



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
Special Meeting  
July 9, 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, Ann Nickel-Swinkey, Tom Woelmer, Craig Assenmacher, Kevin Kruskie, and Mike Jaworski were present. Gary Nowitzke was excused. Township Planner Lucie Fortin, Engineer Mark Mathe, Applicant Kaye Lani Wilson, Architect Keith Kohler and resident Rick Milner also attended.

**APPROVAL of MINUTES:**

**Motion to approve the minutes of the June 18, 2018 meeting and place on file by Mike Supported by Kevin.  
Motion carried.**

**PUBLIC HEARING:**

1.) 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

**Motion to open public hearing to hear comments on Special Use for Gabby's Ladder by Ann Supported by Craig.  
Motion Carried.**

Lucie's comments- this was approved in 2016 and has expired which is the reason for this (2<sup>nd</sup>) Public Hearing of the same request. The Special Use is required for the possibilities of "group gatherings outdoors" of said request.

No comments by the Public.

**Motion to close public hearing to hear comments on Special Use for Gabby's Ladder by Ann Supported by Craig.  
Motion Carried.**

2.) 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 3 General Provisions, Section 3.20, Fences, Walls and Other Protective Barriers to further define ornamental fences.
- Article 4, AG, Agricultural District, and Article 15, Supplementary District Regulations, to add agriculture-related commercial uses and related regulations as special approval uses.
- Article 3 General Provisions, Section 3.15 Ponds, to permit the digging of ponds with soils removed on-site as an administrative approval and as a special use for Planning Commission review with soils removed off-site.
- Article 15, Supplementary District Regulations, Section 15.09, Quarrying Regulations, to revise the review process to be consistent with the Michigan Zoning Enabling Act.
- Article 15, Supplementary District Regulations, Section 15.12, Filling, Excavating and Stripping Operations, to permit and add regulations for sand stripping as a special approval use in the AG, Agricultural District.

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

Lucie commented that Tom had contacted her earlier with additional comments for fences (3.20) (1.) (B) (iii) and AG related commercial uses in 15.08. Commission discussed various options.

No comments by the Public.

**Motion to close public hearing to hear comments on proposed amendments** by Craig **Supported** by Tom.  
**Motion Carried.**

**Motion to recommend Special Use approval to Township Board** for Gabby's Ladder, Inc. of 431 East Elm Ave. Monroe, MI 48161 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 by Ann, **Supported** by Kevin. **Motion Carried**

#### **NEW BUSINESS:**

**SITE PLAN APPROVAL:** Gabby's Ladder, Inc. of 431 East Elm Ave. Monroe, MI 48161 is requesting Site Plan 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

Lucie highlighted her review:

- 1.) landscaping- need more trees
- 2.) Access- ramps need warning compliant surfaces
- 3.) Parking- need more room on North end of lot for maneuvering lane
- 4.) Door/Window: recommends deviating front requirement of 35% of the façade

Mark highlighted his review:

- 1.) Gravel paths recommended
- 2.) Would like input from Ida VFD regarding the width of approaches to the Driveway (to allow enough room for emergency vehicles)

Kay Lani (applicant for Gabby's Ladder) concerns:

- 1.) > 3 contracted employees & being in excess of what's on the site plan drawings.
- 2.) Hours won't exceed 8 pm, rarely later than 6:30 pm
- 3.) They will be turning down lights at night.
- 4.) Asked if Plum Grove was a county road (yes it is)

**Motion to recommend preliminary and final site plan approval to the Township Board for Gabby's Ladder, Inc. of 431 East Elm Ave. Monroe, MI 48161 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, allowing exceptions for a reduced transition strip along the residential district side, a lower amount for window/door openings along the public roads and higher illumination levels for the ornamental bollards, subject to the conditions #1-7 recommended by the Township Planner in her report dated July 5, 2018 to the Township Planning Commission,**

- 1. Ramps at the driveway crossing provided with ADA compliant detectable warning surfaces and a marked crosswalk.**

- 2. The maneuvering lane width along the northern parking bay increased to 25 feet.**

- 3. A revised landscape plan showing: a. An additional four canopy trees planted along the front greenbelt facing M-50; b. Fourteen canopy trees planted along the front 20-foot wide greenbelt facing Plum Grove Drive; c. Eight canopy trees planted along the south property line; d. A minimum of six shrubs added to the interior parking lot island; and e. An additional two trees planted along the edge of the parking area facing M-50 and about eight shrubs along the edge of the parking area facing the residential district.**

- 4. A gravel pedestrian path provided to the future gazebo.**

- 5. Revision of the note for the Gabby's wall sign to reflect the accurate area dimension and ensuring the total of all wall signs do not exceed 32 square feet.**

**6. Approval of the Special Land Use request by the Planning Commission/Township Board, and  
7. Approval by the Township Engineer and other required agencies, including the Ida Volunteer Fire Department**  
By Ann, **Supported** by Kevin. **Motion Carried**

**OLD BUSINESS:** Zoning Ordinance Amendment proposal discussion of:

- 1.) In Section 3.20 barbed wire will be eliminated. Chain link fences will be allowed
- 2.) Sec 15.08 Sec 3, E, F
- 3.) Ponds
- 4.) 15.09
- 5.) 15.12

**Motion to send all proposed amendments regarding Article 3 regarding fences and ponds, Article 4 for Agricultural-Related Commercial Uses, Article 15 for Quarry regulations and Sand Stripping to the Monroe County Planning Commission for review** by Craig, **Supported** by Ann. **Motion Carried**

**MISCELLANEOUS:** John asked if Lucie had any more information regarding the Haul Route Ordinance that Craig asked about at last meeting- Lucie has looked into it and what she found that they are not Zoning Ordinances, but regular ordinances through Township Boards.

Lucie asked about forming a small committee to review the ordinance book individually section by section. John asked the commission members to review the book and at the next meeting they could give input and then the committee could be formed and make further amendments if needed. Craig mentioned that the accessory building ordinance definitely needs to be looked at.

Chairman Delmotte stated that the August meeting may be canceled due to lack of agenda.

**PUBLIC COMMENT:** Rick Milner, 2684 Lewis Ave, Ida MI 48140 asked about the chain link fence requirement.

**NEXT MEETING:** August 20, 2018

**ADJOURN:**

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

Meeting adjourned at 8:48 pm.

Minutes are preliminary until approved.