

Hadley Township Planning Commission

4293 Pratt Rd

P O Box 227

Hadley MI 48440

March 17, 2026

Meeting was called to order by Chairperson Ann Goodwin at 7:03 p.m.

Pledge of Allegiance was recited.

Roll call of members present: David Hinton, Linda Hodge, Kim Hill, Elwyn Brandt and Robert Hartwig, Ron Shoemaker, Ann Goodwin

Others Present: Deputy Clerk Joyce Ivory, Trustee Rick Brandt

There were nine members of the public present.

Approval of Agenda: Motion to approve the agenda by Commissioner Shoemaker second by Commissioner Hodge. Motion carried.

Approval of Minutes: Motion by Commissioner Shoemaker, second by Commissioner Hartwig to approve the minutes of the February 17, 2026, regular meeting as corrected. Motion carried.

The Hadley Township Planning Commission will act on an appeal request as advertised in The LA View dated February 27, 2026

#26-01

THE HADLEY TOWNSHIP PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON THE 17TH DAY OF MARCH, BEGINNING AT 7:00 P.M., AT THE HADLEY TOWNSHIP OFFICE BUILDING LOCATED AT 4293 PRATT RD, HADLEY MI, 48440.

THE PURPOSE OF THE PUBLIC HEARING WILL BE TO CONSIDER THE SPECIAL LAND USE APPLICATION BY JEFF DUNCAN, TO OPERATE AND MAINTAIN HEARTENED FARMS, A LAVENDER FARM WITH SEASONAL U-PICK EVENTS AT 4432 HADLEY ROAD, TAX PARCEL ID # 44-010-016-047-10. THE SUBJECT PROPERTY IS ZONED AR (AGRICULTURAL – RESIDENTIAL).

Approved by Planning Commission
April 21, 2026

ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO ASK QUESTIONS OR TO MAKE COMMENTS AS TO THE APPLICATION. WRITTEN COMMENTS MAY BE SUBMITTED TO THE HADLEY TOWNSHIP CLERK AT P.O. BOX 227, HADLEY MI, 48440 AT ANY TIME PRIOR TO THE PUBLIC HEARING.

Chairperson Goodwin read the public notice for Petitioner Jeff Duncan's hearing, and opened the public hearing.

Petitioner Jeff Duncan 1110 Legault Blvd., Ortonville, MI 48462 began by explaining that he and his wife Beth will be retiring soon and wanted to keep active by starting a U-Pick Lavender Farm. They chose to plant lavender and do a u-pick operation because it was seasonal, it will pay for itself, the plants are deer resistant, and there still will be room to build their future home on the property. He explained lavender has many uses. Mr. & Mrs. Duncan plan on selling various lavender products in a little shop on the property, and also educate their neighbors about the plant.

Petitioner Beth Duncan of 1110 Legault Blvd., Ortonville, MI 48462 added that the season for lavender starts at the end of June through the beginning of July. They have put in 13 different varieties of lavender, totaling 2000 lavender plants.

Rick Brandt, 3118 Herd Rd. commented that they will not be using all of the 22 acres for the lavender field, only about 12 acres.

Commissioner Ron Shoemaker asked Deputy Clerk Ivory if there was any correspondence and she replied there was none.

Hearing no further comments or questions, Chairperson Goodwin declared the public hearing closed.

Commissioner Shoemaker commented that the petitioners plan to build a house on the southwest corner of the property and will use bees to help pollinate the lavender while also producing honey. He added there will be parking spots for 30 vehicles. He asked if there is a plan for overflow vehicles.

Petitioner Jeff Duncan replied there is a grassy area adjacent to the parking that could be used for overflow parking. Commissioner Shoemaker replied that he wouldn't want traffic to back up on Hadley Rd. and added that the road commission made sure the width of the driveway would accommodate traffic entering and exiting the property.

Petitioner Beth Duncan followed up by saying if it was more popular than they are anticipating, they would start doing appointment only visits and only allow so many people.

