

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
January 16, 2017 7:00 pm**

Meeting called to order by Chairman John Delmotte and led the Pledge of Allegiance.

ROLL CALL: Craig Assenmacher, Tom Woelmer, Mike Jaworski, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin, and Gary Nowitzke were present.

ELECTION OF OFFICERS FOR 2017:

Motion to keep all officers in the same position by Craig Assenmacher, **Supported** by Ann Nickel-Swinkey. **Motion carried.** (John Delmotte, Chairman; Mike Jaworski, Vice Chairman; Ann Nickel-Swinkey, Recording Secretary).

Motion to Approve 2016 Annual Planning Commission Report as submitted by Chairman John Delmotte, with the change to the 6th paragraph deleting the word "him" in last sentence, and forward it to Township Board by Ann Nickel-Swinkey, **Supported** by Adam McLaughlin. **Motion carried.**

APPROVAL of MINUTES: Motion by Gary Nowitzke to approve the minutes of the December 19, 2016 meeting and place on file. **Supported** by Adam McLaughlin. **Motion carried.**

PUBLIC HEARING:

Motion to open Public Hearing:

Special Use: William Held, of Strawberry Solar, 2727 Second Ave. Detroit, MI 48201, on behalf of Mark VanBelle, is requesting Special Use approval to construct a solar collector system, per plans. The solar system will be located at 2310 Baldwin Road Monroe, MI 48162, Parcel # 5813 106 102 17 by Gary Nowitzke, **Supported** by Adam McLaughlin. **Motion Carried.**

- Lucie Fortin, Township Planner: 6.9 acre property. Submitted plans appear to be okay. A condition regarding limiting glare on roadways and adjacent properties could be added, but not really necessary since panels are made with anti-reflective materials.
- Brandon Knight of 2727 Second Ave, Detroit, MI 48201 on behalf of Strawberry Solar was present and spoke briefly regarding the application submitted. William Held is an employee of Strawberry Solar.
- Commission asked if power could be cut off in case of an emergency? Mr. Knight indicated various ways to turn power off. 1.) outdoor power disconnect. 2.) a pole switch will be labeled for fire code. 3.) Utility disconnect. 4.) Breaker on the panel.

Motion to close Public Hearing by Tom Woelmer, **Supported** by Ann Nickel-Swinkey. **Motion Carried.**

Motion to recommend to Township Board for approval of Special Use for Brandon Knight/William Held, of Strawberry Solar, 2727 Second Ave. Detroit, MI 48201, on behalf of Mark VanBelle, to construct a solar collector system, per plans. The solar system will be located at 2310 Baldwin Road Monroe, MI 48162, Parcel # 5813 106 102 17 by Craig Assenmacher, **Supported** by Gary Nowitzke. **Motion Carried**

NEW BUSINESS:

Site Plan Review: William Held, of Strawberry Solar, 2727 Second Ave. Detroit, MI 48201, on behalf of Mark VanBelle, is requesting Site Plan approval to construct a solar collector system, per plans. The solar system will be located at 2310 Baldwin Road Monroe, MI 48162, Parcel # 5813 106 102 17.

- Lucie: general requirements were discussed. Ground mounted unit (required setback & placement are met).
- Size: it is a small collector and is typical for a household use (versus commercial use). Ordinance limits 400 square feet and the proposed plan appears to measure about 490 square feet. Does not see this as a problem.
- She questioned whether DTE was notified.
- Mr. Knight answered yes and agreed to send the DTE Energy notice of approval via forwarding that by email
- Lucie suggested to the Commission that these kind of applications be considered to be accessory structures and the Building Official could issue permits for these requests in the future without coming to the Commission.
- Craig asked if we should consider solar structures for the same size as what is allowed for accessory buildings? Lucie thinks we should study this further and mentioned that the manufacturer's ratings by kW may be a better measure of size rather than the square footage of the structure.

Motion to recommend the Township Board approves the Preliminary and Final Site Plan for Brandon Knight/William Held, of Strawberry Solar, 2727 Second Ave. Detroit, MI 48201, on behalf of Mark VanBelle, to construct a solar collector system, per plans. The solar system will be located at 2310 Baldwin Road Monroe, MI 48162, Parcel # 5813 106 102 17 by Craig Assenmacher, **Supported** by Mike Jaworski. **Motion Carried**

By Laws Review-

Moved by Mike Jaworski to change By-Laws of Raisinville Township Planning Commission to reflect meetings will be held on the 3rd Monday of the month, starting at 7:00 pm and no new business to start after 10:00 pm.

Seconded by Adam McLaughlin. **Motion Carried**

OLD BUSINESS:

Master Plan:

- 1.) Master Plan Discussion, including the process and importance of notification of adjacent municipalities
- 2.) Goals discussed

Miller Business Development Park- dirt issue was brought up. Lucie stated the easement (as discussed in previous meeting) was presented to our attorney, Kerry Bondy, by Dan Williams (Great Lakes Aerial). Unfortunately, it was on the wrong parcel. Corrections will need to be made.

PUBLIC COMMENT: Rick Milner, 2684 Lewis Ave, Ida Mi- asked if the commission could revisit small houses (less than 960 square feet) as they are not allowed

NEXT MEETING: February 21, 2017 (Tuesday)

ADJOURN: Motion to adjourn by Mike Jaworski. **Supported** by Adam McLaughlin. **Motion carried.**

Minutes are preliminary until approved. Ann Nickel-Swinkey, Planning Commission Secretary