  5. Cancelled
  6. Needs Reinspection
  7. Inspection Length
  8. Other/Unique Circumstance

Total Permits: 10 Cost: 450  
 Total Inspections: \_\_\_\_\_ Cost: 05  
 Plan Reviews: 1 Cost: 05  
 Total Charges: 715

Date	Permit Number	Address	Insp	Result	Comments/Details
3/5/24	PM240819	2601 E Maurice Sts	3	1	
3/7	PM240820	2804 Horz Cr.	3	1	
3/7	PM240821	2806 " "	3	1	
3/12	PM240816	2804 " "	3	1	
3/12	PM240817	2806 " "	3	1	Rego 1/1/24
3/12	PM240827	1936 Wilson Rd	3	1	608 7507
3/19	PM240824	177 Newburg	3	1	
3/19	PM240825	176 " "	3	1	
3/15	PM230042	3688 Trent Hwy	2	1	
3/26		Bath + Body			6500 Plan Revised



**Madison Charter Township  
Monthly Inspection Report  
March 2024  
Plumbing**

Signature: Terry L. Massingill

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

Total Permits: \_\_\_\_\_ Cost: \_\_\_\_\_  
 Total Inspections: 15 Cost: \$975.00  
 Plan Reviews: 1 Cost: \$65.00  
 Total Charges: \$1,040.00

Date	Permit Number	Address	Insp	Result	Comments/Details
3/4/2024	PP220040	2601 E. Maumee	3	1	Auto Vent under sink and stack c.o required
2/12/2024	PP240007	2383 Sunset	2	1	Shower
2/12/2024	PP240006	2806 Hope Ct.	2	1	
2/12/2024	PP240005	2804 Hope Ct.	2	1	
2/12/2024	PP240014	2070 E. US 223	11	8	Walk Thru
3/14/2024	PP240011	1055 W. US 223	7	1	
3/14/2024	PP240001	2642 Praire Dr.	2	1	
3/14/2024	PP230024	3688 Treat Hwy	2	1	
3/14/2024	PP240010	2046 Allan	3	1	
3/14/2024	PP240003	1956 Allan	3	1	
3/19/2024	PP240014	2070 US 223	7/3	1	
3/19/2024	PP240012	177 Newbury	11	1	Manuf. Home Set Up
3/19/2024	PP240013	176 Newbury	11	1	Manuf. Home Set Up
3/21/2024	PP240009	4025 S. Adrian Hwy	10	1	
3/21/2024	PP240008	2775 Whig Hwy	7	1	
3/23/2024				8	Plan Review Bath and Body

# Charter Township of Madison

## Department of public works

### March 2024

- Water usage for the month of March 2024 was 9.1 million gallons.
- Sewer usage for the month of March 2024 was 12.4 million gallons.
- Water usage for Fairfield Twp. for the month of March was 1.2 million gals.

#### Operations

- Work orders for the month of March were (46).
- Miss Digs for the month of March were (77). All Miss Digs were reviewed and serviced as needed.
- Water meters were read, and all work orders were completed.
- All sewer reads were submitted to the City of Adrian.
- Lift stations and generators were inspected for the month of March.
- 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

- The Public works department met with tetra tech for a kick-off meeting in March for the rate study. The dpw is currently compiling the data that is required to complete the water and sewer rate study.
- Construction drawings for the water treatment plant project have been submitted to the EGLE. We think it may take between 4-6 weeks to get approval, assuming no design changes will be required.
- Tetra tech recently updated the cost opinion for the WTP project, materials and construction have increased from what was initially thought. The bond attorney from Miller Canfield has been made aware of the possibility that additional funding may be needed.
- Hydrant and water main flushing is scheduled to begin on April 29<sup>th</sup>. The flushing and maintenance should be completed by May 27<sup>th</sup>, during this time it is recommended that residents check water clarity before doing any laundry.

**Submitted by Tim Watterson**  
**Department of public works Superintendent**





**Gary Griewahn**  
Supervisor  
**Janet Moden**  
Clerk  
**Harold Gregg**  
Treasurer

**CHARTER TOWNSHIP OF MADISON**

**3804 S. ADRIAN HIGHWAY**  
**ADRIAN, MI 49221**  
**517-263-9313 Fax: 517-263-4569**

**TRUSTEES**  
Chad Rodgers  
Matt Carpenter  
Howard Bales  
Rusty Benschoter

Minutes  
Zoning Board of Appeals  
Tuesday March 26, 2024  
7:00 PM

Members Present: Eric Ehinger, Becky Liedel, Wayne Smith, Norm Schutte, Rodney Meeks - Chairman

Others Present: David Rincon Building Official, Gary Griewahn, Airport Representatives.

