

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

September 15, 2026

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the Flag

Roll Call: Present: Dawn McGee, Doug McGee, Mike Buku, Adam Keller, Julia Westgate, Dave Maxwell & Jesse Scudder

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

Approval of Agenda: Not formally approved, we conducted the meeting accordingly

NEW BUSINESS:

-Resignation of Frank Hribar; Frank has stepped down from his position on the Planning Commission. Welcome Jessica Scudder, to replace Frank for the remainder of the year.

-Special Use permit-Blevins- Park & Sell w/ storage: Al Pictures were brought in to give everyone an idea what the storage containers would look like. The doors of the containers will be facing the interior of the lot, with roll up doors. They are steel and converted in storage. They can be bolted together. There will be no chemicals stored in there.

The parcel currently is one parcel (one tax bill), but can be split to have 2 parcels (as long as it meets the parcel requirements, one for storage and one for a car lot. There are currently 2 entry ways onto parcel. The ordinances currently allow for one, not both. IT doesn't allow mixed usage on one parcel. Cars and vehicles can be stored in the lot, but not in front of the storage containers.

Dawn stated that accessory buildings are a concern, deemed 10' apart. The containers can bolt together to make one long unit.

Bevins wants to do the storage if it came down to picking one or the other.

Bevins inquired if the parcel could be rezoned and Doug stated that no rezoning without the board. We had talked about renaming it, mixed use.

Doug stated we have to dissolve the original special permit to just a storage special use.

Public Comment for storage;

Richard Talor and daughter, inquiring what a storage container is. Amy (daughter) wants to know why we wouldn't want to see a proper drawing of what the storage containers look like, and what they will be looking at before it passes. Is there going to be privacy fences, greenery, etc. What will be stored in these containers and people going in and out.

Blevins explained that all containers will be lines up, bolted together to create a fence. The containers will be the fence. They can last up to 30-40 years. He stated he can put up a wood fence, if it bothers the neighbors, or plant greenery. He wants to accommodate the neighbors within reason. No chemicals will be allowed to be stored. No vehicles stored will be visible from the road.

Blevins will bring in a layout in that will be more specific to his plans for the parcel.

Motion: Mike made a motion, to approve the special use permit, to allow the existing park and sell to operate until a storage container is on site, and which point the special use permit will allow for a storage facility only.

Roll call; Mike-Y, Doug-Y, Dawn-Y, Adam-Y, Julia-Y, Jesse-Y, Dave-Y

Motion passed

Dawn asked If there was any other public comment or formal objection and Andrew Pickford stated he does. He asked if this was to let a storage facility come in, it was cleared up to allow the special use permit. He stated he lives across the street from this, and if it looks like the picture that was brought in, he objects it. He doesn't want lights blaring in his house at all hours. He doesn't wasn't a barbed wire fence up to cut costs. Doug stated there is a lighting guideline they have to adhere by. They have other meetings with building inspector, etc. This is just to allow the special use permit.

Dave stated that this is a commercial zoning area. He would like a land scaping plan with the site plan.

Re-Poll after objection; Mike-Y, Doug-Y, Dawn-Y, Adam-Y, Julia-Y, Jesse-Y, Dave-Y

Motion passed

-Special Use Permit-Schroder-Archery indoor/outdoor target range with classes;

Kyle introduced himself, stated that he opened this archery business 3 years ago as a hobby. He currently has an existing business and hasn't registered either one. He didn't know that he had to get approval to run his business out of his home.

He's trying to figure out if it's financially worth it to run it both out of his pole barn. To share the space with both businesses. No chemicals are stored on his property for his landscaping business.

The archery is a hiking trail with 3-D targets to shoot at. No cross bows, recurve and compound bows. Each target has a wood back stop to stop arrows and are not facing anyone's property. Waivers will be signed for customers.

He has insurance for his landscape company with 2 employees. For the stick and string, he doesn't think he will have employees, due to not knowing how big this could get. He is getting insurance on it. This is a retirement hobby for him.

Doug suggested to do an application for the lawn care business for next month, address that and then circle back to the archery business. Only one neighbor, across the street that is within 300'. Special use permit suspended until next meeting.

OLD BUSINESS: Master Plan-Rec Plan update;

Jacob stated that it is a little further than 75% done. We went through what each chapter will contain. Updates on chapter 3 with some income tables. A couple maps are still in the updating phase. Some updates, Kiwanis Trail, missing ORV map. Dawn asked if the maps can be larger. Future use had some questions that were discussed, industrial section.

Jacob inquired if we were going back farther than 2000, we are not.

Quick links can be added to the web site to make the maps larger. Verbiage is complete unless something is found and needs changing. Hopefully have a final draft by next month. Board will have one week to find any corrections, send to Dawn by 9-25-26 and Dawn will pass along to Jacob.

Parks & Rec plan, township has to submit to DNR by Feb 1 2027, the 5-year clock starts to apply for grants. There has to be a 30-day public review, which means the final draft done by November 30. We are on the clock to get the plan drafted. The board can come up with 3-5 parks & rec goals by the next meeting, Oct 20.

PUBLIC COMMENT:

Steve will be holding a special informational meeting September 22, 2026 on the new building. After that it will be a go or no go on the project. They will be selling bricks.

Steve went to the ITC meeting. It's all the transmission lines in the state of Michigan and Indiana. We are in the project area. The borders are between Adrian Township and Franklin Township. They will replace the existing lines but the existing will stay in place. They will be above ground power towers. They haven't said where they are going yet.

Inquiring if they are just going to update lines or a deeper purpose like a data center. That could not be answered.

Tom asked if it was zoned residential, its zoned municipality.

MOTION TO ADJOURN: Julia Second; Mike Motion Passed

Motion: **Second:** **Unanimous:** Yes

Meeting adjourned at 8:30 pm