



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 July 8, 2025

7:00 p.m. Board Meeting called to order, with a silent prayer, and pledge to the flag said by all.

ROLL CALL:

All present in person: Bales, Gregg, Moden, Rank, Benschoter, Rodgers , and Schutte.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: Clerk Moden read correspondence received from Comcast, cable programming changes coming in August.

INTRODUCTION OF SPECIAL GUESTS: None

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson absent.

Police: Chief Gentner presented a comprehensive log of his departments activities YTD from July 2024 – 2025 by category and the amount of increase or decrease with each category in those years' time. He stated that if we continue to see that same type of increase in activities in the future, he will have to come to the township for additional police manpower. Currently there has been a 223.70% increase over last year.

Water/Sewer: Watterson on vacation.

Inspection: Building Official, Rincon reported that permits and inspections have been steady this month.

Legal: The township lawyer explained the process that it takes to process ordinance violations and citations through the local court system and the cost to the township as well. All of which can take up to a year to process due to the current ordinance process.



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APPROVAL OF CONSENT AGENDA: Motion by Benschoter, supported by Rodgers to approve the consent agenda and previous month's board meeting minutes. Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Benschoter, Yes; and Schutte, Yes. Motion carried 7-0.

OLD BUSINESS/UNFINISHED BUSINESS: None

NEW BUSINESS:

Budget Amendment:

101-336-710-002 \$4000.00 Fire Dept – Provident Ins. Accident Ins.

Motion by Gregg, supported by Rodgers to approve a budget amendment to the fire dept. insurance line item for \$4000.00.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Benschoter, Yes; and Schutte, Yes. Motion carried 7-0.

PA116 – Terra Haven Farms - Sand Creek Hwy and Gier Rd. - 103 acres

The Lenawee County Planning Commission and Lenawee County Conservation League have approved this application for 103 acres of land on Sand Creek Hwy and Gier Rd owned by Terra Haven Farms. Motion by Moden, supported by Rodgers to approve this property for PA116 designation with the township.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Benschoter, Yes; and Schutte, Yes. Motion carried 7-0.

ELECTED OFFICIALS' COMMENTS:

Rank: Asked the audience if anyone had noticed the "No Dumping" signs over near Ghost Trestle on Bailey Hwy.

Bales: Brought up and explained some of the reasoning behind the board looking at the International Property Maintenance code. Again, explained how lengthy the current court and citation system is to manage, as well as the cost. There was discussion on progressive citations before going to court.



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AUDIENCE COMMENTS:

Residents, Mr./Mrs. John Hickman from Fairlawn Ave, expressed their frustration at why the blight in their area never seems to be taken care of or it always comes back. Supervisor Rank explained, along with Chief Gentner and the township attorney, that it is a lengthy process as the ordinances are currently written. He explained that the board has been meeting for the last two months as a Meeting of the Whole, in which they discuss the status of issues within the township and brainstorm what direction the board might take to solve any issues. No decisions are made, just information shared, and ideas discussed. This is being done in this manner in order for the whole board to hear the same info at the same time, instead of bouncing it from one committee to another. One of the major objectives of these meetings is for the board to become familiar with the various aspects of the International Property Maintenance code that we want to adopt, but not all of the code, only those parts that actually benefit the residents of Madison Twp.

Resident, Dale Thielan, asked how the public could participate in these meetings such as the Committee of the Whole. He was informed that it is a posted meeting on the website and is usually held the day before the monthly board meeting at 3:00 in the afternoon. It is an open meeting that anyone is allowed to attend but is not always held every month, only as scheduled.

Resident, Wynn Fike, asked where exactly the PA 116 property was located that was approved. He was told that it was part of the old Oldfield property along Sand Creek Hwy.

ANNOUNCEMENTS: The Planning committee will be meeting on July 24,2025 as part of the required number of meetings per year. It is hoped that they will start to work on updating the Township Master Plan review.

ADJOURNMENT/RECESS: Motion by Rogers, seconded by Benschoter, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:23 p.m.

Typed and Submitted by:

Janet Moden
Township Clerk