The meeting was called to order at 7:00 P.M. and the Pledge of Allegiance was said.

Nominations for secretary Becky Liedel 5-0  
Nominations for chairman Rodney Meeks 5-0

Building Official Dave Rincon shared his reasons for denial of the original Zoning Compliance Permit.

Board Proceeded to discuss the Appeal for Variance request V230001 to have new proposed hanger be allowed one foot off the property line to match other previously constructed hangers.

Dave Rincon was asked why the application was previously denied. It does not meet the setback requirements set forth by the township. He did confer with the fire chief on safety measures of not having the building be in line with the others and how it could create a hazard.

Motion was made by Wayne Smith to approve the request for Variance, based on the questions from the board that need to be addressed. Second by Eric Ehinger. Vote 5-0 Motion Carried.

With no further business, Ehinger made a motion to adjourn, seconded by Smith. Motion carried 5-0.

Meeting adjourned 7:15pm



Madison Charter Township  
Variance Application

Item 1.

Application Number: 1230001

Business/Organization: <u>Lenawee County Airport</u>	
Applicant Name: <u>Thomas Kendziora</u>	Phone Number: <u>517-260-1745</u>
Address: <u>2651 w Cadmus Rd</u>	City, State, Zip: <u>Adrian, MI, 49221</u>
Email: <u>airport.manager@lenawee.mi.us</u>	
Site Address: <u>2651 w cadmus Rd</u>	
Legal Description:	
Reason for Variance Request: <u>Building Hanger on N. Property Line To Line up with other Hangers.</u>	
PROVISION(S) OF THE ZONING ORDINANCE APPEALED (Indicate the Article, Section, Subsection and Paragraph of the Zoning Ordinance being appealed, by number. DO NOT QUOTE ORDINANCE.):	
Attach THREE (3) detailed sketches of site plan, including adequate documentation or paperwork.	
Applicant Signature: <u>Tom Kendziora III</u>	Fee Received: \$
Date:	
<b>FOR OFFICE USE ONLY</b>	
Zoning Board of Appeals Meeting Date:	Date Adjoining Property Owners Notified:
Date Plot Plan or Certified Survey Map Received:	Date Notices Posted:
<b>FOR ZONING BOARD OF APPEALS USE ONLY</b>	
At a meeting of the Zoning Board of Appeals on _____ the above described appeal was considered	
and it was determined that the Variance was	
<u>5</u>	Granted <input type="radio"/> Denied <input checked="" type="radio"/>
For the following reasons:	
<u>TO MATCH OTHER BUILDINGS</u>	
Requested interpretation be as follows:	

[Signature]  
Signature Chairman Board of Appeals

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
  - construct new building(s)
  - add to existing building(s)
  - alter existing building(s)

for the following use(s): Airplane Storage

- 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): LenaWee County

3. Address of property involved: 2651 W Cadmus Rd Adrian, MI 49221

4. Legal description: on file

5. Present Zoning	_____	12. Percentage of lot covered	_____ %ft.
6. Lot Area	_____ a/sq.ft.	13. Building height	<u>14</u> ft.
7. Average lot width	_____ ft.	14. Total floor area	<u>2888</u> sq.ft.
8. Average lot depth	_____ ft.	15. Off street parking	<u>NA</u> cars
9. Front yard setback	_____ ft.	16. Is central sewer available?	<u>NA</u>
10. Side yard setback	_____ ft.	17. Number of new buildings	<u>1</u>
11. Back yard setback	_____ ft.	18. Min. distance between bldgs.	<u>10</u> 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 \_\_\_\_\_ do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date 1/23/24

