



Madison Charter Township

Application Number CU25-01

Conditional Use Permit Application

Business/Organization: <u>CCAC LLC</u>	
Applicant Name: <u>Dawn Marcus</u>	Phone Number: <u>517-918-3692</u>
Address: <u>8680 Rouget Road</u>	City, State, Zip: <u>Palmyra MI 49269</u>
Email: <u>g8vet@hotmail.com</u>	
Site Address: <u>23916 US 223</u>	
Legal Description: <u>see attachment</u>	
Current Zoning: <u>C-2 C-2 C-2</u>	Current Use: <u>hair salon / accounting offices</u>
Proposed Use: <u>hair salon / veterinary clinic</u>	
Do you own this Property:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <u>not yet - under contract</u> <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>Dawn Marcus</u>	Date: <u>3/23/25</u>
Fee Received: \$ <u>350</u>	
For Official Use ONLY	
Planning Commission Meeting Date: <u>April 24/2025</u>	Date Adjoining Property Owners Notified:
Date Plot Plan or Certified Survey Map Received:	Date Notices Posted:
Approved: <u>X</u>	Denied: _____
Reason:	
Official Signature: <u>Michael D.</u>	Date: <u>5/24/25</u> <u>5/24/25</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 ☐ construct new building(s)
☐ add to existing building(s) ☐ alter existing building(s)

for the following use(s): Veterinary Clinic

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): Dale & Lynette Sawyer3. Address of property involved: 2396 E US 2234. Legal description: on file

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

Date _____

Applicant(s): Dawn Marcus

Signature

Telephone: 517 918 3692

Signature

Address: _____

Fee Received: \$ _____

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

Date: 3/22/22Zoning Administrator: [Signature]

Signature

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

EXHIBIT A

LEGAL DESCRIPTION

Real property situated in the Township of Madison , County of Lenawee, State of Michigan, legally described as:

All that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South, Range 3 East, described as beginning at a point located 746.21 feet South 89° 22' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12, aforesaid and running thence North 0° 39' East 615.0 feet; thence South 89° 21' East 140.0 feet; thence South 0° 39' West 614.96 feet to the South line of Section 12; thence North 89° 22' West along said line 140.0 feet to the place of beginning, EXCEPTING THEREFROM all that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South, Range 3 East, described as beginning at a point located 746.21 feet South 89° 22' East and 266.44 feet North 0° 39' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12 aforesaid and running thence North 0° 39' East 348.56 feet; thence South 89° 21' East 140.0 feet; thence South 0° 39' West 348.56 feet; thence North 89° 21' West 140.0 feet to the place of beginning. Bearings established from deed recorded in Liber 653, Page 292, Lenawee County Records.









ALSO an easement for ingress and egress in common with others described as follows: The easement of right of way shall be over all that part of the East 1/2 of the Southwest 1/4 of Section 12, Town 7 South , Range 3 East, described as beginning 1482.40 feet North 0° 39' East from the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12 aforesaid; thence South 89° 21' East 686.21 feet; thence South 0° 39' West 1449.16 feet; thence South 89° 22' East 60.00 feet; thence North 0° 39' East 1509.14 feet; thence North 89° 21' West 746.21 feet; thence South 0° 39' West 60.00 feet to the place of beginning.

Commonly known as: 2396 E. US-223, Adrian, Michigan 49221
Parcel Number: MD0-112-3970-00

39267:00001:201220962-1





-  = upper and lower cabinets
-  = computer workstation
-  = ceiling mounted scavenger
-  = ceiling mounted oxygen line
-  = Ceiling mounted lights that require reinforced mount
-  = wet prep table (requires plumbing)
-  see electrical requirements
-  = Wall mounted dental xray requires backing

Lynette Sayler
Sayler's Accounting & Financial Services
1800 W Maumee St, Ste 200
Adrian, Mi. 49221
March 27, 2025

RE: Re-Zoning from I1 to C-2 with Exceptions
2396 E US 223, Adrian, MI 49221

Dawn Marcus, DVM
DDM Marcus Properties, LLC
8680 Rouget Road
Palmyra, MI. 49268

Mike Zieldorff, Associate Vice President
Skylark Commercial

To whom this may concern:

I, Lynette Sayler give permission to Dawn Marcus, DVM to seek out the Madison Township Planning Commission at the Madison Township office to request a change in zoning. Currently, my property at 2396 E US 223, Adrian, MI 49221 is zoned as I-1 Light Industrial.

