



## REGULAR BOARD MEETING

April 08, 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. Department Head Contracts

2. Second Reading Codification of Ordinances

3. Second Reading Revisions Disorderly Conduct

4. Zoning Clarification 2396 E US 223

5. Electrical Inspector Alternate

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 March 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: 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:** None

**INTRODUCTION OF SPECIAL GUESTS:** None

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

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

**Fire:** Chief Wilson stated that it has been a rough month on vehicles, currently there are two ambulances out of service, leaving only one available. One is due to an issue with a high pressure fuel, another one has a liquid suspension issue and the third one had a water pump replaced and is back in service. We have “borrowed” an ambulance from Morenci Fire Department and another one from Adrian Charter Township Fire Department until our township ambulances are repaired, unknown time table for that to happen.

There have been major IT issues with our email system, currently we are working with Creek Enterprises, Go Daddy and Microsoft to get it fixed, but it is not going to be a quick fix as they are not sure of the cause or the fix at this time.

**Police:** Chief Gentner stated that Madison was the leader this month in the number of police issues, other than Adrian City, Sheriff Dept and Tecumseh. He announced that there would be another “Active Shooter” training in April. The old Charger Police car is up for bid and the newer Charger is going in to be fixed from the accident with a drunk driver last month.



## **CHARTER TOWNSHIP OF MADISON**

**Water/Sewer:** Watterson stated that he was sending out a survey to the residents on E. Carleton Rd. as to the interest or opinion that they may have regarding the township putting in water down that section of the road. He also reported that they had had two water main breaks in the township that were repaired.

**Inspection:** Building Official, Rincon reported the following:

- Collected \$18,000 in Building Permit fees
- Green Acres currently has 8 permits open
- Eden East is waiting for their license from the State to open Dispensary
- There is a 10-acre solar farm looking to open in 2026
- A large developer is looking to meet with the township regarding potentially 84 units.

**Legal: None**

**APPROVAL OF CONSENT AGENDA:** Motion by Bales, supported by Rodgers 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:**

Information from last month's tabled business regarding changing the Water/Sewer connection fees to better reflect the true costs involved, was further discussed. The cost to do another rate study would cost between \$20,000 and \$50,000 dollars, and there is no president to do it now. But it is suggested that each year that a Cost-of-Living increase comes before the board, in order to keep up with raising costs.

Motion by Rank, seconded by Schutte that the current water connection fee be lower by \$1000.00 as well as lowering the sewer connection fee by \$1000.00. The new fee would then be \$4700. for water connection and \$4229. for the sewer connection, and the board to look at Cost-of-Living rate adjustment yearly. Roll Call Vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

### **NEW BUSINESS:**

#### **2025 Road Maintenance:**

- **Budget Amendment for Road Maintenance and Repair**

204-446-930-000 Expenditure \$117,156



## **CHARTER TOWNSHIP OF MADISON**

Motion by Schutte, seconded by Gregg to approve the amendment for 2025 Road Maintenance and Repair fund. Roll Call Vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

- **Resolution for Approval of 2025 Road Maintenance Work**

Motion by Rodgers, seconded by Schutte to approve the 2025 Road Maintenance Work resolution as written and submitted. Roll Call Vote: Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

- **Approval for Supervisor to sign contracts with the Lenawee County Road Commission for 2025 Road Maintenance**

Motion by Rodgers, seconded by Schutte to approve signature by Township Supervisor to sign and approve 2025 Road Maintenance contracts as needed. Roll Call Vote: Bales, No; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 6-1.

Supervisor Rank stated that as of the start of 2025 the township had a road fund balance of \$572,930.00 in the Road Construction Code account. He stated that he had given the road commission a proposed budget for the next 3 years, based on the Road Millage that passed in November 2024 election. The amounts are as follows: 2025 - \$450,000; 2026 - \$350,000; and 2027 - \$350,000. These are proposed numbers for budgeting purposes, which would leave a fund balance at the end of 2027 of \$315,774.00 if we were to take \$257,156 out of the fund balance.

**First Public Reading: Opened at 7:25 p.m. Closed 7:30**

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

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

**First Public Reading: Opened at 7:30 p.m. Closed 7:35**

**Amendment to Ordinance No. 17 – Disorderly Persons**



# CHARTER TOWNSHIP OF MADISON

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

There will be a second public reading in the April 2025 board meeting on both of these items.