Applicant(s): Tom Keresztes III  
Signature

Telephone: 517-260-1745

\_\_\_\_\_  
Signature

Fee Received: \$ 05.00

Address: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_  
Signature

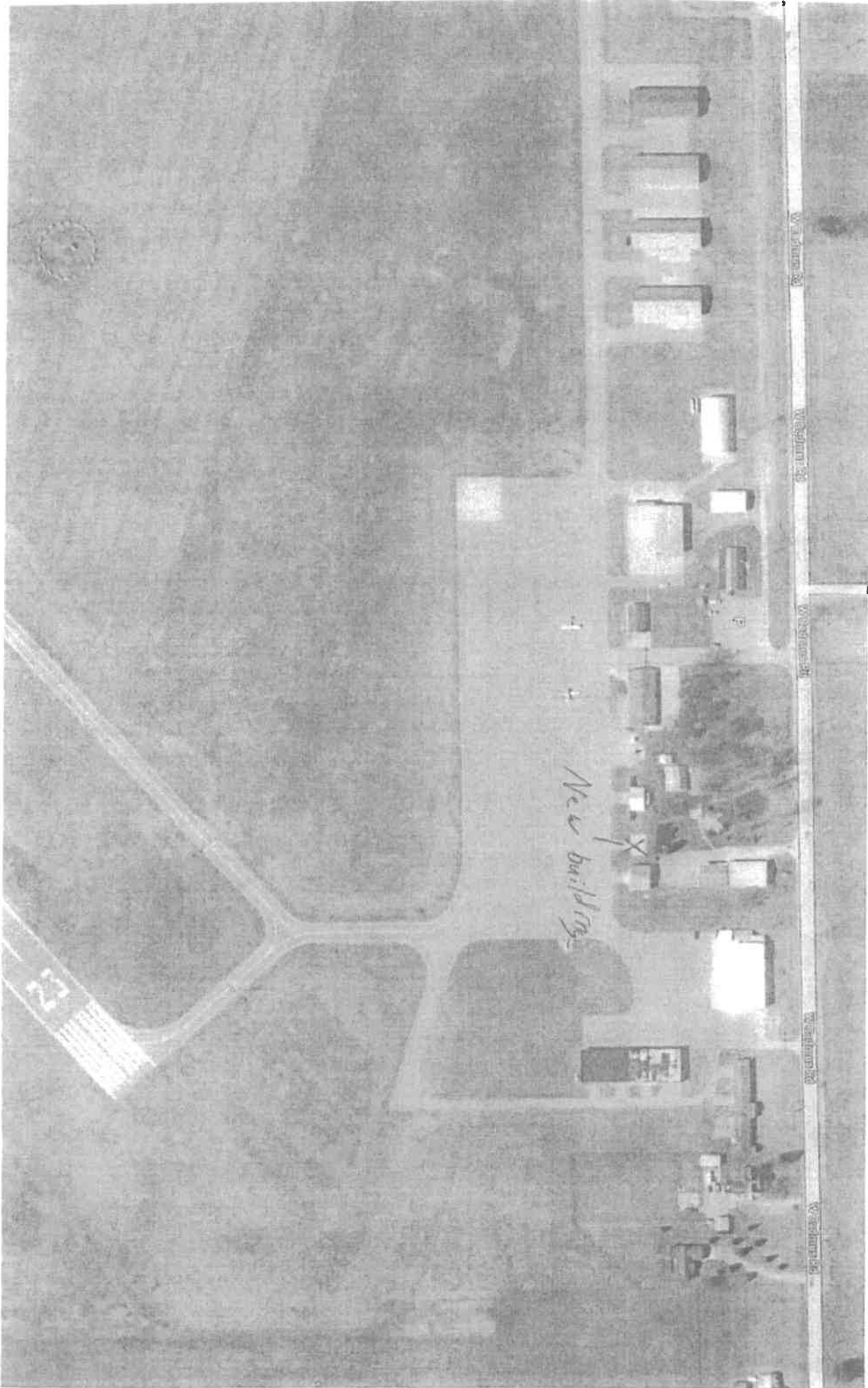
A ZONING COMPLIANCE PERMIT for the proposed use of said property is hereby:  
 Granted  Refused for the following reason(s): \_\_\_\_\_

Variance Required

Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_  
Signature

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



CHARTER TOWNSHIP OF MADISON  
MADISON TOWNSHIP HALL  
3804 S. ADRIAN HIGHWAY  
PLANNING COMMISSION SPECIAL MEETING  
March 31, 2024  
7:00 p.m.

7:00 p.m. Chairperson Johnson called the meeting to order and led the Pledge of Allegiance.

**ROLL CALL**

(Clerk Moden swore in new Commissioners Richard June and alternate Reid Moden before the meeting).  
Planning commission members present: Chairperson Michelle Johnson, Vice-Chair Rusty Benschoter, Dale Thielan, Rodney Meeks, Joyce Holtz, Richard June, and Reid Moden (Alt.). A quorum was established.

Planning Commission members absent: Secretary Amy Hepker-Wilson.

Motion Benschoter to excuse Hepker-Wilson absence Seconded Thielan. Motion carried 7-0.

