



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 December 9, 2025

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

ROLL CALL:

Present in person: Rank, Bales, Gregg, Moden, Benschoter, and Schutte. Absent Rodgers

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: None

INTRODUCTION OF SPECIAL GUESTS: Noted: Students from Sand Creek High School government class.

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: William Gira noted that he was glad that the board was looking at adding the changes to the ordinance for policing of property maintenance.

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson was absent due to a teaching assignment.

Police: Chief Gentner was absent due to vacation.

Water/Sewer: Watterson stated the Water project is coming along good. They will be shutting down the entire system tomorrow night in order to install needed equipment.

Inspection: Building Official, Rincon stated that there had been \$12,000 in fees collected, have been very busy for this time of year. Lots of activity in Adrian Twp. with DJW and Woodworking Institute gets approvals. A large solar farm is going to be talking with us this next week in Madison Twp. CR Motors is looking to a very large refurbishment.



CHARTER TOWNSHIP OF MADISON

Legal: None

APPROVAL OF CONSENT AGENDA: Motion by Rodgers, supported by Benschoter to approve the consent agenda and previous month’s board meeting minutes. Roll call vote: Rank: Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 6-0.

OLD BUSINESS/UNFINISHED BUSINESS: None

NEW BUSINESS:

2025 Budget Amendments:

| | General Fund | |
|-----------------|---------------------------|-------------|
| 101-253-962-000 | Treasurer’s Dept. Misc | \$10,500.00 |
| 101-262-726-000 | Election Dept. Supplies | \$1,000.00 |
| 101-262-822-000 | Election Dept. Fee’s/Mtgs | \$2,000.00 |
| 101-265-802-000 | Township Hall Info. Tech. | \$5,700.00 |
| | | |
| | Construction Code | |
| 249-372-725-000 | Salaries/fee’s | \$3,500.00 |
| | | |

Motion to approve budget adjustment as submitted by Gregg, supported by Benschoter. Roll call vote: Rank, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 6-0.

International Property Maintenance Code Ordinance amendment:

Supervisor Rank presented the board with a copy of an ordinance that adopts the 2021 International Property Maintenance Code, in part, to provide for the enforcement thereof; to provide penalties for the violation thereof; and to provide for the effective date of this ordinance. This **first reading** of this additional ordinance is presented to make the penalty phase more streamlined and less costly to the township, avoiding the time consuming cost and time to go to court with many violations. All departments heads were allowed to make recommendations for areas in their responsibility areas.

During discussion Trustee Norm Schutte stated that he is not for this ordinance, he feels that it is over reach and that there are currently duplications with current ordinances. He feels targeted.



CHARTER TOWNSHIP OF MADISON

Motion to approve the International Property Maintenance code ordinance as submitted by Gregg, supported by Benschoter. Roll call vote: Rank, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, No; and Benschoter, Yes. Motion carried 5-1.

Land Split for 5000 Blk of S. Adrian Hwy – Kevin R. King property

Rincon presented a land split for property at 5000 Blk of S. Adrian Hwy under Tax ID MD0-134-2400-00, and currently zoned AG-1. The proposed split will create three parcels of 5 acres each and a fourth parcel of 38.11 acre parcel. All parcels meet the frontage and zoning standards. He recommend approval.

Motion to approve land split for King property as submitted by Gregg, supported by Benschoter. Roll call vote: Rank, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 6-0.

Fire Department Contract:

Supervisor Rank presented the changes to the new negotiated Fire Dept. union contract for 4 years as of 1/1/26. He stated all of the reasons for the changes and that the union had voted to accept this contact upon approval by the board.

Motion to approve four-year union contract with Fire Dept as submitted by Moden, supported by Schutte. Roll call vote: Rank, Yes; Bales, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 6-0.

ELECTED OFFICIALS' COMMENTS:

Rank: Stated that the township didn't want to go the full International Property Maint. Code, as it was felt that it was to much of an over reach, so that is why it was amended to use those parts of the code that mainly dealt with the the penalty portion.

Gregg: Stated that as a township that we needed to do something, and this is a step in the right direction, it can always be changed.

Bales: Agrees with Schutte about limited government, but has also seen a major decline in the way people are caring for their properties in the Airport Sub section

AUDIENCE COMMENTS: Resident Bill Gira stated that he believes in limited government but that when the condition of other people's property devalues his property for purposes of sales.

ANNOUNCEMENTS: None



CHARTER TOWNSHIP OF MADISON

ADJOURNMENT/RECESS: Motion by Benschoter, seconded by Bales, to adjourn the meeting. Motion carried 6-Yes; 0-No. Meeting adjourned at 7:18 p.m.

Typed and Submitted by:

Janet Moden, Township Clerk