Commissioner Shoemaker said there will be a building for the sale of lavender products, outhouses in the rear for public use, and trash receptacles for customers as well. He then summarized why they already obtained a zoning variance.

Commissioner Hodge was in favor of granting the Special Land Use and thinks it provides a nice opportunity to learn more about lavender.

Commissioner Hill mentioned the popularity of Blake's Lavender Festival. Petitioner Beth Duncan said they do not want to a festival on their property because they will be living there. Additionally, she said they would possibly sell their products at Blake's festival.

Petitioner Beth Duncan said her husband grew up on a farm in Illinois and has a passion for farming. They are looking forward to teaching kids – girl scouts, boy scouts, and schools about lavender. She then said because lavender is all manual labor, their operation can't get too big because it will only be she and her husband farming. She concluded by saying they love the educational piece and plan to do crafts as well.

*Motion by Hartwig second by Shoemaker to approve the special land use permit to operate "Heartened Farms U-Pick Lavendar Farm", an agribusiness, with seasonal u-pick events, located at 4432 Hadley Road; tax parcel ID# 44-010-016-047-10.

1. Must obtain all necessary permits and approvals from the Construction Code Authority.

Statements of finding/conclusions and Basis for Decision

1. There is no evidence of any negative impact on the public health, safety and welfare.
2. The business on the subject property is of such location, size and character that it results in harmony with all applicable AR Agricultural-Residential zoning district regulations.
3. The location, size and character of the business is in harmony with the appropriate and orderly development of the surrounding neighborhood.
4. The business relates harmoniously with the physical use of the land in a socially and economically desirable manner.
5. There is no evidence that the business violates any other local, State, or Federal requirements.

Roll Call Vote: Hinton: aye, Hodge: aye, Shoemaker: aye, Goodwin; aye, Hill: aye, Brandt: aye; Hartwig: aye, Motion Carried.

Public Time: Resident Renee Curtis asked if the approval on the Lavendar Farm changed the zoning for the property. Commissioner Shoemaker explained that it does not. Another resident explained how a special land use works.

Old Business

1.) Data Center and Shipping Container Ordinance Update

- i. Current status – pending. Caitlyn from Wade Trim was not able to attend the meeting but sent a letter to outline the things the commission needs to consider. The Township Board is eager to get the ordinance updated before anything is brought before them. We will move these items to next month's agenda. A resident asked for

clarification regarding the concern. Another resident asked if there was an industrial zone that was needed for a data center.

- 2.) Special Land Use: Commissioner Hill brought a letter in as a rough draft to contact residents holding a Special Land Use that we have not been able to contact.

New Business

- 1.) ZBA – nothing pending.
- 2.) Township Board Report – Hired for roadside mowing, brining and tree removal. Ron Shoemaker and Ann Goodwin were reappointed to Planning Commission. Fire Department milage was discussed. Donated to Thumb Narcotics Unit. Presentation by Chamber for Fourth of July celebration.
- 3.) Correspondence – Commissioner Shoemaker mentioned MTA class in Frankenmuth and a Planning Class to be held in Imlay City in April.

Public Time

Trustee Rick Brandt will be proposing to the Township Board that we no longer use the services of Rowe Engineering.

Commissioner Comments

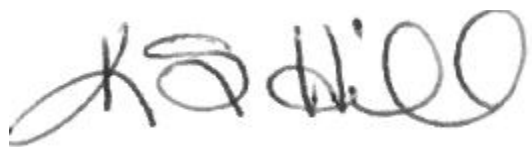
Commissioner Hartwig mentioned the rehab of an old church on Baldwin Road and asked if anyone had been informed of its future purpose?

The next Planning Commission meeting will be held on April 21, 2026, at 7:00 pm at the Township Offices.

Adjourn

Commissioner Hartwig motioned to adjourn, second by Commissioner Hodge. Motion carried, meeting adjourned at 8:10 pm.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'K. Hill', with a stylized, cursive flourish at the end.

Kimberly S Hill, Secretary