



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
April 17, 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, John Delmotte, and Gary Nowitzke were present. Ann Nickel-Swinkey was excused. Commissioners welcomed new member Kevin Kruskie. Also present were Lucie Fortin (Township Planner) and 3 residents.

APPROVAL of MINUTES: Motion by Mike Jaworski to approve the minutes of the March 20, 2017 meeting and place on file. **Supported** by Tom Woelmer. **Motion carried.**

PUBLIC HEARING:

Chad & Chandra Davidson of 8780 Eggert Road, Ida, MI 48140, Parcel number 5813 223 325 01. The Davidsons are requesting Special Approval under Raisinville Ordinance Section 13.01, and Section 16 Off-Street Parking and Loading Regulations & Standards.

Lucie went over her recommendations as submitted. John Delmotte excused himself from discussion and voting on the Public Hearing.

Chad Davidson (applicant) spoke regarding his application. He explained he has pulled building permits and has followed Township rules. He admitted he was unaware of applying for Special Approval for off-street parking until notified by the Building Department, which he did so when notified.

Mike asked about storage of toxic materials. Chad stated No toxic material will be stored there. Chad bought the property in 2014 and pulled the building permit for the pole barn in December 2016.

Public Comment-

Josh Wolfenbarger, 8610 Eggert Road Ida, MI 48140. Spoke regarding his concern that this property will become a Commercial Use property. He wants to make sure the neighborhood stays rural. He asked if this property gets approval if it will stay with the property (ex: if 2 trucks approved if it stays that way).

Rocky May, 8649 Eggert Road Ida, MI 48140. He has similar concerns and came to see what the scope of the request is. He didn't move to the country to have concrete trucks running up and down the road. He states if Chad says that won't happen then he really has no further comment.

Motion to close public hearing by Mike Jaworski. **Supported** by Gary Nowitzke. **Motion carried.**

Motion by Mike Jaworski to recommend to the Township Board to grant Special Use request for Chad & Chandra Davidson of 8780 Eggert Road, Ida, MI 48140, Parcel number 5813 223 325 01. The Davidsons are requesting Special Approval for the parking of two non-combination commercial vehicles on their property under Raisinville Ordinance Section 13.01 and Section 16 Off-Street Parking and Loading Regulations & Standards, and to waive site plan approval, subject to the following stipulations:

- 1.) The parking area for the commercial vehicles will be at least 10 feet from any property line, 35 feet from Eggert Road right-of-way, and 50 feet from the nearest adjacent residence with no direct drainage onto abutting properties.
- 2.) No storage of hazardous or toxic materials on site.

Supported by Gary Nowitzke. **Motion Carried.**

OLD BUSINESS:

Solar Farms- Tom commented that discussion was held at the Township Board Meeting on April 4, 2017. The Township board did not make a decision regarding any Solar Farm issue. Tom only expressed what the Planning Commission discussed at the March meeting.

Per previous discussion John was thinking that any applicant would need to come in front of the Commission on each individual use, as opposed to having a specific ordinance. Tom suggested having our attorney review any verbage regarding Solar Farms to ensure the liability of the Township. Lucie feels that solar farms are more of an Industrial Use versus commercial use.

Discussion of special use, residential properties, accessory structures and kilowatt size ensued. Agreed to wait on advice from Township Attorney, which Lucie will talk to her. Craig wants the square footage to not be counted toward size against the accessory size ordinance.

Master Plan- Lucie had emails sent to all members with revisions from last month's meeting. She reviewed the Zoning map and Future land use map. She stated the importance of the Future land use map. (The draft copy has an error on the color legend for Prime Ag and Secondary Ag.)

Lucie will make corrections to the map and issue before the next meeting.

Miscellaneous: John asked if any progress has been made on Gabby's Ladder. Nothing to report.

PUBLIC COMMENT: None

NEXT MEETING: May 15, 2017

ADJOURN: Motion to adjourn by Craig Assenmacher. **Supported** by Gary Nowitzke. **Motion carried.** Meeting adjourned at 8:05 pm.

Minutes are preliminary until approved.