Also in attendance: David Rincon (Building/Zoning official), Janet Moden (Township Clerk), William Gira, Bill Ellenwood II.

**APPROVAL OF DECEMBER 21, 2023 Regular meeting minutes:**

Motion Vice-Chair Benschoter, seconded by Meeks to approve the December 21, 2023 meeting minutes.  
Motion carried 7-0.

**PUBLIC COMMENT** – agenda items only: None

**NEW BUSINESS**

**PUBLIC HEARING 1055 W. U.S. 223-CORNERSTONE CHURCH – *Conditional Use -Daycare***

Chairperson Johnson questioned if the public notice was published either in the newspaper or on the Madison Township website. Clerk Moden said it was posted on the website but not where it was supposed to be. Concern was expressed about the public notice of the conditional use permit not being done promptly and how the public notice was not in compliance with the township ordinance. Clerk Moden stated the information was posted on the Township website.

*Public Hearing opened at 7:05*

Pastor Bill Ellenwood presented a Conditional Use Application for a daycare at the church. It would be open to the public and he is currently pursuing state licensing. He anticipates it will take about six months to be open. Hours of operation are to be in the range of 6:00 am-6:00 pm, Monday-Friday serving ages of newborn to 5 years old. No transportation is offered at this time. Rincon spoke in favor of the application, stating the church had met all guidelines. No objections were received from neighbors receiving notice of the proposed use.

*Public hearing closed at 7:17pm.*

Motion Benschoter to recommend a conditional use permit to Cornerstone Church for daycare as proposed and send to Township Board for approval, Meeks seconded. Motion passed 7-0.

**ELECTION OF OFFICERS FOR 2024:**

Motion Benschoter to nominate Michelle Johnson as Chairperson, seconded by June. Passed 7-0. Benschoter requested to step down as Vice-Chair and made the motion to nominate Meeks to the position, Seconded by Johnson. Passed 7-0.

Motion by Chairperson Johnson to nominate Amy Hepker-Wilson as secretary, seconded by Meeks. Passed 7-0.

**2023 Annual Letter**

The annual letter of the Planning Commission meetings and activities for 2023 was reviewed.

Motion by Benschoter to forward the annual letter to the Township Board per the ordinance Seconded by Holtz. Motion passed 7-0.

**2024 Planning Commission Meeting Schedule**

Planning Commission to meet the third Thursday of each month, Motion by June to approve the schedule; Meeks seconded. Passed 7-0.

**PUBLIC COMMENT: Items Not on the Agenda:** NONE

**REPORTS:**

Chairperson Johnson- Joyce Holtz accepted reappointment for another 3-year term to the Planning Commission, expiring in 2027.

Zoning Official -None

Township Official-None

**ADJOURNMENT:** Motion Meeks, seconded by Johnson to adjourn. Motion passed 7-0. The meeting officially adjourned at 7:42pm.

Respectfully submitted

Dale Thielan, Planning Commission Member



# Madison Charter Township

Application Number: C124001

## Conditional Use Permit Application

Business/Organization: <u>CORNERSTONE COMMUNITY CHURCH</u>			
Applicant Name: <u>Bill Ellenwood II</u>		Phone Number: <u>517-920-2597</u>	
Address: <u>1055 W.U.S. 223</u>		City, State, Zip: <u>ADRIAN MI 49221</u>	
Email: <u>cornerstoneadrian@gmail.com</u>			
Site Address: <u>1055 W.U.S. 223 ADRIAN MI 49221</u>			
Legal Description: <u>M00 115 -2400-00</u>			
Current Zoning: <u>C2</u>		Current Use: <u>CHURCH</u>	
Proposed Use: <u>CHURCH / DAY CARE</u>			
Do you own this Property:		<input checked="" type="checkbox"/> Yes	<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: <u>Bill Ellenwood II</u>		Date: <u>3-4-24</u>	
Fee Received: \$ <u>350</u>			
For Official Use ONLY			
Planning Commission Meeting Date: <u>3/28/24</u>		Date Adjoining Property Owners Notified: <u>3/7/24</u>	
Date Plot Plan or Certified Survey Map Received:		Date Notices Posted: <u>3/7/24</u>	
Approved: <input checked="" type="checkbox"/>		Denied: <input type="checkbox"/>	
Reason:			
Official Signature: <u>Janet M. Gooden Clerk</u>		Date: <u>3/28/24</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): Daycare/child care facility