**ELECTED OFFICIALS’ COMMENTS:**

Bales: Expressed his opinion about not liking the fact that the township does not have any say with amount that the LC Road Commission charges for the work that they do for the township.

**AUDIENCE COMMENTS:** Resident Deborah Hickman – stated that she likes our new website, stated that she lives in Drexel Park and that the marijuana businesses are giving off a strong order and who should she notify, she also mentioned all the trash in the Drexel Park area.

Supervisor Rank mentioned that he had been told by our attorney that marijuana smell complaints should be sent to Michigan EGLE, but that last week he received notification from EGLE that those complaints belong to the local government to solve.

**ANNOUNCEMENTS:** None

**ADJOURNMENT/RECESS:** Motion by Rodgers, seconded by Benschoter, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:40 p.m.

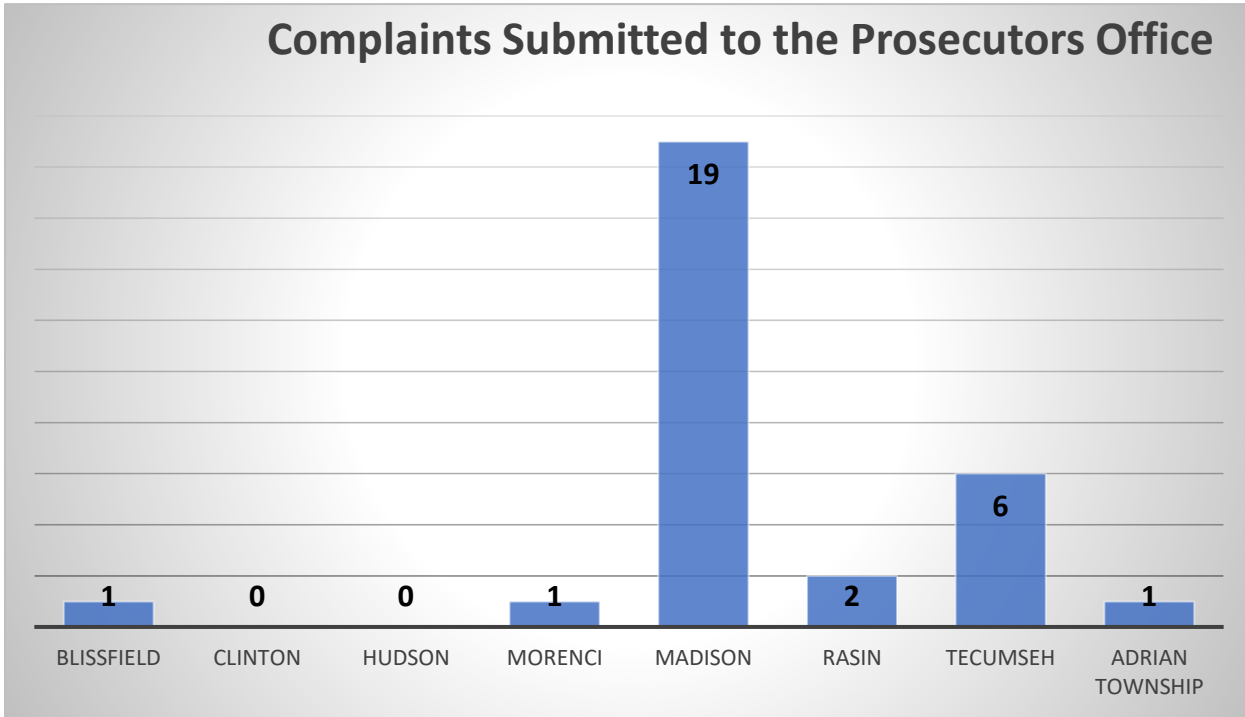
Typed and Submitted by:

