

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
May 18, 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, Mike Jaworski, Ann Nickel-Swinkey, Jim Nocella were present. John Delmotte was absent. A quorum was established.

EXCUSED:

APPROVAL of MINUTES: Motion by Tom Woelmer to approve the minutes of the March 23rd 2015 meeting. **Supported** by Craig Assenmacher, **Motion carried.**

NEW BUSINESS: No new business.

PUBLIC HEARING: Jason Miller of 8710 N Custer Rd. Monroe MI 48162, is requesting site plan review and special approval for parcel # 58-13-128-107-10 located at 4658 S. Custer Rd Monroe, MI. Proposed use of Property Bldg. (B)- Wholesale Bldg. (A) Warehouse on West, Contractor on East, per application.

Motion by Jim Nocella, Supported by Tom Woelmer, to open the public hearing.

Present was Dan Williams, Jason Miller, Jason Nolff, and David Kubiske for 4658 S Custer Rd LLC, applicant. Brian Borden, with LSL Planning, for Raisinville Township, and 2 residents, Stan Rokita and Richard Batyik.

Jason Nolff (David Arthur Consultants) stated the occupants are planned as follows: Building A will have 2 tenants, 1.) Canon Nursery and 2.) will be a landscaping contractor, Building B will be Ann Arbor Welding, which will have a retail area for welding components only, it will not be your typical "hardware retailer". The Health Department has given no final comments yet.

Township Planner Brian Borden had the following comments regarding the site plan review:

Contractor yard- special approval use

12' Tall Propane Tank- fuel storage issue; need permits?

- Dave Kubiske (DAC) stated Ann Arbor welding will not be storing outside
- it was also noted that the fuel tank is 12' diameter (not 12' tall)
- Troy questioned the volume of proposed tanks. Dave said they will investigate, and mentioned Argon, Acetylene, and Oxygen will be on site.

-Brian stated storing of these chemicals likely is not a “by right” use. He referenced article 10.01, paragraph 7 (explosive hazards) and stated these would require Special Use Approval.

-Mike Jaworski stated other Governmental Agencies will weigh in.

The Conditional Rezoning Agreement is being prepared and has not yet been executed. This must be a condition of Approval.

The 2 existing buildings did not list the story height and it was not clear if these buildings would be altered or not. At minimum, the story heights need to be provided to the Township.

Loading:

Delivery trucks need to be able to identify stops for them. Fed Ex/UPS trucks- probably with routine deliveries it’s not needed.

Vehicular Circulation:

Brian questioned the need for a truck turning template. Applicant stated marked spaces, new asphalt, not intended for semis. The plan for them is to drive back & turn around.

West driveway- 10 ft. sideyard setback and now “M” Zoning: 20 ft. Greenbelt requirement.

-Side Plantings noted by Brian, would need to ensure west side plantings done to maintain 20’- not going to be doable with using the current drive.

-“Removal of Existing Concrete”- once done, what is replacement plan?

- Jason Nolff (DAC) stated portion to be gravel until proposed buildings are built.

Waste Receptacles:

Brian questioned the need for spacing between the Building and Waste Receptacles. Is this a Fire Code Issue?

- Jason (DAC) stated the dumpsters are steel and back wall is to be concrete.

Lighting:

A clearer lighting plan is needed.

Signage:

The Site plan should have shown signage or conditioned request that signage be in compliance with the Township Ordinance.

Dave Kubiske noted he wanted to be able to move forward with pulling permits for the inside work to be done on the buildings.

Stan Rokita of 549 Strasburg Rd, Monroe, lives on the west side of the parcel. Mr. Rokita had concerns that the trees on the West side are dying and wanted to know if the plans included replacement of the Greenbelt Buffer?

He also is concerned with lighting washing onto his property.

-Jason Miller, applicant, expressed his desire to work with the neighbors.

Richard Batyik of 565 Strasburg Rd., Monroe, had concerns regarding a low spot causes poor drainage.

-Jason (DAC) acknowledged the “wet area” and indicated they will reroute drainage out thru the property to the river

Tom Woelmer brought up lighting concerns on the west side of the Building B. It was stated that Manufacturing requires a 20’ wide greenbelt “completely site obscuring”.

-Jason (DAC) said no lighting is planned on the West side of Bldg. I.

Craig Assenmacher requested a more dense Greenbelt all the way down the west side to prevent headlights shining at the neighbors.

-Brian Borden said the existing driveway could be used and he does not recommend the relocation of it. He did say the Greenbelt would need to be created to provide a buffer. It was suggested very tight Arbor Verde would work up there, but down the driveway where new driveway to go in- it will need to comply with the 20’ buffer.

Mike Jaworski asked what the plans are for more buildings. An explanation was given to him that the Conditional Rezoning Agreement will ensure that any proposals regarding this property will need to be brought forth to the Planning Commission for review.

MOTION by Ann Nickel-Swinkey, **Supported** by Mike Jaworski to close the public hearing.

Brian Borden questioned how to process this- skip to recommendation of Final Site Plan Review- or- still consider this only as a Preliminary Approval.

-Dan Williams (for applicant) stated he had spoken with Charlie (Building Official) and they had agreed to move forward with the issuance of permits as long as the other agencies had given their approval.

-Dave Kubiski claims there was a 15 Day Publication and the PC should not make the applicant return for Preliminary Site Plan Review.

-Jason Miller (applicant) stated he wants the Township to work with him and he should not incur any further fees and feels this process is taking too long.

MOTION by Tom Woelmer, **Support**, none. To recommend to the township board Final Site Plan Approval for Jason Miller of 8710 N Custer Rd. Monroe MI 48162, is requesting site plan review and special approval for parcel # 58-13-128-107-10 located at 4658 S. Custer Rd Monroe, MI. Proposed use of Property Bldg. (B)- Wholesale Bldg. (A) Warehouse on West, Contractor on East, per application, waiving Preliminary Site Approval with the conditions that

- 1.) Fire/Explosive Hazards require Special Land Use Approval
- 2.) Rezoning Agreement must be signed
- 3.) Landscape plan to include a narrower greenbelt along the west property line to completely obscure driveway.

MOTION DIES DUE TO LACK OF SUPPORT (due to fuel tank unknowns)

Motion by Craig Assenmacher, **Supported** by Tom Woelmer, to recommend to the township board Final Site Plan Approval for Jason Miller of 8710 N Custer Rd. Monroe MI 48162, is requesting site plan review and special approval for parcel # 58-13-128-107-10 located at 4658 S. Custer Rd Monroe, MI. Proposed use of Property Bldg. (B)- Wholesale Bldg. (A) Warehouse on West, Contractor on East, per application, and recommend waiver of Preliminary Site Plan Approval and Special Approval with the conditions that:

- 1.) Conditional Rezoning Agreement is executed.
- 2.) Applicant submits a list of all Fire or Explosive Hazards to be stored on site with quantities and approval from all applicable agencies.
- 3.) Applicant must meet full requirements of completely obscured greenbelt along the west property line.
- 4.) That the Site Plan be reviewed by Township Engineer and complete any required recommendations from said Engineer.

Roll Call Vote: Tom Woelmer-Yes, Ann Nickel-Swinkey-Yes, Mike Jaworski- Yes, Jim Nocella- Yes, Craig Assenmacher-Yes, Chairman Troy Goodnough-Yes, **MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS: No old business.

MISCELLANEOUS: No discussion.

PUBLIC COMMENTS: None

NEXT MEETING: June 15, 2015

ADJOURN: **Motion** to adjourn by Mike Jaworski and **Supported** by Jim Nocella **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary

Brenda Fetterly, Township Secretary