



## **SPECIAL BOARD MEETING**

October 02, 2024 at 9:00 AM

Madison Township Hall – 3804 South Adrian Hwy.

### **AGENDA**

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

**ROLL CALL**

**AMENDMENTS TO THE AGENDA**

**PETITIONS & COMMUNICATIONS**

**INTRODUCTION OF SPECIAL GUESTS**

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

**SPECIAL PRESENTATIONS**

**OLD BUSINESS / UNFINISHED BUSINESS**

**NEW BUSINESS**

[1.](#) 1000 Cadmus Rd Land Split

**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

September 25, 2024

Dreyson Waynick (DJW Development LLC) located at 1000 Cadmus RD Blk has requested a land split, Tax ID MD0-1110-3625-00 currently zoned R-3 Two Family, Townhouse District. the proposed split will create two parcels and the area of 0.25 acres will be split off the original 5.03 acres all parcels would meet the road frontage requirements. It would be my recommendation of the approval on the request of Parcel A:

September 25, 2024

Dreyson Waynick (DJW Development LLC) located at 1000 Cadmus RD Blk has requested a land split, Tax ID MD0-1110-3625-00 currently zoned R-3 Two Family, Townhouse District. the proposed split will create two parcels and the area of 0.25 acres will be split off the original 5.03 acres all parcels would meet the road frontage requirements. It would be my recommendation of the approval on the request of Parcel B:



David Rincon

Madison Township  
Building Official  
Zoning Official  
Fire Inspector 1



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

**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: DTW Development LLC

Address: 4763 Holloway Rd

City/State/Zip: Adrian MI 49221

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 (Particularly 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: 1000 Codrus Rd BLK

Township/City: Adrian MI, Madison twp Parent Parcel: MDO-110-3625-00

**2. Property owner information:**

Name: DTW Development LLC Phone: 972-510-3367

Address: 4763 Holloway Rd Adrian MI 49221

Contact Name if applicant is not a person: Dreyson Weynick

**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 2

B. Intended Use (residential, commercial, etc.)

C. The division of the parcel provides access to an existing public 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 None

(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

Item 1.

- 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 from 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 \$ \_\_\_\_\_
- 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: 

**For Official Use Only:**

Reviewer's Action: Total: \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

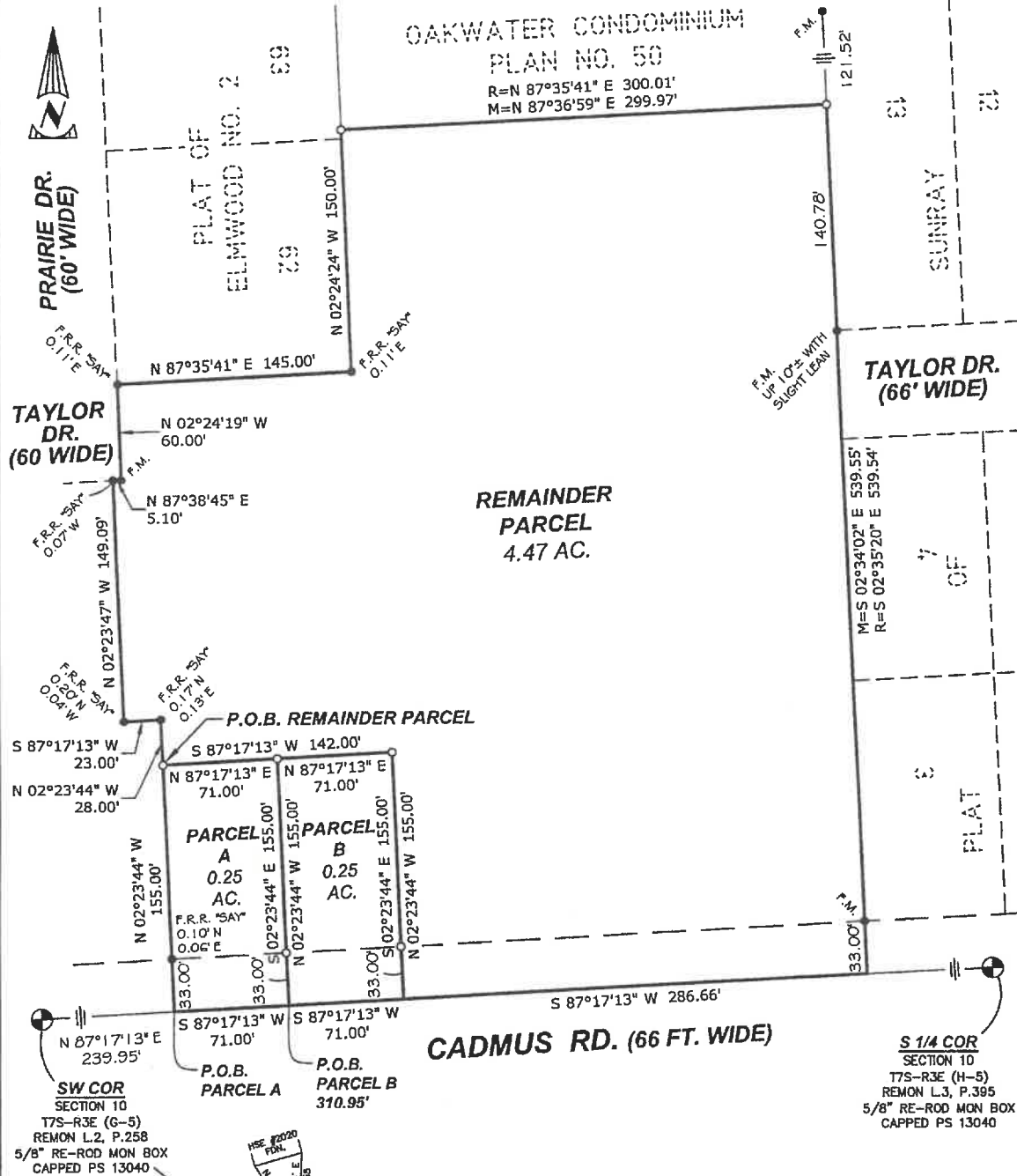
Approved: Conditions, if any: \_\_\_\_\_