As you may or may not know, my property has been listed for sale and we are currently under contract with Dawn Marcus whose intention is to put her veterinary practice in this building. In order for this sale to go through, we need the zoning changed to C-2 with conditional use so that she can put her small animal clinic in this building. It is my knowledge and understanding that there are 'like' businesses in the immediate surrounding area.

The Buyer, Dr. Dawn Marcus, will be coming in to file the appropriate paperwork and she will be paying the fees involved.

Thank you.



Lynette K Sayler

CHARTER TOWNSHIP OF MADISON

REGULAR BOARD MEETING

May 9, 1989

Meeting Called to order at 7:00 P.M. by the Supervisor. A moment of silent prayer and the Pledge to the Flag given. Roll call showed all members present: Williams, Holtz, Dennis, Eaton, Smith, Godfrey, and Neill.

Minutes of the previous meetings read and approved. Treasurers report was given and accepted.

The Financial Officer spoke on the Local Government Annual Report and on new requirements for Auditors.

Bills against the Township were examined and ordered paid as follows:

General Fund	\$42,450.02	Motion of Eaton, support Neill - Passed 7-0.
Public Safety	12,178.55	Motion of Eaton, support Neill - Passed 7-0.
Enterprise Fund	10,699.22	Motion of Eaton, support Neill - Passed 7-0.

Mr. Faust, Real Estate Agent for the Madison Lake project was present to protest benefit fee charges for sewers on lots sold to this point. After discussion a motion was offered by Eaton that Lots numbered 6, 8, 9, & 10 that Mr. Faust was allegedly told the fee would be \$260.00 be agreed to at that price. Supported by Dennis. Ayes: Eaton and Dennis. Nays: Smith, Neill, Holtz, and Williams. Motion defeated.

A recommendation that the Madison Athletic Boosters be allowed to hook possible facilities at the Athletic field to Township sewers for the \$950.00 benefit fee was approved, providing the hook-up was made without cost to the Township. Motion Neill, support by Godfrey. Passed 5-2, Eaton and Smith nay.

A higher benefit fee recommended by the Sewer Committee for the Auto Center at US-223 and M-52 was discussed and moved by Neill, supported by Smith that no further action be taken. Passed 7-0.

A letter to be sent to Bethany Assembly asking for attendance up-dates as previously agreed in 15 days or 3 additional units to be billed. Motion Eaton, support Neill. Passed 7-0.

Motion Dennis, support Neill that letters be sent to properties on Treat Road that connection must be made. Passed 7-0.

Five lots at Madison Lake, along Cadmus Road were approved for the Benefit fee against a developer is installing lines. Motion Neill, support Smith. Passed

CHARTER TOWNSHIP OF MADISON
PLANNING COMMISSION MEETING

MARCH 27, 1989

The meeting was called to order at 7:03 P.M. by the Chairman, Howard Tenniswood. Members present: Howard Tenniswood, Shirley Myers, Charles Dunham, Ron Eaton, and Burton Dennis. Absent: Thomas Dils and Joyce Oliver.

The Pledge to the Flag was given.

Lynette Saylor requested a zoning change from I-1 to C-2, on the property located at 2396 E. US-223. Shirley Myers made a motion that we recommend approval of the re-zoning. Burton Dennis seconded. Motion carried unanimously.

The second request was to amend Article 5, Section 5.7.2 of the zoning ordinance by adding sub-section "d" as follows"

d. Notwithstanding the provisions of Section 5.7.2 a of this Ordinance, a non-conforming single family dwelling located in an agricultural district, used for residential purposes, that existed prior to the adoption of this Ordinance, may be enlarged, expanded, extended or altered so long as all setback and sideyard requirements are met. A non conforming single family dwelling may not be reconstructed if destroyed as described in 5.7.2.b.

Frank Ehinger stated that this would be discrimination. If a tornado destroyed a home, the family could not re-build without undue hardship.

Tom Neill requested an incorporation be made to write in on said article, the elimination of the \$100 fee required for a hearing by the Board to re-build.

Harold Frederick commented that in order to build a garage by a home, a variance is required and this is not right. Jim Holtz said it is not agreeable that a person should have to get a variance, but we need to keep consistency in our ordinances.

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Sayler's Accounting & Financial Services
1800 W Maumee St, Ste 200
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