

CHARTER TOWNSHIP OF MADISON
MADISON TOWNSHIP HALL
3804 S. ADRIAN HIGHWAY
PLANNING COMMISSION REGULAR MEETING
October 23, 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, Richard June and Reid Moden were present.

Absent: Rodney Meeks and Chad Rogers, a motion to excuse Meeks and Rogers made June and seconded by Chairperson Johnson. Motion carried 6-0

A quorum was established.

Also in attendance: Township Supervisor Ryan Rank, Trustee Norm Schutte, building official Dave Rincon, Merrill Read & Ajla Halilovic of Pivot Energy, Sue Roberson, Larry & Bonnie Shadewald, Sharon Mclaughlin, William Gira, Erin & Noah Nieman, Michelle June.

APPROVAL of July 24, 2025, Regular Meeting Minutes:

Moden moved to approve, seconded by June. Motion approved 6-0.

PUBLIC COMMENT -AGENDA ITEMS ONLY

No Comments

NEW BUSINESS

Conditional Use 4000 Blk W Cadmus- Solar: Read and Halilovic of Pivot energy gave a presentation on what we can expect from the company asking for conditional use to put in a solar field.

Questions asked by those in attendance & responses from Pivot power representatives:

Gira: Who cleans up when solar panels are no longer in use? Read: Pivot energy will be responsible for decommissioning; site will be returned to original state (road may be left if landowner desires). Pivot energy will also have bond in place with a 3rd party to decommission if anything should happen and the company is out of business and cannot decommission themselves.

Shutte: What is the life span of panels? Read: 7 years, they would remove panels and reuse them for other projects and replace them.

Building official Rincon: Project is 10.4 acres, our ordinance says 20-acre minimum lot size, is there at least 20 acres this will be placed on? Read: the family owns over 30 acres together on 2 lots.

Supervisor Rank: What is the lease period? Read: 5-year development term, 20-year operation term with option for 2 ten-year extensions possible.

Shadawald: His family has been looking for solar companies for 2.5 years and had done a lot of research, Pivot checked all his families' boxes after looking into multiple companies, they offer grazing to keep weeds under control, they take pride in projects with proof from pics of other sites, the company is green and the land will be left as they found it.

Gira: From the zoning official, it seems as though this doesn't meet ordinance requirements, not being on a lot size of 20 acres? Dave & Ryan Rereading Ordinance to better answer this question before meeting is over.

Chairperson Johnson: What is the remote monitoring? Read: offsite the site will be monitored for damage and weather and will dispatch locals to address any concerns and maintain property.

Johnson: has your company ever declared bankruptcy on a property? Read: The company has been operating since 2009 with no closing or bankruptcy insight, smaller companies have folded but equipment is worth a lot, and they would sell off not just leave it.

Johnson: Were there any questions/concerns from town meeting? Read: There were concerns about animals getting in and were addressed with better fencing, a neighbor from the north was concerned about view so more screening was added to plan on the north side.

Johnson: Any bad feedback or emails not wanting solar fields? Read: We did not get any emails, Johnson said township did not receive any negative feedback either.

Thielan: Only concern is if this all complies with ordinance

Supervisor Rank & building official Rincon: Definition on page 1 allows multiple owners with multiple lots to make up the 20 acres needed.

Thielan: How do we know that Pivot won't just sell property and will manage it? Read: Pivot takes care of their properties; they will be available by phone if anyone has concerns or problems, they will leave information to reach them at township and there will be a sign posted at the site entrance.

Supervisor Rank: How does decommissioning bond get picked? Read: We will get a civil engineer from Michigan, township can make suggestions, the Township will also hold the bond and the amount being put in will be revisited every 5 years to make sure it will be enough to cover decommissioning if ever needed.

Rincon: Worries about selling once project is done... Adrian township solar project company sold, and responsibility did not get put in writing.

Theilan asked what happened with the trees? Rincon: The company had sneaked into 500-page contract with a change from 6ft to 3ft trees, a settlement was just made and they are replacing trees.

Rincon: Have you contacted road commission? Read: She has contacted them and will be responsible for getting their approval.

Thielan: Will property taxes still be paid on top of the MW payment? Read: Yes, property taxes will still be paid.

Johnson: Have you submitted plans with Scott Merilat for roads. Read: We will after board passes conditional use. Is glare going to be an issue? Read: There is an anti-glare on the panels, they absorb sun does not reflect sun.

Thielan: does the airport have any concerns: Read: She has been in contact and has received no hazard determination letter for Airport.

Thielan made a motion to approve conditional use for 4000 blk W. Cadmus for solar field, seconded by Holtz. Motion approved 6-0

PUBLIC COMMENT -NON-AGENDA ITEMS: No comments

Chairperson: Johnson suggested that we meet 3rd Thursday in January and at that time we will schedule the remaining meeting for 2026, all board members agreed. Reminder as of 11/1 campers will no longer be allowed to be parked in front of houses per ordinance.

Zoning official: nothing to report

Township official Rank: nothing to report

ADJOURNMENT

Holtz motioned for the meeting to adjourn; Moden seconded. Motion carried 6-0

Meeting adjourned at 7:53pm

Respectfully submitted: Amy Hepker-Wilson.