

ADRIAN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD AT TOWNSHIP HALL

November 18, 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 Dave Maxwell **Absent:** Mike Buku

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

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

NEW BUSINESS:

Public Comment:

Beverly Ruesink wanted to bring the topic of data centers to our attention and look into AT ordinances to make sure they cant come into our community. Dawn stated that we are in the process of going through our ordinance book as we speak. Doug stated that its listed in the ordinance book on page 82.

Leon Jones, loves the new 4 way stop signs.

OLD BUSINESS:

Matt Carlton- Warner Seamless Gutters- Special Use Permit. Mr. Carlton is requesting to have a special use permit, to bring his seamless gutter business to his residence. He is about 2 months out from his barn being done. He stated 50% of his barn will be for his business and the other 50% will be for personal use.

Motion: By Julia Westgate to allow the special permit for Matt Carlton to bring his seamless gutter business to his current residence and operate his business out of his barn.

Second: Adam Keller **Unanimous:** YES

Jerry Richter- Special use permit to take soil from his property and use for his business. To use it for soil blending and To level his wooded area and bring the soil back down to farmable. Jerry is only screening material and mixing dry material.

So far, no soil has been taken from that property. The wet land will stay where's its at until its time to move it. Jerry is not sure on the time line when that will happen.

There is currently a house trailer on the property along Beverly Ruesinks property. The line runs through the middle of the trailer once a survey was done. Jerry is unsure if the trailer will be utilized for storage, or if it will be removed. Its been there for 30 years.

Dave asked how long the sand hill will last? Jerry stated between 10-20 years. They are taking the hill down to ground level. Jerry only want to take the sand down to 3 ft above the water table so it can be farmed.

Doug clarified that Jerry will be following EGLE rules and regulations. Jerry confirmed.

Road Commission signed off on Jerrys request for commercial driveway for heavy equipment.

PUBLIC COMMENT:

- No public comments on the special use permit for Matt Carlton.
- Public comment for Jerry Richter; Beverly Ruesink wants to know how the noise ordinance going to apply for this business. Doug stated that the noise ordinance

only applies during non-business hours. So he's allowed to operate during business hours. She's concerned about the backup beeping noise on trucks.

Beverly stated that she's had 6 months to think about this and she's not in favor of it. She wants to be in her gardens and not have the noise bother her. She owns Needle Lane Farms. She thinks people should do what they want on their property but the beeping is why she's against it. She has volunteers that come out and want peace and quiet and its aggravating to listen to beeping of equipment.

Jerry stated it will not be an 8-hour day of beeping. Only when loading dirt. He plans on putting a turnaround in which should help with the beeping noise. His mixers do not beep.

Jean Luck- is concerned about the woods being cut down and is inquiring if there's regulations on taking woods out. Dawn stated that it can be cleared on personal property unless there's a habitat in that area. Farmers are allowed to clear their land for agricultural.

Roger Piezick- He is not in favor of Jerrys project. He would be furious is he lived next to it due to the noise.

Motion made by Dave to approve the permit; with an addendum made by Doug; Second the amendment by Dawn: Jerry must comply with EGLE guidelines. As long as he's complying with what they laid out for him, in the email.

Second by Frank.

Unanimous: YES **Motion passed**

Ordinance Book Updates;

Dawn suggested that we have a small 3 member sub-committee to go over the ordinance book, and have it a paid position. Doug stated there is enough money in the budget to implement this committee. Doug stated its already approved and we don't need a motion for a subcommittee.

Discussion took place about getting some kind of direction or guidance from the board on how to approach these updates, enhance land development or enhance land use. Clear description from the board is being request by members. Planning Commission members will be attending the board meeting on December 8, 2025.

Dawn will ask Steve to put it on the agenda.

Frank mentioned that using the special use permits can be helpful when updating the ordinance. All special use permits are kept in the back in a filing cabinet.

There is also a training package that's approved for all members to partake in.

There are live trainings that the board will approve, time and travel the trainings.

Public Comments:

Jean Luck asked the board if we would like a slaughterhouse by our houses. Doug explained to her that is why there are ordinances in place, and if its harmonious in the community. We can only enforce what's in the book.

Another community member stated she doesn't want to lose sleep over us changing ordinances, without them knowing, that will affect them.

Discussion from the public was concerns about the agenda not being public in a timely manner. Also, that its hard to hear board members when the meeting is going on. Especially people that are hard of hearing. Doug will discuss with Steve about a public address.

MOTION TO ADJOURN:

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

Meeting adjourned at 8:10 PM

