



PLANNING COMMISSION REGULAR MEETING

December 19, 2024 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 Minutes 3/28/2024

PUBLIC COMMENT (Items ON the Agenda)

OLD BUSINESS

NEW BUSINESS

1. 2025 Meeting Schedule

PUBLIC COMMENT (Items NOT ON the agenda)

REPORTS

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

COMMUNICATIONS

ADJOURNMENT

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 Seconed 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, 2023meeting 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, but that she and no one else could access it.

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