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): \_\_\_\_\_

3. Address of property involved: 1055 W. U.S. 223 ADRIAN MI 49221

4. Legal description: MDD 115-2400-00

5. Present Zoning	<u>C-2</u>	12. Percentage of lot covered	<u>75</u> %ft.
6. Lot Area	<u>495706</u> a/sq.ft.	13. Building height	<u>17</u> ft.
7. Average lot width	<u>661</u> ft.	14. Total floor area	<u>20633.9</u> sq.ft.
8. Average lot depth	<u>642</u> ft.	15. Off street parking	<u>75</u> cars
9. Front yard setback	<u>324</u> ft.	16. Is central sewer available?	<u>YES</u>
10. Side yard setback	<u>87.24</u> ft.	17. Number of new buildings	<u>1</u>
11. Back yard setback	<u>295</u> ft.	18. Min. distance between bldgs.	<u>24</u> 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 CORPUSSTONE / Bill Ellenwood II do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date 3-4-24

Applicant(s): [Signature]  
Signature

Telephone: 517-920-2597

Signature

Fee Received: \$ 105.00

Address: 1055 W. U.S. 223 ADRIAN

Zoning Administrator: \_\_\_\_\_  
Signature

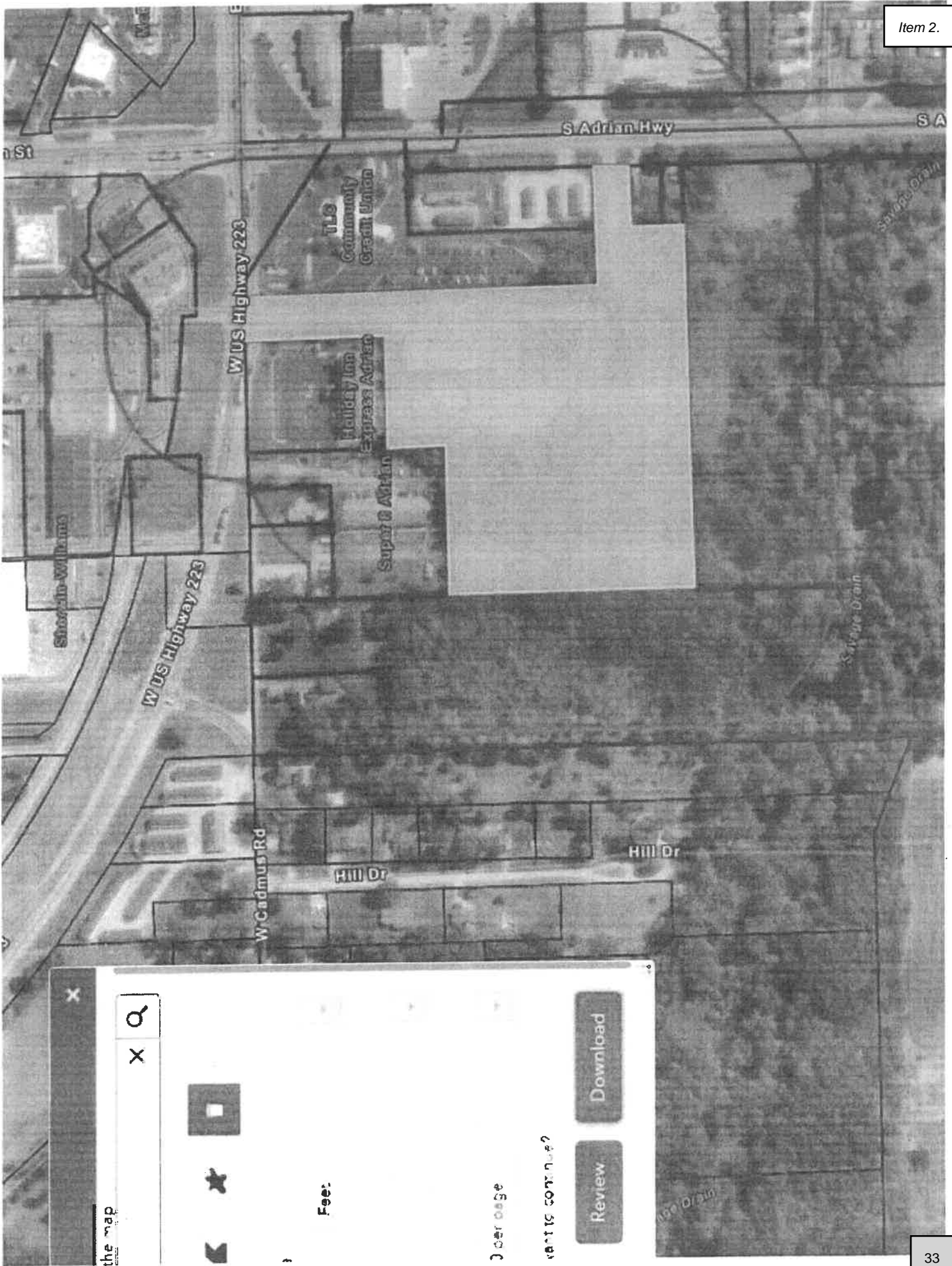
A ZONING COMPLIANCE PERMIT for the proposed use of said property is hereby:  
 Granted  Refused for the following reason(s): Conditional Use 4.8.2

