

**Charter Township of Madison  
Madison Township Hall  
3804 South Adrian Hwy.  
Planning Commission Meeting  
November 17, 2023  
7:00 p.m.**

7:00 pm Planning commission meeting called to order by Chairperson Johnson and pledge of Allegiance was said by all.

**Roll Call**

Planning commission members present in person: Chairperson Michelle Johnson, Vice-Chair Rusty Benschoter, Secretary Amy Hepker-Wilson, Joyce Holtz, Rodney Meeks, Dale Thielen & Norm Schutte present.

Quorum established.

Also in attendance: Gary Griewahn (Township official), David Rincon (Building/zoning official), Larry Anderson, Matthew Carpenter, Kelly Carpenter, and William Gyra.

**Approval of meeting minutes from 10/30/23: Motion** by Vice-chairperson Benschoter, **seconded** by Schutte to approve minutes. **Motion carried 7-0**

**Public comment:** (Agenda Items Only): **NONE**

**New Business:**

- **2850 US-223 Self Storage-Site Plan Review (Conditional Use)**

Anderson explained his plan to have 228 storage units built, lighting would be adjusted, area would be fenced in, and cameras installed. He has MDOT approval, he needs a conditional use due to the property being zoned C2 currently. He presented a letter from an engineer about stormwater runoff.

Carpenter Spoke expressing that the land would still need to meet Lenawee County drain commission approval and questioned why not rezone instead of having conditional use so if the land ever sells the new owners wouldn't have to apply for conditional use.

Gyra questioned about the right of way from a Michigan road, and it is 66feet according to Anderson, Rincon, and Carpenter.

Meeks asked Carpenter about drainage issues in the area.

Carpenter explained Walternire drain that runs in the area, it is only a 6-inch drain and storm water increase from new development would have to be approved by drain commission if to be sure current tile can handle the extra drainage.

Chairperson Johnson called for Public Meeting Closed: 7:41pm

After a hearing plan, the public comments and discussion by members. **Motion made** by Vice-Chairperson Benschoter to recommend conditional use for 2850 US-223 Self storage if Engineered drawings and recommendations of new plans are drawn up and reviewed with a full report with engineer stamp print approved by the Lenawee County drain commission. At the time these articles are reviewed by the board to also include comments from all department heads involved with any concerns or issues they may see with new plans and recommendations. The storage units must be fenced in, lighting must not be bright or shining neighbors. The property must also be purchased by Mr. Anderson/his company prior to building any structures. Seconded by Schutte. Motion Approved 7-0

Moved on to other new business.

- **Historic District Ordinance**

Per township official Griewahn, this will not be discussed this evening due to no notification going out pertaining to this ordinance.

**Public comment:** Items not on the agenda: Building/zoning official Rincon thanked planning commission members.

Township official Griewahn thanked Caitlyn Jacobs for putting the packets together for tonight's meeting.

**Reports:**

**Vice Chairperson-** none

**Zoning Official-** none

**Township official-** none

**Adjournment: Motion** by Vice-Chairperson Benschoter, **Seconded** Holtz to adjourn the meeting. **Motion Carried 7-0.** Meeting adjourned at 8:06 pm

Submitted by

Amy Hepker-Wilson

Planning commission secretary