Janet Moden  
Township Clerk

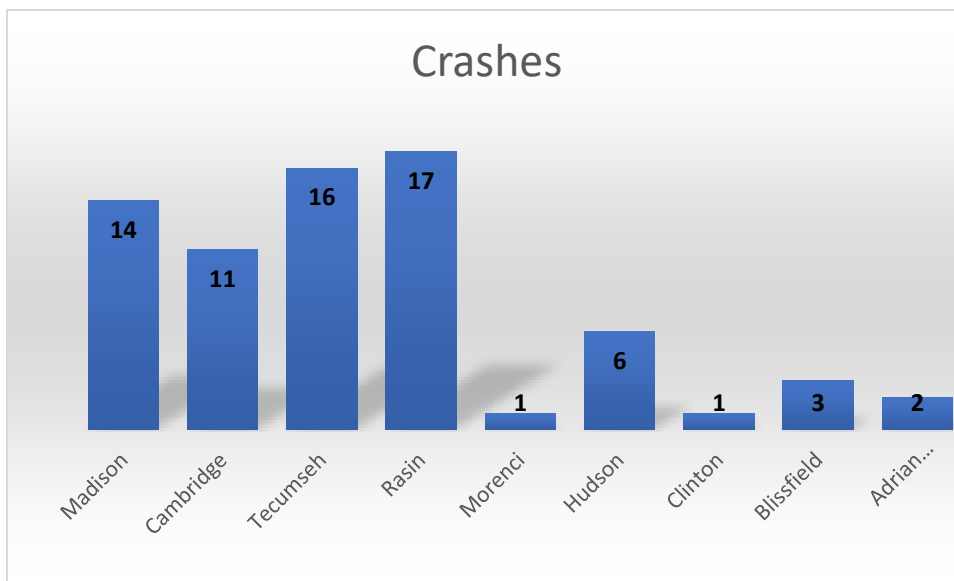


# MARCH BOARD REPORT

### Complaints Submitted to the Prosecutors Office



### Crashes



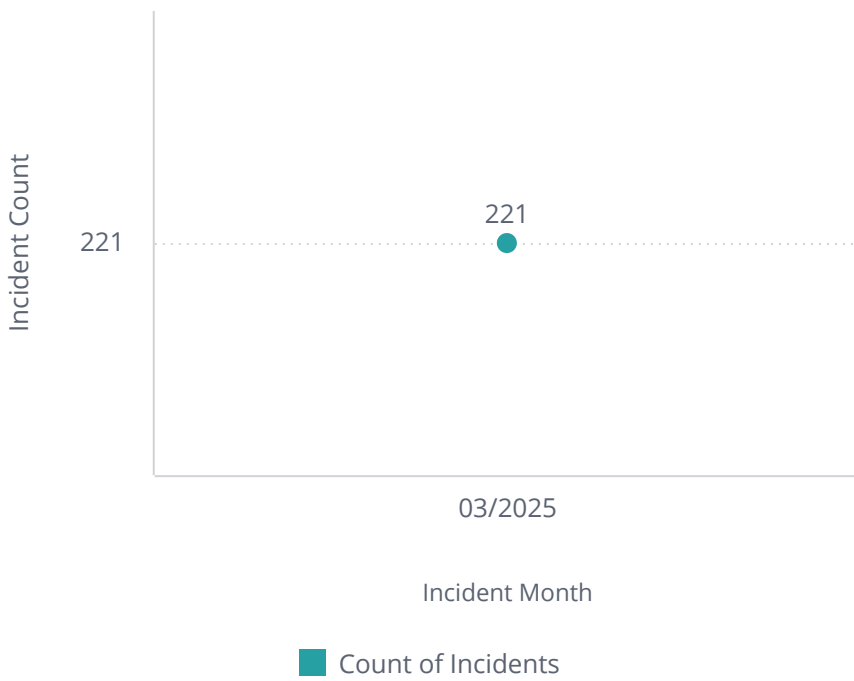
Total Number of Incidents



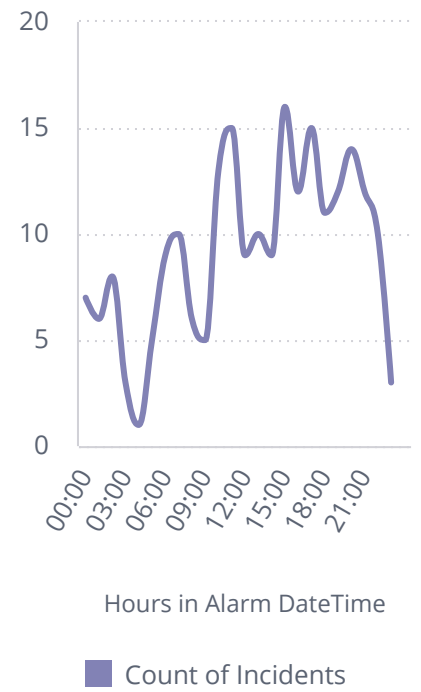