Date: 3/4/24

Zoning Administrator: [Signature]  
Signature

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





# CHARTER TOWNSHIP OF MADISON

Gary Griewahn  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

3804 S. ADRIAN HIGHWAY  
ADRIAN, MI 49221  
517-263-9313 Fax: 517-263-4569

TRUSTEES  
*Howard Bales*  
*Chad Rodgers*  
*Matt Carpenter*  
*Rusty Benschoter*

## Finance Committee Minutes 4-4-24

Meeting called to order at 8:30 AM. Members present: Gregg, and Carpenter, also present Howard Bales, and Brian Ruble.

Purpose of the meeting, was to discuss cost increases regarding the water system improvement project. After lengthy discussion with Brian about the bidding and bond payment process, we did not make a recommendation but would like to have a discussion with entire board.

Meeting was adjourned at 10:00.

Respectfully Submitted,

Harold Gregg  
Chairman





# WTP Cost Opinion



# Engineer's Opinion of Cost

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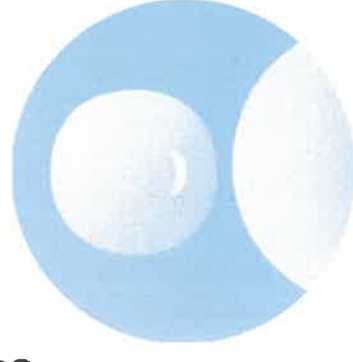
- Based largely on recent bids and data provided by vendors
- Bid costs may be higher or lower

# Construction Cost Opinions

2022 \$3.9 million

2024 \$4.4 million to 4.8 million const.

+ \$400,000 engineering and financial = \$4.8 million to \$5.2 million



# Differences

Item	2022	2024
Iron Filters	\$1,050,000	\$1,800,000 to \$2,200,000
Piping	\$580,000	\$510,000
Chemical Imp	\$430,000	\$460,000
Electrical	\$950,000	\$450,000
Building Improvements	\$0	\$430,000
Eng. & Contingency	\$890,000	\$1,150,000
<b>TOTAL</b>	<b>\$3,900,000</b>	<b>\$4,800,000 to \$5,200,000</b>

# Why Differences?

---

- Construction cost inflation in all categories especially pressure filter cost
- Added additional contingency for inflation and Lenawee County bid environment
- More definition of scope
- Additional scope items (chemical building expansion)

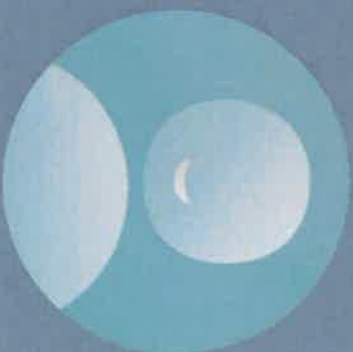


## How to Further Control Costs?

- Most products have multiple manufacturers that should foster competition and lower cost
- Aggressively recruit for general contractors (Toledo, Detroit, Jackson, etc.) to increase competition
- Bid soon (as soon as we get permits)
- If necessary, negotiate with selected bidder to remove items
- Observe contractor only at key times to lower engineering cost



# WTP Cost Opinion



# Engineer's Opinion of Cost

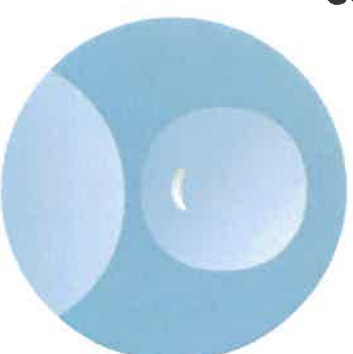
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Budget Amendment 4-9-2024

2024 Road Fund Budget Adjustment

204-446-930-000

8,500.

Maintenance & Repair