

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

**MINUTES – Tuesday, February 27, 2024**

**ORDER OF BUSINESS:**

**Call to Order by:**

Doug McGee 7:00

**Pledge to the flag**

**Roll Call:** Present – Buku, Hribar, Doug McGee, Dawn McGee, Ruesink and Becker  
Absent – none

**Approval of Minutes:**

Motion: Hribar Support: Becker

The minutes from January 23<sup>rd</sup> were unanimously approved.

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

**New Business:**

Special Use permit applied for by Joe Web for his one-acre parcel. Special use permit application specified he would like to be able to sell the property to the purchaser to be able to construct a duplex on the property.

Property owner Joe Web, Real estate agent Sara Ford from Howard Hannah, and several homeowners within the community were present to discuss the special use permit.

Sally Daniels, immediate neighbor to the east, voiced against the special use permit, mentioning that this opens the door to many other spot sites for duplexes.

Samantha Steele, across the street, mentioned their family moved to get away from duplexes and worried it will move more duplexes in and felt it was not right for the neighborhood.

Daniel Ringqvist mentioned duplexes tend to get run down, car tracks in the yard, positioning of the duplex would face the front door toward a neighbor and restrict privacy and put car lights in windows of that neighbor. Also, the location distance of the duplex from the potential property owner and the ability of the potential owner to keep an eye on the unit if issues arise.

Judy Lembrick was opposed for all the same reasons previously mentioned.

An email was read that was sent by Gary Andrews opposing a duplex on property zoned as single family residential. They felt if allowed "it would set a precedent for other property owners to want to do the same. Hunt Rd is already overburdened with traffic as it is." Gary wrote that he had spoken to neighbors Nick & Jackie Whitely and Carlo & Barbara Herd and that they feel the same way.

After the public discussion on the special use permit, it was noted by the real estate agent that the current offer on the house, wanting to build a duplex, had been withdrawn. Also, no site plans exist to review.

A motion was made by Buku and seconded by Becker to deny the special use permit. Vote was unanimous.

**Old Business:**

None to discuss

**Public Comment:**

None additional.

**Adjournment:**

Motion: Hribar

Support: Buku

The motion carried with unanimous support for adjournment at 7:21 pm

Respectfully Submitted,

Dawn McGee, Secretary