



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
March 19, 2018 7:00 pm**

Meeting called to order by Chairman John Delmotte at 7:00 pm and he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Mike Jaworski, Ann Nickel-Swinkey, Tom Woelmer, Gary Nowitzke, and Kevin Kruskie were present. Craig Assenmacher was excused. Township Planner Lucie Fortin was in attendance also. (Commissioner Assenmacher submitted his review of proposed amendments to Chairman Delmotte for review during discussions.)

APPROVAL of MINUTES:

Motion to approve the minutes of the February 19, 2018 meeting and place on file by Ann **Supported** by Gary.
Motion carried.

PUBLIC HEARING:

NOTICE IS FURTHER GIVEN, that the hearing will be to hear public comments on the proposed amendments to the following sections of the Raisinville Township Zoning Ordinance:

- Article 2 Definitions, to modify the definition for Lot Width and Ground Sign to include monument signs.
- Article 3 General Provisions, Section 3.09 Visibility at Intersections to specify sight distance requirements.
- Article 3 General Provisions, Section 3.18 Transition Strip, to add development standards.
- Article 3 General Provisions, Section 3.25 Landscaping, to add reference associated with transition strips.
- Article 9 C-3, Restricted Commercial District, to clarify and add access management, site and building standards.
- Article 12 Schedule of Regulations, to delete reference to footnote R.
- Article 12 Schedule of Regulations, Section 12.00 Footnotes for Schedule of Regulations, to add reference to Section 3.18 under footnote N.
- Article 14 Site Plan Review, to add regulations pertaining to traffic impact studies.
- Article 17 Signs, to modify the sign regulations.

Motion to open public hearing to hear comments on proposed amendments to Township Zoning Ordinance by Tom **Supported** by Mike. **Motion Carried.**

PUBLIC COMMENT:

No comment, no public members present

Motion to close public hearing by Mike **Supported** by Kevin. **Motion Carried.**

Commission Discussion:

Planner discussed changes since last draft:

Article 2 definitions: Lot width was defined

3.09- Lucie felt a better explanation was needed (not to change it but to clarify it)

3.18- Transition strip- Paragraph 6 added by Township Attorney. Members discussed the C of O and a temporary C of O and extension of building permit.

9.07- Cross-access drive and easement discussion regarding the requirements

9.08- Site Building & Design standards discussed.

(1)(c) Change gabled areas to gable area.

(1)(e) delete "minimize the mass of the roof and promote the Townships rural character.

(1)(h) delete "at it's discretion, add to or"

12.00(N)- agreed by commission

17.00- Signs- #2 out and revised and incorporated in 17.01- general requirements
17.00(6); in the first sentence remove the first "sign" & "not include the sign poles or posts but shall"
17.02(2) change wording to "shall be removed no later than 90 days after issuance of certificate of occupancy"

Motion to approve the proposed amendments stated on the record to the zoning ordinance definitions, general provisions C-3 restricted commercial district, schedule of regulations, site plan review and signs and forward to Monroe County Planning Commission and Township Board for approval by Gary. **Supported** Tom. **Motion Carried.**

NEW BUSINESS: None

OLD BUSINESS: Ag-related Sand Stripping, Agri-Tourism and other Zoning Book adjustments.

1.) Proposed Amendments to Ag-Related commercial uses

15.08(2) Discussion regarding special approval use and what would apply

- delete "cider mills or wineries" & replace with wineries, breweries & distilleries

Strike paragraphs G, H and I

(m) start with "For hire activities"

15.08(3)

(c) discussed 3 acres versus 10-acre lot size. Lucie recommended to eliminate entire requirement. Agreed to eliminate c

(f) Discussed whether we need F. Decided to eliminate.

(h) Ok as is

(i) Eliminated all of I

Motion to Table Ag-related Sand Stripping, Agri-Tourism and other Zoning Book adjustments by Ann. **Supported** by Mike. **Motion Carried**

Other Old Business:

Chairman Delmotte mentioned our Solar ordinance specially states it is allowed only in Industrial districts. After attending a seminar last week, he feels that the Commission should revisit this section of the Ordinance.

MISCELLANEOUS: None

PUBLIC COMMENT: None

NEXT MEETING: April 16, 2018

ADJOURN:

Motion to adjourn by Mike. **Supported** by Kevin. **Motion carried.**

Meeting adjourned at 9:11 pm.

Minutes are preliminary until approved.