

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

April 21, 2026

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the Flag

Roll Call: Present: Dawn, Julia, Adam, Frank

Absent: Dave, Doug and Mike

Mtg Minutes Approved: Motion: Frank **Second:** Adam **Unanimous:** Yes

NEW BUSINESS:

Parks & Parks: Have been passed on to the Planning Commission from the Township Board, since we are going through the master plan, zoning and ordinance development of our local parks. Doing this will put us in a position to apply for grants. If a sub committee is needed one will be put together.

Steve stated that when they started the master plan, money was left over and stated that they would add Parks & Recs for \$500.

A discussion took place about parks in Adrian Township & enhancing certain ones.

About an access point into Lake Adrian for kayaking. Permits will go through EGLE.

Thomas addressed the board to have a discussion about Parks & Recs, first getting a survey, getting a rough idea of what we want, the getting back to us in a few days, get feed back and out by next meeting. Looking into future projects, etc.

He stated getting surveys, actual surveys from residents in the community through Survey Monkey. In person events are possible, and social media, is step one. Having a generic idea and tailor it to ideas.

A short discussion took place of questions that could be on the survey.

Thomas has a rough outline: Introduction, talk about the planning process; low community profile; Chapter 2, social economic profile and DNR wants us to go over Admirative structure, if it's the planning commission; Sources of funding, previous grants; parks and Rec budget; relationships with other agencies; Natural resources in the township; inventory; and future strategy.

Monthly discussions will take place as we continue updating. Thomas thinks it's critical to get the surveys out.

Working through an administrative structure funding parks and rec budget, Dawn, Steve and Thomas will get together. The only current budget for Parks and Recs currently is for \$10,000 for the Kiwanis trail, 2.8 miles in our township.

The township owns several parcels. The county owns the park on Tipton, Bi-centennial is 78 acres. Another small park at the corner by the golf course.

Public Comment;

Tom stated a small parcel by the park may be available Parcel #AD01273510-00, ¾ of an acre. Look into this and may be able to purchase.

He also stated members of the community would like someway to connect to the Kiwanis trail.

OLD BUSINESS:

Region II; Land use recommendation updates.

Dawn was curious about potential residential development would be contagious with other developmental land, page 1, needs more clarification or an example.

-Also, clarification on Low density on open space. Needs more clarification.

*Contiguous, not contagious, may be a wrong word inserted there.

-Also, what kind of open space would not be suitable for agricultural purposes.

Thomas stated that he's assuming it means non-prime land, soil.

-Plan purpose can create/take out encourage.

-Second page, already large and small homes, has to be a minimum of sq foot. Look at the verbiage pg 24, Missing the word "and"; encourage transportation AND design framework, instead of the coma.

-pg 24 AND encourage re-development, instead of in field development, eliminate.

-Pg 26, NOT infringe w/ quality of space.

A discussion took place and Thomas will look into these.

A discussion took place about tiny homes being able to be put on property, having a certain amount of property, water and sewer, etc.

Pg 27; current heavy industrial areas, Thomas stated that's a light phrase for saying "data center".

Zoning Ordinance; any ordinances not in the book? Dawn stated A stack in the back office that needs to added, amended ordinances, compliant, etc.

Voting on all this will take place with the final product.

PUBLIC COMMENT:

Steve has some pictures of area properties that other community residents are complaining about, blight issues. Steve said specific things need to be addressed.

One is on Kiwanis trail. A camper covered in a tarp. Its part of our blight ordinance.

A discussion took place on how these should be approached.

Another picture was a single family, scrap yard. This was a drone view. It has about 25 cars. Unknown if there's an environmental hazard. Unknown amount of people living on the property.

-Steve also showed us the floor plans for a new township building, fire department and community room.

A discussion took place.

Motion made by Julia, second by Adam to adjourn the meeting.

Meeting adjourned at 8:00 PM