

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

December 16, 2025

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the Flag

Roll Call: Present: Dawn McGee, Doug McGee, Frank Hribar, Adam Keller, Julia Westgate and Mike Buku **Absent:** Dave Maxwell

Mtg Minutes Approved: Motion: Hribar **Second:** Keller **Unanimous:** Yes

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

Public Comment: Dawn introduced Blake, a student from Sand Creek school. He is attending the meeting for his government class.

NEW BUSINESS:

Special Use Permit-Sam Beauford Woodworking Institute;

Luke Barnett took the podium. He introduced himself as a former carpenter and now a teacher at the trade school. He is currently the president of the SBW. The school operates in 2 different ways; they have a yearlong trade school, and continuing ed classes along with weekend classes.

This trade school currently teaches 24 students a year. They have 250 plus students apply yearly. They are turning 226 students away a year. They are proposing to build a campus in the trees to expand their teaching to more kids.

They are going from one building to a campus in the trees, to attract kids and parents to the outdoors and have interest in the trade.

He has partnered with the USDA to turn the farm field into woods, and wetlands to bring in wild life. They are currently removing the invasive honey suckle that are shading out the ground and not allowing trees to grow. They are also planning on planting over 9,000 trees over the next 10 years to reforest the land there.

They have hired an architect, that has done in Lenawee County to draw up the plans for this new building. Their goal is to be hidden in the woods and to bring the outside to the inside of their building.

The budget for this building is 16 million. They received a 4 million donation from the SL Hickman Foundation. Nancy Jenkins secured 12 million to make this trade school happen, along with another half million of donations that they have received.

One of their partners is Adtrian College; they are developing a 4 yr degree program. They will go to AC for 3 years and the trade school for one year. They will design a project and then build it.

They are hoping to break ground in the spring and start school in August of 2027. They are also working with Michigan State University for the first non-union mass timber workforce in the world. Where they build building out of huge timbers.

Classes usually will from 8am-5pm. Studio hours will vary. Likely that there will be students there all the time.

Public Comment;

Questions from board; Julia inquired where they are getting the timber from. Luke stated mostly from Michigan.

Are the classes for students only? Luke stated that the continuing ed is open to everyone, 12 and older. With 8-12 students in each class. A veterans class is also being offered.

Mike asked about the number of students in the new facility and if it includes housing. Luke stated that they can accommodate 72 students now, and as of the initial faze no plans for student housing. May come in the future as they expand with small cabins in the woods that the students build.

Public questions;

Larry Maskalier made a comment about the millions that its taking to build this.

Gary Histel; inquiring about the total capacity of students. Luke clarified that he currently has 24, can now take up to 72. He stated he would like to increase that in the future but that's not in this faze.

Jamie Slavin; worried about the privacy with this trade school going in. Luke stated she has an option to build a privacy fence, but they plan on planting a lot of trees to bring the forest back. Their goal is to be hidden. He touched on the noise and the building with be drastically insulated.

She asked what this property was zoned as, and Dawn stated its zoned as agricultural.

A gentle man wanted to know where the trails are going to be and Luke isn't 100% yet. He stated he will look for input from neighbors when that comes. Including the 6 acres by the water they purchased and connect to the existing trails.

Jill Howarth is concerned about people getting off those trails and going onto her property, and if this trade school is doing to reduce their property value. She also asked if the properry is on a hill, it is which will make it hard for anyone to see into the facility.

Lillian Wurm and Haans are concerned about the increased traffic and bridge. Luke stated that they will not be going to the bridge. Haans stated he would be very angry if increased traffic damages the road.

Mark Carlton wants to know if Forrester Rd gets damaged from the increased traffic is those residents living on Forrester will be responsible and have to pay for it. Board president was present and stated no.

Jeff Savah wants clarification on the driveway. No new drives going in. Also inquired what's going to happen to the wildlife. Luke stated that they are planting tress to bring the wildlife in.

Jenna Wary; wanted to keep that property rural, that's why she bought her property. Her property taxes will not increase because of the 25,000 ft facility coming in. She also wants to know if they are going to allow hunting, and Luke stated No. No one will be hunting. She stated she had a hunter on the property and told her she had permission and Luke stated that no one has permission.

Tom Magnus stated that he does not hear anyone on the trail that he lives by. He is about a half mile by the current facility and does not hear anything even when he's walking the trail.

Luke stated that they personally hand pick students and the students they pick are good kids that follow rules. They will be an asset to the community, and assets to each other in the program. They will be good neighbors.

MOTION: Doug made a motion to pass the special use permit as written. Second by Frank.

Roll Call Vote;

Frank- Y	Adam-Y	Dawn-Y
Mike-Y	Doug-Y	Julia-Y

Dates for next years meetings. Once correction. March meeting pushed back to the 24th due to St. Patrick's Day.

January meeting pushed back to the 21st, which is a Wednesday.

Motion made by Frank to accept the amended meeting dates. Second by Adam, Unanimous- yes.

OLD BUSINESS:

Committee appointment for Zoning Ordinance Book; looking into appointing 3 people for a special committee, Doug, Dave and Julia with Dawn being an alternative. Doug stated that we will start in January. Doug also stated that Marie

has things that needs to be updated and adjusted in the office, that can be beneficial. The email was sent to Dawn.

Frank made a motion to accept the 3 members for the special committee, Second by Adam. Motion unanimous and passed.

Dawn also told the board each member has access to zoning ordinance training. The township has purchased a package, go in and set up a log in. This can be started right away.

Motion to adjourn meeting.

Motion: Frank **Second:** Adam **Unanimous:** Yes

Meeting adjourned at 7:56 PM