

**ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD AT THE TOWNSHIP HALL**

MINUTES – Tuesday, January 21, 2025

ORDER OF BUSINESS:

Call to Order by: Dawn McGee 7:00 pm

Pledge to the flag

Roll Call: Present: Doug McGee, Rachel Becker, Adam Keller, Julia Westgate, Dawn McGee,

Absent: Mike Buku, Frank Hribar

Approval of Minutes:

Motion: Rachel Becker Support: Julia Westgate

The minutes from 11/21/2024 were unanimously approved.

Approval of Agenda: The agenda was not formally approved, but we conducted our meeting with it accordingly.

Due to Doug McGee being elected to the Adrian Township Board as a trustee, and being appointed as the liason between the Township Board on the Planning Commission, he is no longer able to hold the position of Planning Commission Chair. A motion was made by Julia Westgate to nominate Dawn McGee as the new Chair person. The nomination was seconded by Rachel Becker. Dawn McGee accepted the nomination. The board voted unanimously to elect Dawn McGee to the position of Planning Commission Chair.

Due to Dawn McGee being elected as the new Planning Commission Chair person. She can no longer hold the position of Planning Commission Secretary. Dawn McGee nominated Julia Westgate as Planning Commission Secretary. The motion was seconded by Adam Keller. Julia accepted the nomination. The board voted unanimously to elect Julia Westgate as the new Planning Commission Secretary.

Old Business:

DJW Homes represented their Master Plan for apartment buildings at 1200 Corporate Dr and are looking for approval so they can proceed with getting all required inspections that will be needed approved. It was noted that there are less buildings now than in the previous plan. This reduced footprint from 9 additional buildings down to 7 buildings was due to the EGLE mandating the type one wells, and did not support the quantity of buildings they were requesting. They are now proposing 3 wells - one for monitoring, one as a primary well, and one as a backup. They are looking to complete 2 phases of the building project. The first phase will be 2 buildings this year, and the remaining five next year. This is subject to all inspectors signing off on the plans including but not limited to building, fire, electrical, plumbing, etc. Dave Rincon was present and noted that the height of the project was listed with a 4 foot difference based on where it measures. Residential district shows 2.5 stories, proposed 3 story shows an additional 4 feet.

Frederick & Cindy Frownfelder were in attendance. Their property butts up at the front of the development property with a majority of the existing reservoir located on their land. They have concerns about how the proposed wells will affect his wells if at all, the water runoff from the parking lot, and a potential green barrier. Dave Rincon stated that the current code book shows 2015 was the last update, and that he will be enforcing the state minimum code. That we cannot enforce more than the state minimum but the state minimum will be enforced.

The proposed fire hydrant was address again. At this time, due to code which was supported by attached documentation provided by Dave Rincon, 2018 International Fire Code section 507.2 specifies "A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow." The fire hydrant is not required but the supply will be looked at by the Fire Marshall.

A motion was made by Adam Keller to approve the DJW Homes Master plan. The motion was seconded by Rachel Becker. The board voted unanimously to approve the master plan as presented.

All Planning Commission board members were encouraged to review the Township Insights that Dawn McGee forwards. There is a section specifically for training with a hyperlink to additional trainings not listed in the newsletter. The township does budget for additional training, and we strongly encourage each member to find something to enhance their knowledge for their position.

The revision of the Master Plan was discussed. Due to the length of time since the Master Plan revision had been visited, Dawn will verify what, if anything, in the tables needed to be revised still. Flood maps have been obtained by Dawn McGee from the FEMA website. Once she verifies if all verbiage and tables have been adjusted, and all flood maps have been updated, she will send a finalized copy to the Deputy Clerk Marie Nelson to print a few hard copies, and to each of the planning commission members to review before for the next meeting. The goal is to have the updates completed before the next scheduled meeting in February.

New Business:

A printout was presented to all Planning Commission members of all the current dates for the planning commission meeting for the fourth Tuesday of each month in 2025, and a proposed change of dates to the third Tuesday of each month, moving the meeting up one week in 2025. A motion was made by Rachel Becker to approve the proposed dates on the third Tuesday of each month, and seconded by Adam Keller. The board voted unanimously to move the dates to the third Tuesday of each month in 2025. A list of those dates has been attached.

Public Comment:

The floor was open to public comment. Adam Keller brought up the property at the corner of Bent Oak and Hunt Rd as the realtor that represented the owner of the party store across the street. The party store owner was interested in buying the property to protect his interests. Doug McGee stated that any offers would go before the Township Board, but that as far as he was aware they are sorting out the encroachment in the property line to the South, and have not listed the property for sale. Dawn McGee reminded the board and the public, that we do not have anything presented by the board for the planning commission to discuss, and that any discussion of the property that would require a vote would need to be placed on the agenda, and announced to the public so they had the opportunity to attend and ask questions and ended the discussion of that property.

Adjournment:

Motion: Rachel Becker Support: Julia Westgate

The motion carried with unanimous support for adjournment at 8:09 pm

Respectfully Submitted,

Dawn McGee,
ATPC Chair and former ATPC Secretary