

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
September 21, 2015 7:00 pm meeting**

Meeting called to order by Chairman John Delmotte and led the Pledge of Allegiance.

ROLL CALL: Craig Assenmacher, Tom Woelmer, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin, and Gary Nowitzke were present. Mike Jaworski was excused. Quorum established.

APPROVAL of MINUTES: Motion by Tom Woelmer to approve the minutes of the August 17th, 2015 meeting. **Supported** by Craig Assenmacher. Unanimous. **Motion carried.**

PUBLIC HEARING: Applicant- Jason Miller of 8710 N Custer Rd., Monroe, MI 48161; for a proposed landscape contractor's building/yard located in the Miller Business Development Park, at 4658 S. Custer, Monroe, MI 48162, which is Zoned M, Manufacturing. Parcel ID: 5813-128-107-10.

Motion to open Public Hearing by Gary Nowitzke, **Supported** by Adam McLaughlin. Unanimous. **Motion Carried.**

SPECIAL USE:

1.) Township Planner Lucie Fortin discussed her review and had a few concerns:

- a.) Color of the building
- b.) More information regarding the use of the building
- c.) Greenbelt requirements are not shown on the submitted plans

2.) Jason Nolf, engineer for applicant, responded:

- a.) Sheet metal with white and blue
- b.) Cannon Nursery has been in place for many years, taking over Frank's Nursery- proposed new building to go further back into the property
- c.) Trees for the west side will go in and fill in any scarce spots to make it obscure
- Berm: East side "obscuring", partially on wall – will be maintained

Public Comment regarding Proposed Special Use-

Mary Gerweck (for Lillian Schroeder @ 4594 S. Custer Rd. Monroe MI 48161): Concerned about the Greenbelt and the dirt that was brought on site this week.

Jason Nolf- that dirt will be part of the berm. It is to be finely graded. The landscapers are moving forward.

Jason Miller (applicant) stated he would make sure that is cleaned up

Motion to close Public Hearing by Craig Assenmacher, **Supported** by Gary Nowitzke. Unanimous. **Motion Carried.**

Planning Commission Board questions:

Q- The existing rear line shrubs along the creek- are they mostly deciduous or evergreens?

A- This will need to be checked as to what is there

Q- The berm that is being built- do you anticipate this will be the end of the dust (except for when active construction?)

A- The dirt was moved here to build the berm while he had a contractor on site, it will be "fine filtered" to eliminate the larger debris

Q- What does "fine filtered" entail?

A- Remove all large or unnatural debris. Top soil will placed on top to cover

Q- Future use for Building C?

A- Possible tenant but projected use is a warehouse. Currently it is a vacant building.

MOTION for SPECIAL USE APPROVAL: Applicant: Jason Miller of 8710 N Custer Rd., Monroe, MI 48161; for a proposed landscape contractor's building/yard located in the Miller Business Development Park, at 4658 S. Custer, Monroe, MI 48162, which is Zoned M, Manufacturing. Parcel ID: 5813-128-107-10, by Tom Woelmer **Supported** by Craig Assenmacher. Unanimous. **Motion Carried.**

2nd Item on Agenda: Preliminary Site Plan Approval Request:

1.) Township Planner: Review of site plan submitted

- Dumpster
- Sidewalks should be continuous
- Bumper Blocks
- Landscape Plan needs to be submitted
- Circulation- connect top parking area
- Buffer zones on either side

2.) Jason Miller (Applicant, 8710 N. Custer Rd Monroe, MI 48162)

States that if the sidewalk were to be connected it would be subject to heavy equipment driving over it and damaging it. He does not want to be required to put sidewalk in that will require frequent repairs.

Motion to send Preliminary Site Plan Approval to Township Board by Tom Woelmer.

-advised by Kerry Bondy (township attorney) that Preliminary Approval does not go to Township Board

Motion amended to PRELIMINARY SITE PLAN APPROVAL for Applicant: Jason Miller of 8710 N Custer Rd., Monroe, MI 48161; for a proposed landscape contractor's building/yard located in the Miller Business Development Park, at 4658 S. Custer, Monroe, MI 48161, which is Zoned M, Manufacturing. Parcel ID: 5813-128-107-10, and not submit to Township Board for approval.

Supported by Ann Nickel-Swinkey. Unanimous. **Motion Carried**

OLD BUSINESS:

1.) Luci Fortin addressed Zoning Ordinance Update

- We need to ensure we are current with legislation
- Perhaps add a provision to allow Administrative Review

Gerald Blanchette (Township Supervisor) was present and is OK with planner making a list of suggestions of the items that need attention.

2.) She is also working on the Zoning Ordinance Map

MISCELLANEOUS:

A staff meeting was held regarding multiple issues.

-A new application needs to be created with amendments

-The Township needs to have a Final Site Plan on File for all projects brought before the Commission

-A Pre-determination meeting will now be scheduled when applicant submit application

PUBLIC COMMENT: None

NEXT MEETING: October 19, 2015

ADJOURN: Motion to adjourn by Ann Nickel-Swinkey. **Supported** by Gary Nowitzke. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary