

CHARTER TOWNSHIP OF MADISON
MADISON TOWNSHIP HALL
3804 S. ADRIAN HIGHWAY
PLANNING COMMISSION REGULAR MEETING
JULY 24, 2025
7:00PM

7:00 PM Chairperson Michelle Johnson called the meeting to order; The Pledge of Allegiance was said.

ROLL CALL: Chairperson Johnson, Vice-Chair Rodney Meeks, Secretary Amy Hepker-Wilson, Joyce Holtz, Dale Thielan, Chad Rogers, and Richard June were present.

Absent: Reid Moden, a motion to excuse Moden made by Secretary Hepker-Wilson and seconded by June. Motion carried 7-0

A quorum was established.

Also in attendance: Janet Bunch & Trustee Norm Schutte

APPROVAL of April 24, 2025, Regular Meeting Minutes:

Joyce Holtz moved to approve, seconded by Meeks. Motion approved 7-0.

PUBLIC COMMENT -AGENDA ITEMS ONLY

No Comments

NEW BUSINESS

Master Plan: There was considerable discussion regarding the need to update the master plan, and the steps required to do so. Concerns over an outdated zoning ordinance book, the lack of a real master plan, and the difficulty finding when ordinances or zoning changes were approved highlighted the need for an updated zoning ordinance and zoning map for our reference and to be posted on the website. Chairperson Johnson spoke of the benefits of using an outside service, such as Region 2, for consulting. She also mentioned the large price tag associated with utilizing such services and noted that it is unclear what direction the board would like us to take to move forward. The Planning Commission agreed creating a subcommittee to review the current land use plan and zoning ordinance would be beneficial at this time. The committee will update the Commission with suggestions to be discussed at the next Planning Commission meeting. Volunteering for the sub-committee is Vice-chair Meeks, June and Thielan. Chairperson Johnson continued the discussion from the April meeting, focusing on some inconsistencies between the Zoning Ordinance (2021) on the Township website and the hard copy of the Zoning Ordinance Book (2015). Clarification is still needed to proceed with updating the master plan.

PUBLIC COMMENT -NON-AGENDA ITEMS

Resident, Janet Bunch, commented on the multifamily units being built near the 1000 block of W. Cadmus near Baldwin, stating that she has spoken with building official Dave Rincon prior to this meeting. Bunch is concerned as it is her understanding that there may be more multi-family buildings to be built on the property and questioned if this needs to go through the planning

commission. Chairperson Johnson replied a site plan will need to come before this Commission. Bunch is also concerned as to what the area is zoned and if multi-family fits the zoned use R2. After more research and discussion, Trustee Rogers was able to confirm from Supervisor Rank (not in attendance) that the area was zoned R3 years ago when the condos were constructed. Bunch would like to see information on the township website updated, or removed if it is no longer relevant. She also suggests that ZBA specify why requests that come before them are approved or turned down. *Vice-chair Meeks said he can produce the minutes that will show the reasoning behind the decision to approve or disapprove each request. The Planning Commission discussed and believe that the minutes for ZBA meetings should have specific reasons an appeal was approved/disapproved. Bunch also emphasized the importance of the township having an updated master plan, stating that it shows where we are going and what needs to be done.

Chairperson: no comments

Zoning official: not present

Township official Rogers: no comment

ADJOURNMENT

Thielan motioned for the meeting to adjourn; Rogers seconded. Motion carried 7-0

Meeting adjourned at 8:00 pm

Respectfully submitted: Amy Hepker-Wilson.

*Meeks is the chairperson of the Zoning Boards of Appeals