Average Time on Scene



Incident Trend



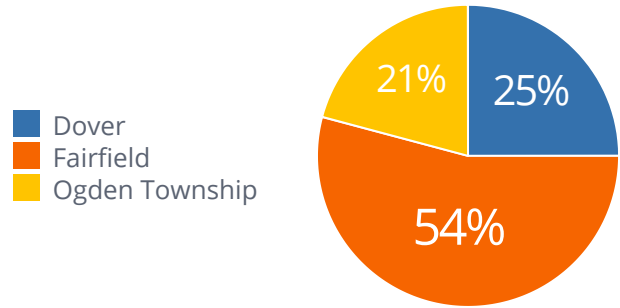
Time of Incidents



Percent of Incident Responses by Incident Type



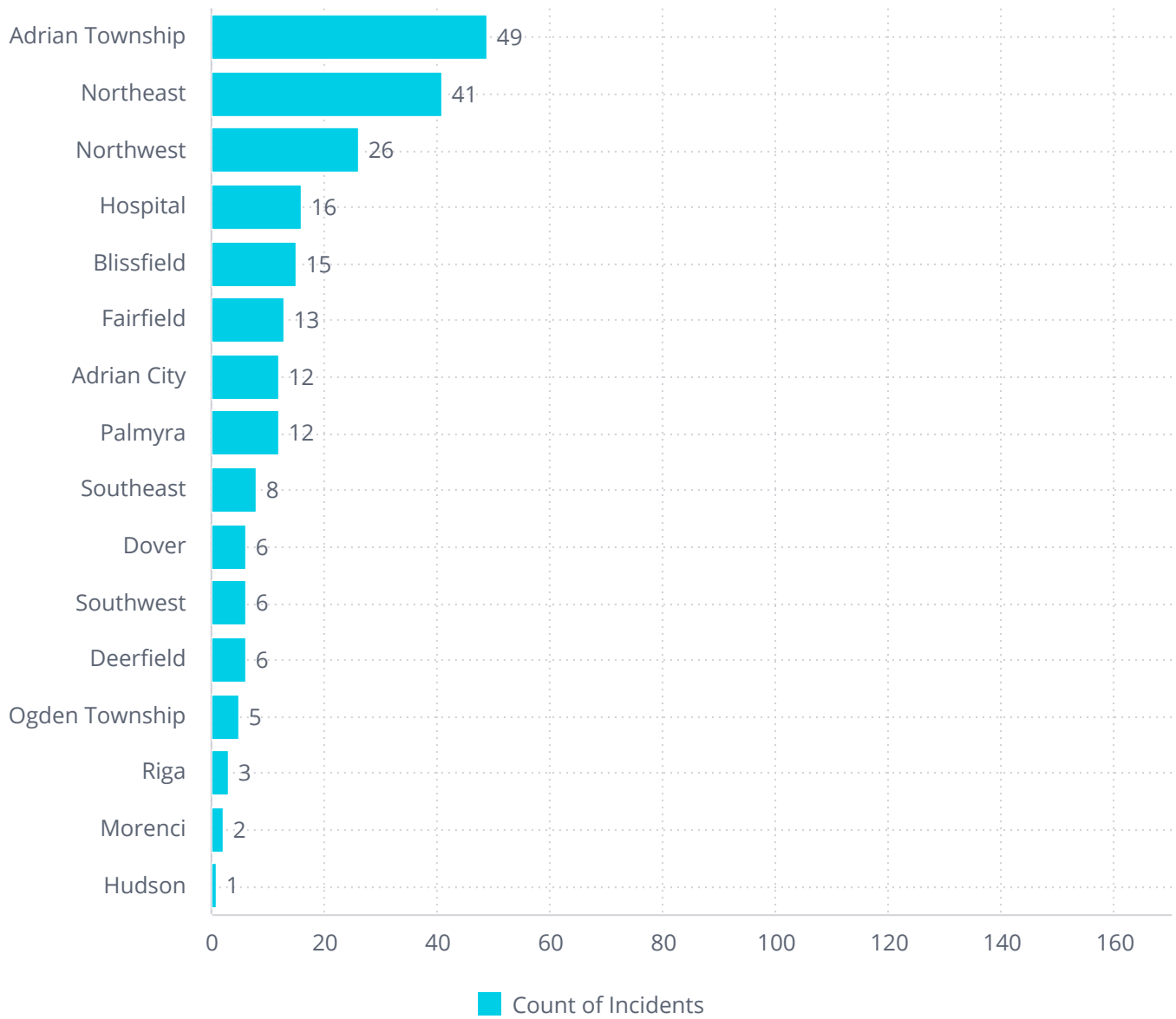
Contract Area Count



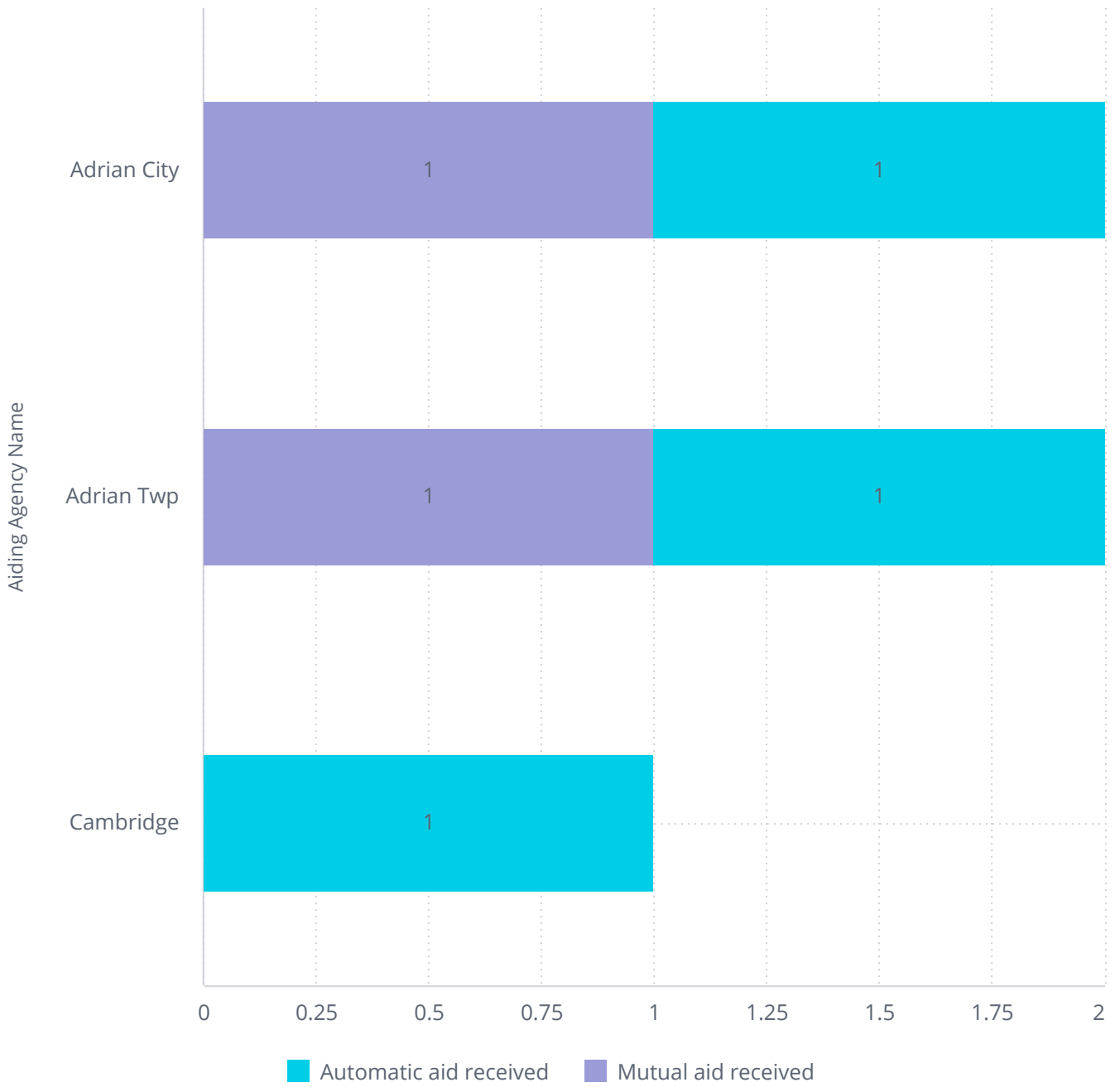
Incident Type

Incident Type	Incident Count
ALS Transfer	1
BLS Transfer	2
Citizen Assist	3
EMS call, excluding vehicle accident with injury	79
Madison transport for BLS agency	2
Motor vehicle accident with injuries	2
Paramedic Assessment- BLS agency	11
Paramedic transport- BLS agency	18

