



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
April 16, 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, Craig Assenmacher and Kevin Kruskie were present. Gary Nowitzke was excused. Township Planner Lucie Fortin, residents Rick Milner and Rocky May were in attendance also.

APPROVAL of MINUTES:

Motion to approve the minutes of the March 19, 2018 meeting and place on file by Kevin **Supported** by Mike.
Motion carried.

PUBLIC HEARING:

Rocky and Megan May of 8649 Eggert Road, Ida, MI 48140, Parcel Number 5813 226-102-51 are requesting Special Approval to construct a pond (ATF) per Raisinville Township Zoning Ordinance #61, Section 3.15. Note- this is a cleanout and an expansion of a violation of the previous owner.

Motion to open public hearing by Ann **Supported** by Craig. **Motion Carried.**

PUBLIC COMMENT:

Rocky May (applicant) explained this pond was pre-existing when he purchased property in 2005. He cleaned, widened and dug the pond deeper. Following the concerns of our Planner (Lucie Fortin), the lifesaving station is now up and in place. He will update the site plan showing the lifesaving station and that no spoils shall be removed from the property. He also indicated that the Health department noted he is well outside the 100 ft. requirement from the septic. Lucie- Rocky has addressed all of the concerns she had. She also recommends fence waiver. No other public comments.

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

Commission Discussion regarding Special Use: conditions as follows:

- 1.) Add to site plan drawing- note that spoils to remain on site
- 2.) Add to site plan drawing- lifesaving station
- 3.) Provide documentation from the Health Department

NEW BUSINESS:

A.) Site Plan Approval

Rocky and Megan May of 8649 Eggert Road, Ida, MI 48140, Parcel Number 5813 226-102-51 are requesting Site Plan Approval to construct a pond (ATF) per Raisinville Township Zoning Ordinance #61, Section 3.15. Note- this is a cleanout and an expansion of a violation of the previous owner.

Motion to recommend to Township Board the approval of Site Plan and Special Use for Rocky and Megan May of 8649 Eggert Road, Ida, MI 48140, Parcel Number 5813 226-102-51 to construct a pond (ATF) per Raisinville Township Zoning Ordinance #61, Section 3.15. and waive the fencing requirements with the following conditions: 1.) Add to site plan drawing- note that spoils to remain on site; 2.) Add to site plan drawing- lifesaving station; 3.) Provide documentation from the Health Department by Tom and **Supported** by Mike.
Motion Carried.

B.) Fencing issue/property dispute.

Tom explained that an issue between 2 property owners has prompted the Building Official to request the Commission to look at our Ordinance regarding "Ornamental Fence."

OLD BUSINESS:

A.) C-3 language clarification and amendments

Lucie reported that Kay Lani Wilson from Gabby's Ladder met with the Township and they don't want to build the access road. They have concerns regarding the cost of constructing and maintaining the road. Discussion between Commissioners regarding how to address the access road.

Motion to amend C3 ordinance Section 9.07 under (1) (B) to read: "A cross-access easement is required to connect to adjacent lots. The cross-access easement shall be recorded at the same time the lot is improved. The entry drive must utilize the cross-access easement." By Tom. **Supported** by Craig.

John- yes, Mike- yes, Tom-yes, Craig- yes, Kevin- yes. Ann- opposed. **Motion Carried.**

B.) Additional Zoning Amendments: discussion held on handout Agribusiness+SandStripping 3rd draft 4-9-18

1.) 15.08 Agriculture-Related Commercial Uses

2.) 3.15 Ponds: how to quantify the amount that can be removed?

-Take out the 20,000 sf from Section 3.15. Lucie will reword #7 and #8. And add #9

Lucie will make the changes as discussed.

MISCELLANEOUS: None

PUBLIC COMMENT: None

NEXT MEETING: May 21, 2018

ADJOURN:

Motion to adjourn by Ann. **Supported** by Tom. **Motion carried.**

Meeting adjourned at 8:45 pm.

Minutes are preliminary until approved.