

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

October 21, 2025

ORDER OF BUSINESS:

Meeting called to Order: Dawn McGee @ 7pm

Pledge to the Flag

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

Mtg Minutes Approved: Motion: Hribar Second: Dave Unanimous: Yes

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

NEW BUSINESS:

Special Use Permit- Carlton Cuts; Matt Carlton, owner/operator of Carlton Cuts took to the podium. Matt is requesting a special use permit to open a small processing operation at his home, in a barn he is currently building. The barn will also be shared with his seamless gutter business. 25% of barn would be used for the processing area.

He specified that he would only be processing 6-12 cows per year, for his family and for customers. Matt is still 1-2 years away from being fully prepared to process beef.

He hosted an evening with all his neighbors to discuss his plans and get their feedback. He has gotten both positive and negative input on his plans for custom cuts.

Questions from board members; Dave asked what the response was on neighbors. Matt stated it was about a 50/50. How would remains be disposed of; Matt stated he is researching the most cost-effective way to get rid of waste, and that there will be very minimal waste. He has reached out to companies of waste disposal.

The potential location of Carlton cuts is in an agricultural area, not residential.

There are 14 houses that are located on Brazee Road.

Doug inquired about what keep him at his word of only 6-12 cows and not gradually increasing the amount of cows and staff to run the processing area. Matt stated that he is the only one

that would be processing and his word and the use of a special permit, along with the state monitoring his documentation.

Dawn asked if it was just a processing facility or would they do the actual slaughtering. Matt stated that he would also do the killing of the cow, and some neighbors were concerned about the noise and smell.

Mike asked what his experience was and Matt stated he is just learning how to process beef this past year, as he is currently raising beef for his family. He currently sends his cattle out. He will process for his family, but wanted to do the right thing and ask if he could expand to process for customers.

Rincon has been in contact with Matt about his barn. The barn dimensions are 40Wx100L with a 20' lean too along the back.

Matt will be using this barn for his gutter business and Doug mentioned that he will have to apply for a special permit for him to be using it for his business. That will be on the next agenda.

Julia called EGLE and MI Dept of Agriculture and Rural Development and the only concern they had was the blood run off and if there were underground tanks that could be pumped out. No other concerns or restrictions on that end. NO license is needed for cutting, packaging and returning to a customer.

Public Comment on Special Use Permit:

13 signatures on the letter sent to the board. 14 houses on Brazee Rd. 6 houses representing.

Phil McVey; lives at 5044 Brazee. He is urging the board to deny the special use permit. Due to increased traffic, odors from processing, the effects of the disposable and carcasses. The visual effect of slaughtering and the resale value of their homes. (From members on the board that are realtors, they don't see that this would affect the value of homes on that road, if it did it would be minimal from the small scale of it).

Tom Magnus; supports the special use permit.

Leon Jones; lives directly across the street. He supports the special permit.

Aquel Ruesink; 5412 Brazee Rd. Her concern was the zoning and asked if Carlton Cuts has to be in an industrial zone. The township doesn't do spot zoning, which is why a special permit is needed, since it falls under agricultural use. Is there a 2000' boundary needed, and Doug stated that is correct. She is concerned about the size of the barn and it's a lot of barn and could do a lot more than what he stated.

Matt stated $\frac{3}{4}$ of the barn is for his farming equipment and gutter supplies for his gutter business and only a $\frac{1}{4}$ would be used for processing. It will be insulated and coolers in there. They are on 7 acres, with no acre requirements for a slaughterhouse.

Jean Luck; lives kiddy corner from Matt. Concerned about someone coming in and offering him a lot of money for his property, him selling out. Doug stated the special use can be terminated. Limitations can be placed.

Tracey Pickle; lives at 5044 Brazee Rd. She stated that the overall concern is that there are a lot of "what ifs". Nothing concrete. She doesn't want the neighborhood to police how many cows he processes.

Ben Ruesink; 5412 Brazee Rd. Stated that the special use permit will be in direct violation of the master plan book and zoning ordinance. He is not in support.

Doug and Dawn, explained that since Matt is still a year to 2 years out that he may want to wait to apply for a special use permit since its only good for a year. They also explained the master plan/zoning that Ben Ruesink mentioned.

MOTION: Doug McGee made motion to deny the special permit for Carlton Cuts at this time.

SECOND: Adam Keller

ROLL CALL VOTE:

Mike: YES	Adam: YES	Doug: YES	Frank: YES
Dawn: YES	Julia: NO	Dave: NO	

MOTION PASSED: YES

OLD BUSINESS:

Article I-IV of the zoning and Ordinance Book. Discussion was about making corrections, edits, and typos. All board members will go through I-IV and if any issues are found, board member will submit via email to Dawn and Julia, the corrections needed.

PUBLIC COMMENT:

Eric Cudron: 2604 Bent Oak. He has an Air BnB next to him. He stated the ordinances need to be firmed up at the township and state level. It is being advertised as an event center, in a

residential area. He has had many issues, and has reported some of the issue, most not reported. He stated an Air BnB can have more problems for the community.

The location is currently up for sale by Laura Hayes.

Dawn has been collecting short term renting information and is bringing it to the board.

We don't have short term rental policies in the township, which the board is currently going through.

MOTION TO ADJOURN:

Motion: Frank **Second:** Mike **Unanimous:** Yes

Meeting adjourned at 8:23 pm