

CHARTER TOWNSHIP OF MADISON  
MADISON TOWNSHIP HALL  
3804 S. ADRIAN HIGHWAY  
PLANNING COMMISSION REGULAR MEETING  
January 23, 2025  
7:00 p.m.

7:01 p.m. Chairperson Johnson called the meeting to order and led the Pledge of Allegiance.

**ROLL CALL**

Chairperson Johnson introduced Trustee Chad Rodgers to the Planning Commission as the new ex officio member from the Township Board. He replaces Trustee Rusty Benschoter.

Planning commission members present: Chairperson Michelle Johnson, Vice Chairperson Rodney Meeks, Secretary Amy Hepker-Wilson, Chad Rodgers, Joyce Holtz, Dale Thielan, Richard June and Reid Moden (Alt.). A quorum was established.

Planning Commission members absent: None

Also in attendance: David Rincon (Building/Zoning official), Ryan Rank (Township Supervisor), Nic Wilson (Fire Chief), William Gira

**APPROVAL OF December 19, 2024 Regular meeting minutes:**

Motion was made by Chairperson Johnson, seconded by Vice Chairperson Meeks, to approve the minutes from 12/19/24. Motion carried 7-0

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

**NEW BUSINESS**

**Election of Officers**

Motion to elect Michelle Johnson as Chairperson was made by Secretary Hepker-Wilson and seconded by Thielan. Motion passed 7-0.

The motion to elect Rodney Meeks as vice chairperson was made by Secretary Hepker-Wilson and seconded by Johnson. Motion passed 7-0.

The motion to elect Amy Hepker-Wilson as secretary was made by Chairperson Johnson and seconded by Thielan. Motion passed 7-0.

**2024 Annual Report to Madison Township Board**

Motion Made by Thielan to submit the report as is to Clerk Moden and Supervisor Rank, Seconded by June. Motion Passed 7-0

**PUBLIC COMMENT: Items Not on the Agenda:**

**PLANNING COMMISSION REPORTS:**

Thielan-Suggested more zoning enforcement.

Thielan- Inquired about Airport subdivision builds off Cadmus and Taylor Dr. Rincon says that homes are being built on Cadmus Rd. and there is a possibility for planned unit development to be built on Taylor Dr. directly behind the houses on Cadmus Rd. He will present more information for approval of the planned unit development at a future meeting.

Rodgers asked about swamp land in the area of the project on Cadmus Rd., and Taylor Dr. Rincon stated they are meeting code standards, and fill dirt was brought in.

Chairperson Johnson- Reappointments to the Planning Commission will be on December 31<sup>st</sup> in the year in which the appointment expires. Johnson is also working on making a spreadsheet with all the agenda information from planning commission meetings going back to 1999. This will allow the commission to reference past items quickly if needed and have a better view of historical data. Johnson also questioned Supervisor Rank about what is being done about drones in the area of Carelton Rd. and Treat Hwy and if I.C.E. is in the Township doing raids.

Zoning Official Rincon- Updated the commission on new building projects in the township, including the 1<sup>st</sup> home being built in the Sunnyside neighborhood since the adoption of the Historic Overlay District ordinance the planning commission considered and passed in 2023. The ordinance allows for smaller setbacks in three older neighborhoods in the Township, encouraging construction of new homes. This will be the first house built in that neighborhood in many years.

Rincon also said Green Acres subdivision, which currently has many vacant lots, will have homes starting to be constructed shortly as DJW Development has purchased the vacant lots and intends to build new houses through 2026.

Township Official-Supervisor Rank says the website is up and running; Planning Commission meeting minutes and agenda can now be found there.

**ADJOURNMENT:** Motion by Thielan, seconded by June, to adjourn. Motion passed 7-0. The meeting officially adjourned at 7:32m.

Respectfully submitted

Amy Hepker-Wilson, Planning Commission Secretary