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

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

# CERTIFICATE OF SURVEY

Description  
Madison Township, Lenawee County, Michigan



W:\Projects\2024\800-999\2400963\CADISURV\2400963\_boundary(parcel A-B)\_revised.dwg

FOR: DJW DEVELOPMENT LLC  
SCALE: 1 inch = 80 feet

JOB No.: 2400963  
DATE: August 22, 2024  
SHEET: 1 OF 2



237 NORTH MAIN STREET  
ADRIAN, MI 48221  
TEL: 517.263.4515  
FAX: 517.263.4535

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.

GRAPHIC SCALE  
0 40 80

Drawn By	Checked By
JEK	KLP

STATE OF MICHIGAN  
KEVIN LAVERNE PICKFORD  
PROFESSIONAL SURVEYOR  
No. 4001046682  
Professional Surveyor No. 4001046682

# CERTIFICATE OF SURVEY

Item 1.

Description  
Madison Township, Lenawee County, Michigan

**REMAINDER PARCEL:**

All that part of the Southwest 1/4, Section 10, Town 7 South, Range 3 East, described as beginning 239.95 feet North 87°17'13" East along the south line of said Section 10 and 155.00 feet North 02°23'44" West from the Southwest corner of Section 10 aforesaid; thence North 02°23'44" West 28.00 feet; thence South 87°17'13" West 23.00 feet; thence North 02°23'39" West 148.97 feet; thence North 87°38'45" East 5.10 feet along the south line of Taylor Drive (60' wide); thence North 02°24'19" West 60.00 feet along the east line of said Taylor Drive; thence North 87°35'41" East 145.00 feet along the south line of Lot 62 of the Plat of Elmwood No. 2, as recorded in Liber 15 of Plats, Page 34, Lenawee County Records; thence North 02°24'24" West 150.00 feet along said east line of the Plat of Elmwood No. 2; thence North 87°36'59" East 299.97 feet (Recorded as North 87°35'41" East 300.01 feet) along the south line of Oakwater Condominium, Lenawee County Subdivision Plan No. 50, as recorded in Liber 2279, Page 235, Lenawee County Records; thence South 02°34'02" East 539.55 feet (Recorded as South 02°35'20" East 539.54 feet) along the west line of the Plat of Sunray, as recorded in Liber 13 of Plats, Page 44, Lenawee County Records; thence South 87°17'13" West 286.66 feet along said south line of said Section 10; thence North 02°23'44" West 155.00 feet; thence South 87°17'13" West 142.00 feet to the point of beginning.

Containing 4.47 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

**PARCEL A:**

All that part of the Southwest 1/4, Section 10, Town 7 South, Range 3 East, described as beginning on the south line of Section 10 aforesaid, 239.95 feet North 87°17'13" East from the Southwest corner of said Section 10; thence North 02°23'44" West 155.00 feet; thence North 87°17'13" East 71.00 feet; thence South 02°23'44" East 155.00 feet; thence South 87°17'13" West 71.00 feet along said south line of said Section 10 to the point of beginning.

Containing 0.25 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

**PARCEL B:**

All that part of the Southwest 1/4, Section 10, Town 7 South, Range 3 East, described as beginning on the south line of Section 10 aforesaid, 310.95 feet North 87°17'13" East from the Southwest corner of said Section 10; thence North 02°23'44" West 155.00 feet; thence North 87°17'13" East 71.00 feet; thence South 02°23'44" East 155.00 feet; thence South 87°17'13" West 71.00 feet along said south line of said Section 10 to the point of beginning.

Containing 0.25 acres.

Subject to highway easements and all other easements and restrictions of record, if any.

Bearings are referenced to the south line of the Plat of Meadow Heights, as recorded in Liber 9 of Plats, Pages 39 and 40, Lenawee County Records.

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Drawn By	Checked By
JEK	KLP

FOR: DJW DEVELOPMENT LLC	JOB No.: 2400963
	DATE: August 22, 2024
	SHEET: 2 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 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.



Kevin L. Pickford  
Professional Surveyor No. 4001046882