

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

June 16, 2026

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the Flag

Roll Call: Present: Dawn, Julia, Adam, Dave, Doug and Mike **Absent:** Frank

Mtg Minutes Approved: Motion: Dave **Second:** Mike **Unanimous:** Yes

NEW BUSINESS: None

OLD BUSINESS:

-Master Plan; At the bottom of pg. 25, still has “encourage cluster development”. That needs to be removed, or reworded. As an agriculture community we are not into cluster development. If we want to rewrite that cluster development for “business purpose” and not a residential sense, that’s an idea to consider. We have a minimum foot print on housing that we want to make sure that it is met.

A discussion took place on cluster development, tiny homes, cluster development and required footage of a residence.

-Region II- Land use recommendation updates/map; Dawn was inquiring about land maps that are interactive that have plot lines, etc.

-The red spots on the map are labeled as commercial but there is a house there. This needs to be looked into. Mr. Mansfield use to do work out of that barn. It may have been zoned commercial at that time.

-Grand court shows commercial, and should be ag. San Buford is not on the map, the location is but not colored as commercial.

-Mixed use, not commercial, along the highway, 223 and 52.

-Hunt is multi family, not Ag.

-Moore Rd is the North boundary border.

-The solar farm(not in yellow area) needs to be added, Valley and Bent oak. Special Use.

-Smiths Nursery is in the residential area. Has been in this location for over 20 years. They put a fence around the property. He may have applied for a special use permit. Dawn is still going through all the permits.

-Special Use does not have to be color coded, and does not change the zoning. When its Ag district, businesses need a special use permit on the property.

-Low density; defined as 1 to 4 dwellings units per acre.

-The Green area on the map is going from multi family to urban residential.

-Mixed Use/Highway business; are they the same thing? The future map doesn't say Highway business, now says Mixed Use. It would be residential and commercial use, on a highway.

Thomas gave the def from future land map: mixed use is mixture of residential office and commercial land uses primarily reserved for areas where sewer lines are and state transportation corridors are present. Where low impact office commercial uses are compatible with residential uses. (*came from master plan*)

-Commercial definition should say "what" a commercial property is, not "these " specific properties are commercial.

-Keep Industrial area. Do not expand.

MOTION: Doug made a motion to keep the existing map the way it is, with the changes of Red to Mixed Use from commercial. Cleaning up the map and ADD any and new special uses, San Buford, The sandman and solar farm.

Second; by Adam

Dawn-Y Dave-Y Mike-Y Adam-Y Doug-Y Julia-Y

Motin Passes

PARKS & REC; 32 responses have come in so far from the community. Doug recommended that we leave it open for a couple more weeks. Tom suggested that we put something on the sewer bills that are going out. Maybe a QR code sticker. About 2,000 bills go out.

The survey is on the township website and social media.

Changes made; finished demographic. Chapter 3 will be done this week.

Sources were added, i.e. Lenawee Christian, environmental features. ProMedica was shown instead of the park but maybe due to a proposal of bringing the trail to the hospital property.

Private golf clubs were separated and campgrounds will be done also.

This is county wide.

Thomas wants to be to Chapter 7 by next meeting.

PUBLIC COMMENT: Steve stated that the pavilion at the park was donated and there is a plaque with the donor's name on it, Charles Wade

Tom discussed the tiny home issue and is IN support of it. He would like to see residents be able to build a 400 sq ft home on a property, i.e. for an disabled child

that can't live on their own, an elder parent, family that is financially unable to buy a home. Doug stated that's where a special use permit would come into play.

A 400 sq ft home requires the same as a 900 sq ft home, sewer, electric, etc.

Barndiminished are allowed with code.

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

Meeting adjourned at 8:35 PM