Count of Incidents by District



Mutual Aid Recieved



Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Dispatched and Cancelled- Mutual Aid Fire	2
	Engine Assist	3
	Tower Assist	1
Automatic aid received	Outside equipment fire	1
Mutual aid given	Ambulance Assist	6
	Dispatch and Cancelled- enroute mutal aid EMS	1
	Dispatched and Cancelled- Mutual Aid Fire	1
	Hazmat	1

Calls By Unit

Unit Name	Percentage of Calls <span style="font-size: small;">↓</span>	AVG Time on Scene
M7	46.46%	41m:05s
E88	43.43%	27m:52s
M4	4.55%	41m:07s
E3	3.54%	24m:12s
B9	3.03%	39m:50s
M6	2.53%	65m:36s
T5	2.02%	186m:00s
Echo 1	2.02%	24m:00s
E1	1.52%	77m:00s
B8	1.52%	44m:00s

# 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 March, 2025

<b>33</b>	Inspections Completed
<b>4</b>	Plan Reviews Finalized
<b>6</b>	Plan Reviews in Progress
<b>\$5,168.77</b>	Amount of Fees Collected
<b>\$4,896.96</b>	Adrian Twp. - Payment for Inspections
<b>28</b>	Adrian Twp. - Number of Inspections

### Violations and Complaint Types Handled

	Township ordinance #
	Nuisance ordinance #
<b>3</b>	Life Safety inspections
	Zoning Issues 35
<b>\$130.00</b>	Zoning fee collected
<b>\$10,195.73</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

Item 6.

# Permit Revenue by Type

04/03/2025

Permit	Entry Type	Entries	Amount
	Building	24	5,169.77
	Electrical	61	2,512.00
	Mechanical	67	2,555.00
	PLUMBING	85	3,053.00
	Zoning	2	130.00
	Totals For Permit:	239	13,419.77
<b>Grand Totals</b>		239	13,419.77

Population: All Records

Transaction.DateToPostOn Between 3/6/2025  
12:00:00 AM AND 4/3/2025 11:59:59 PM









# Charter Township of Madison

## Department of Public works

### March 2025

- Water usage for the month of March was 9.4million gallons.
- Sewer usage for the month of March was 9.2 million gallons.
- Water usage for Fairfield Twp. for the month of March was 1.5 million gallons.

#### Operations

- Work orders for the month of March were (34).
- Miss Digs for the month of March was (85). 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 March 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.
- The Annual Drinking Water Sampling has been completed.

#### Communications

- Hydrant and water main Flushing is scheduled for April 28<sup>th</sup> -May 30<sup>th</sup> 2025 this includes Madison And Fairfield townships.
- Construction will begin in August 2025 on the water treatment plant improvements.
- The Fairfield Township water tower is scheduled for its annual inspection on April 5<sup>th</sup>
- 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**

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR MADISON CHARTER TOWNSHIP, MICHIGAN; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

THE CHARTER TOWNSHIP OF MADISON ORDAINS:

**Section 1. Code adopted.** The Code entitled "Code of Ordinances, Madison Charter Township," published by CivicPlus, LLC, consisting of chapters 1 through 32, each inclusive, is adopted.

**Section 2. Repealer.** All ordinances of a general and permanent nature enacted on or before September 28, 2022, and not included in the Code or recognized and continued in force by reference therein, are repealed.

**Section 3. Repealed ordinances not revived.** The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

**Section 4. Penalty.** Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be:

- a. Guilty of a misdemeanor. Penalties may be imposed up to ninety (90) days incarceration in the County Jail and or fines up to five hundred (\$500.00) dollars plus the costs of prosecution.
- b. Responsible for a civil infraction. Penalties may be imposed in as set forth in the Madison Charter Township Municipal Ordinance Violations Bureau Ordinance plus the costs of prosecution.

