

**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
July 18, 2016**

Meeting called to order by Chairman John Delmotte.

**Pledge of Allegiance** led by Chairman Delmotte

**ROLL CALL:** Gary Nowitzke, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin and Craig Assenmacher were present. Mike Jaworski and Tom Woelmer were excused. A quorum was established and the meeting proceeded.

Township Planner Lucie Fortin, Kaye Lani Rafko Wilson representing Gabby's Ladder, Keith Kohler (engineer for applicant), Township Supervisor Jerry Blanchett and Township Building Official Charlie LaPointe were also present.

**APPROVAL of MINUTES: Motion** by Adam McLaughlin, **Supported** by Gary Nowitzke to approve the minutes of the meeting held on June 20, 2016. **Motion carried.**

**NEW BUSINESS Applicant:** Gabby's Ladder, Inc. of 431 East Elm Ave. Monroe, MI 48161 is requesting Special Use approval to construct a new counseling center and grief support center. The center will be located on South Custer Road East of Plum Grove Drive, Parcel # 5813 127 215 20.

**Public Hearing for Special Use:**

**Motion to Open Public Hearing** by Ann Nickel-Swinkey, **Supported** by Craig Assenmacher. **Motion Carried.**

1.) Keith Kohler spoke regarding the conceptual plan they submitted. Located on Plum Grove at M-50, approx. 4 acre parcel. They'd like to develop the Westerly half, with a building of approx. 2700 sf for counseling and grieving. This would include outside activities. Portion of land to the South to be undeveloped. They anticipate 17-25 parking spaces will be needed, although this concept plan shows 15 spaces with 1 handicap spot.

2.) Kaye Lani Rafko Wilson added the intent and vision (since 2001) has outgrown where they are currently at. Vision includes a Memorial Garden (very important). Typically one client after another at the center, a "full house" usually 6 x months. Special use application is really for the outdoor Gazebo. This facility will not be clinical! Although mental health counseling- they do NOT prescribe medication. They do not offer long term therapy- short term grief assistance only (although they do work with other agencies and offer referrals). Before they purchase the land, it's critical to know if outdoor comfort potlucks, butterfly releases with children, planting memorial garden, and having a serene setting etc. will be allowed.

Kaye Lani and Keith spoke about some comments from the Mannik & Smith review (Planner & Engineer). Keith would like clarification of parking to be shifted South with access to the Area zoned R3. They were also initially looking for a potential lot split. Kaye Lani said right now they don't need the full 4 acres, which is why they wanted to "compact" the proposed building. Maybe a split, maybe future expansion of Gabbys Ladder. 3.03 acres is usable, not taking out the service drive. Service Drive/Shared Drive? Are they purchasing, do they sell it if/when they split??

Lucie spoke about the Service drive and how it is in the Master Plan currently. She spoke of alternate possibilities and also that the Master Plan is in the process of being reviewed. Supervisor Blanchette stated the Board wants to get rid of the service drive.

3.) Lucie Fortin-

A.) Special Use issue here is the outdoor counseling. Is it okay to have activities outside? Will it bother the neighbors? M&S review does not think so.

B.) Screening should happen at boundary line.

C.) # of people on any given day will need addressed. KLRW states only 4 contracted people. Others are "visitors" to the grieving center

D.) Issue of appropriate parking will need to be addressed. Parking area needs to be reviewed more thoroughly.

E.) Access drive was discussed by Lucie. She mentioned the Master Plan is starting to be reviewed.

4.) Comments by Board Members:

A.) Gary spoke regarding concerns of the outdoor groups. Number of people & types of activities affecting adjacent property uses, for instance noise, etc? Kaye Lani said it could be something as simple as an "ice cream social" on blankets outside, or going for a walk. Largest group was 75 people at which balloons were released. Usually end of the year group is around 25. They are trying to get away from balloon releases. Lanterns don't seem like a good option either. They also do butterflies and dove releases. Typically it's around 5 -10 people. Nothing loud and noisy, usually very serene & quiet.

B.) Craig asked if the "walks" with clients would be through Plum Grove. Kaye Lani stated No, just on Gabby's property. Adam asked if a playground is considered, she said no.

C.) Chairman Delmotte mentioned that the surrounding area is zoned commercial and you just don't know what may end up next to this project. He asked if that was going to be a problem for them.

**Motion to Close Public Hearing** by Craig Assenmacher, **Supported** by Adam McLaughlin. **Motion Carried**

**Motion** by Craig Assenmacher, **Supported** by Gary Nowitzke: **Motion Carried**

**To Approve Special Use for** Gabby's Ladder, Inc. of 431 East Elm Ave. Monroe, MI 48161 to construct a new counseling center and grief support center. To be located on South Custer Road East of Plum Grove Drive, Parcel # 5813 127 215 20, with no conditions.

**New Business:**

-Master Plan

Survey Public- Letters must be sent to surrounding municipalities and input from residents will be required. A Public Hearing must be held. Then adopt a plan. Commission members all agree we should do a survey. Online survey & hard copies to be available.

Questioned whether or not to edit the 2002 survey. Agreed to take out the question on survey titled "Regulation". Agreed that if any commission members want to delete or if any other questions, they'll send the request to Lucie by end of the week.

John Delmotte- Question raised re: Whether we could have hard copy surveys available on Primary Election Day at the Township Hall for disbursing to the Township Residents. Jerry said to ask Kerry Bondy and/or Brenda. Last time we sent 1000 surveys to random properties and over 500 surveys were received back.

**OLD BUSINESS:** Township Building Inspector would ask that the Commission make sure that the Final Site Plans for Buildings D & E, that were submitted on 5/12/2016, have all of the conditions noted thereon that were required to be met by the Applicant in the motion for Final Site Plan Approval.

Lucie stated she will review plans to ensure that updated plans that are submitted

**PUBLIC COMMENT:** None

**NEXT MEETING:** August 15, 2016

**ADJOURN: Motion** to adjourn by Mike Jaworski, **Supported** by Adam McLaughlin. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary