

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
March 23rd, 2015 7:00 pm special meeting**

Chairman Troy Goodnough called the meeting of the Raisinville Township Planning Commission to order at 7:00 PM.

ROLL CALL: Troy Goodnough, Craig Assenmacher, Tom Woelmer, John Delmotte, Ann Nickel-Swinkey, A quorum was established.

EXCUSED: Jim Nocella, excused, Mike Jaworski, excused

APPROVAL of MINUTES: Motion by John Delmotte to approve the minutes of the February 26th 2015 meeting. **Supported** by Tom Woelmer, **Motion carried.**

NEW BUSSINESS:

PUBLIC HEARING: To consider a request filed by Jason Miller/4658 Custer Rd LLC for the rezoning of real property located at 4658 S Custer rd. Monroe, Parcel# 58-13-128-107-10 from C2 General Commercial to M Manufacturing with conditions. **Motion by Ann Nickel-Swinkey, Supported by Craig Assenmacher,** to open the public hearing.

Present was Dan Williams, Jason Miller and David Kubiske for 4658 S Custer Rd LLC. David Kubiske stated by asking for conditional zoning, no conditions could be modified. If it was just zoned M manufacturing it opens it up to anything under M-manufacturing, by doing it with conditions its limits it to what is in the conditions (Exhibit C)

Supervisor Gerald Blanchette stated existing buildings already are commercial, what about additional buildings? David Kubiske answered that they would meet site plan approval.

It was stated that the septic system is to be examined later the week by the Health Department. Also stated that they need it to be manufacturing to allow storage, commercial is still allowed under manufacturing.

Dan Williams commented that the fence was almost completed. He also stated that Ann Arbor welding is interested in renting a building for a retail spot.

Jason Nolf from David Arthur Consultant stated that they are working on doing a lot of improvements to this property, one being a good buffer between the residential area and them and to make it have great curb appeal with nice landscaping.

Dave Kubiske stated that no detention basins currently, their design will include it. The property is Zone X flood plain; it is in the 500 year floodplain.

The Township planner Brian Borden brought up a discussion on the floodplain overlay district, Dave Kubiski stated that the floodplain changed in October 2014. Brian Borden noted that the township needs to amend the floodplain on our maps.

It was stated by Brian Borden that the state ordinance allows for conditional re-zoning, the township does not currently have one but we can do it pursuant to the state ordinance. The Township is under no obligation to grant approval.

Brian Bordan went through his rezoning review. 1) this is not consistent in our current master plan but it is on a state highway and does have water access, it does not have sewer access, and it is adjacent to residential areas. Brian made a suggestion that we take a look at the master plan again to possibly make some changes to it. 2) 30 acre site, meets the requirements in proposed zoning classification. 3) Traffic could result in the need for traffic engineering and or traffic study in the future.

Chairman Goodnough asked: if the applicant came in for a site plan review, can we apply conditions to it, Brian Borden answered that yes you can approve the site plan with conditions that applies to other parts of our ordinance at that time.

It was brought up that there is a Reversion Clause- the township, if development does not progress as anticipated could rezone back if the project doesn't happen.

Stan Rokita of 549 Strasburg Rd Monroe, he lives on the west side of the parcel. Mr. Rokita had concerns regarding the noise, was there going to be work going on at night? Also noise from the traffic going in and out of M-50, and concerns with the lighting. Mr. Rokita stated that the tree berm was never erected by the previous owner, and the tree line in existence is dying.

Brian Bordon stated that the potential use of the contractor's yard would require special use, which would include addressing the lighting, noise, and hours of operation issues. David Kubiski stated all our signs have zero bleeding onto the property.

Richard Batyik of 565 Strasburg rd. Monroe had concerns regarding the dust and the noise; he said the dust control by the previous owner was not done. Mr. Batyik stated that the drainage is not good; Mr. Kubiski stated that the drain commission is already being involved.

Tom Woelmer brought up a discussion on the tree line, it was stated that Manufacturing requires a 20' wide greenbelt "completely site obscuring".

John Delmotte stated that traffic is his concern.

MOTION by Craig Assenmacher, **Supported** by Tom Woelmer to close the public hearing.

MOTION by Ton Woelmer, **Supported** by John Delmotte to recommend to the township board approval for the rezoning of real property located at 4658 S Custer Rd Monroe Parcel # 58-13-128-107-10 from C2 General Commercial to M Manufacturing

with conditions as submitted on exhibit C, with those conditions being incorporated into an agreement between the township board and applicant subject to approval of township planner and attorney. Roll Call Vote: Tom Woelmer-Yes, Ann Nickel-Swinkey-Yes, John Delmotte-Yes, Craig Assenmacher-Yes, Chairman Troy Goodnough-Yes

MOTION CARRIED.

OLD BUSINESS:

MISCELLANEOUS:

Discussion regarding changes to the zoning map.

PUBLIC COMMENTS:

NEXT MEETING: April 20th 2015

ADJOURN: Motion to adjourn by Ann Nickel-Swinkey and **Supported** by Craig Assenmacher **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary

Brenda Fetterly, Township Secretary