The decision to charge the alleged violator with a misdemeanor and/or civil infraction as a result of a violation of this Ordinance shall be at the sole discretion of the Township.

In addition to the foregoing, any violation shall be deemed a nuisance per se, permitting the Township Board, 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. punished by a fine of \$500.00 or imprisonment for 90 days, or both. Except as otherwise provided by law or ordinance, with respect to violations of this Code that are continuous with respect to time, each day that the violation continues is a separate offense. As to other violations, each violation constitutes a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted

in the amendatory ordinance. In addition to the penalty prescribed above, the Township Board may pursue other remedies, such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

**Section 5. References to Code include additions and amendments.** Additions or amendments to the Code when passed in such form as to indicate the intention to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

**Section 6. References in ordinances.** Ordinances adopted after September 28, 2022, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

**Section 7. Effective date.** This ordinance shall become effective 40 days after the first publication of this ordinance.

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 the Charter Township of Madison 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

ORDINANCE NO. \_\_\_\_\_

**AMENDMENT TO ORDINANCE NO. 17  
DISORDERLY PERSONS ORDINANCE**

*An ordinance to amend Ordinance 17, the Charter Township of Madison Disorderly Person Ordinance, which prohibits disorderly conduct in the Charter Township of Madison and to establish penalties for violation of the ordinance.*

**THE CHARTER TOWNSHIP OF MADISON ORDAINS:**

**SECTION 1. AMENDMENT TO SECTION 4 OF ORDINANCE NO. 17**

The provisions of Section 4 of Ordinance No. 17 set forth below are amended in their entirety to read as follows:

- 4.19. Possess or consume any alcoholic beverage, beer, liquor, spirits, tobacco, or tobacco products as defined by applicable State law, if the person has not yet attained twenty-one (21) years of age.
- 4.35. Use the controlled substance of marijuana in the Township of Madison unless in accordance with applicable State law.
- 4.36 Sell or distribute a smoking pipe, of any kind or nature, whether the pipe is intended for use with tobacco or tobacco products or any other substance, legal or illegal, to persons under 21 years of age.
- 4.37. Sell or distribute rolling paper, of any kind or nature, whether the rolling paper is intended for use with tobacco or tobacco products or any other substance, legal or illegal, to persons under 21 years of age.

**SECTION 2. REPEALS**

All ordinances and parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 3. SAVING CLAUSE**

All proceedings pending and all rights and liabilities existing, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law in effect when they are commenced. This Ordinance shall not be construed to effect any prosecution pending or initiated before the effective date of this Ordinance, or initiated after the effective date of this Ordinance for an offense committed before that effective

Ordinance No. 17

Charter Township of Madison; Ordinance No. \_\_\_\_;  
amending Ordinance No. 17.

Adopted: March 14, 1989  
 Amended: October 8, 2002  
 September 13, 2011  
 January 8, 2013  
 \_\_\_\_\_, \_\_, 2025

date.

**SECTION 4. SEVERABILITY**

If any court of law of equity within the State of Michigan determines that any provision within this Ordinance is unconstitutional, void, voidable, or unenforceable, the remaining provisions of the same Section and other Sections of this Ordinance shall be deemed separate, distinct and valid in all respects from said provision.

**SECTION 5. CONFLICTING ORDINANCE REPEALED**

Any Ordinance or parts of Ordinances in conflict or inconsistent with any of the provisions of this Ordinance are hereby repealed.

**SECTION 6. EFFECTIVE DATE**

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

YEAS: ( )

NAYS: ( )

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

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

**CERTIFICATE OF ADOPTION AND PUBLICATION**

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

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

Ordinance No. 17

Adopted: March 14, 1989  
Amended: October 8, 2002  
September 13, 2011  
January 8, 2013  
\_\_\_\_\_, \_\_, 2025

Charter Township of Madison; Ordinance No. \_\_\_\_;  
amending Ordinance No. 17.

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Licensing Section  
P.O. Box 30254  
Lansing, MI 48909

Item 5.

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
**REGISTERED CODE OFFICIAL AND INSPECTOR**

EDWARD ZIETLOW  
9840 CLINTON MACON RD  
TECUMSEH, MI 49286

CATEGORIES  
Electrical Inspector

License No:  
INSP01654

Expiration Date:  
09/16/2027

EDWARD ZIETLOW  
9840 CLINTON MACON RD  
TECUMSEH, MI 49286

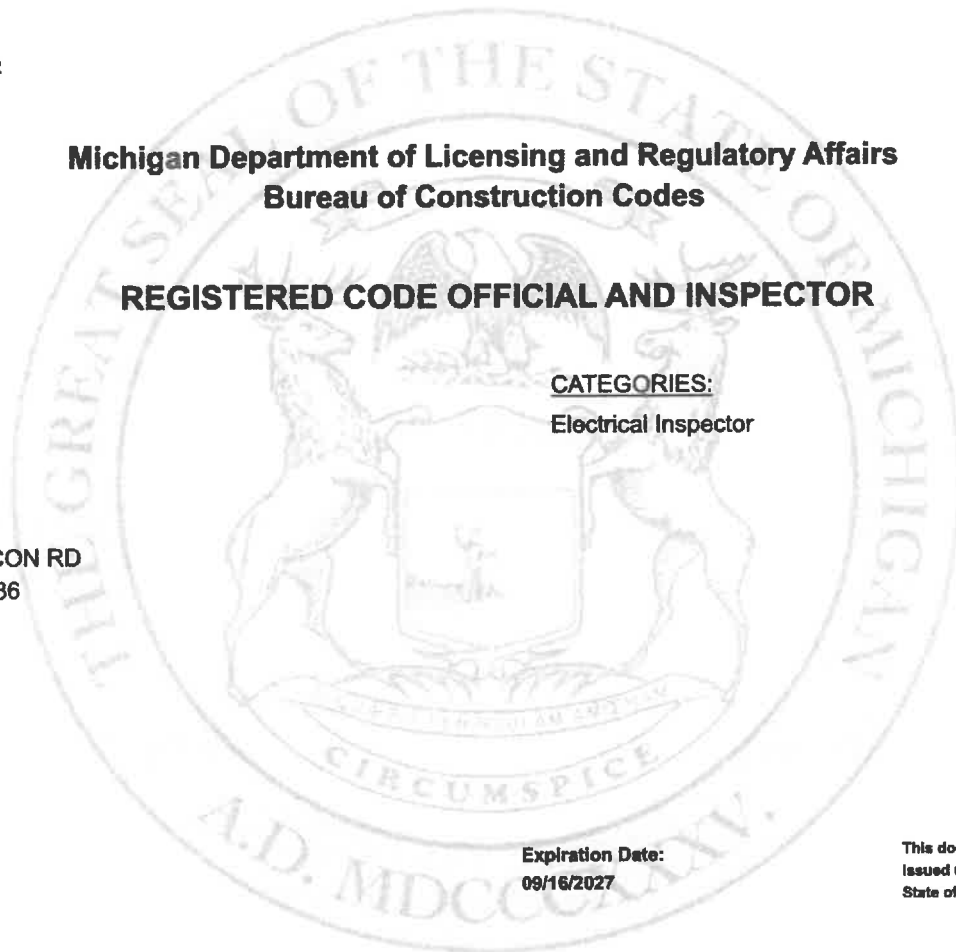
GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes**

**REGISTERED CODE OFFICIAL AND INSPECTOR**

CATEGORIES:  
Electrical Inspector

EDWARD ZIETLOW  
9840 CLINTON MACON RD  
TECUMSEH, MI 49286



License No.  
INSP01654

Expiration Date:  
09/16/2027

This document is duly  
issued under the laws of the  
State of Michigan



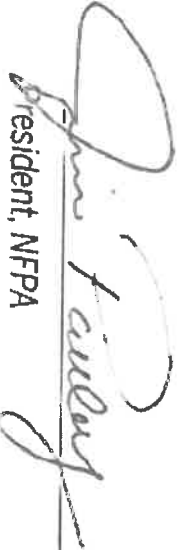
THIS CERTIFIES THAT

**Edward Zietlow**

has successfully demonstrated proficiency in the inspection of electrical installations as set forth in NFPA 70® *National Electrical Code* and is hereby certified as a **Certified Electrical Inspector (CEI)**.

03/10/2028

Valid through

  
President, NFPA



1192082-CEI

Certification Number

  
Director of Certification, NFPA