



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
September 18, 2017 7:00 pm**

Meeting called to order by Chairman John Delmotte at 7:00 pm and he led the Pledge of Allegiance.

**ROLL CALL:** Craig Assenmacher, Tom Woelmer, John Delmotte, Kevin Kruskie, Ann Nickel-Swinkey, and Gary Nowitzke were present. Mike Jaworski was excused. Resident Rick Milner was also present.

**APPROVAL of MINUTES: Motion** by Gary Nowitzke to approve the minutes of the August 21, 2017 meeting and place on file. **Supported** by Craig Assenmacher. **Motion carried.**

**PUBLIC HEARING:**

To receive comments on the proposed Raisinville Township Master Plan as required under the provisions of the Michigan Planning Enabling Act (Act 33 of 2008).

NOTICE IS FURTHER GIVEN that the Master Plan has been submitted for public comments to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the Planning Commission hereby welcomes public comment on the Master Plan.

**Motion** to open public hearing by Tom Woelmer. **Supported** by Kevin Kruskie. **Motion Carried.**

No comments regarding the Master Plan from public or commission.

**Motion** to close public hearing by Tom Woelmer. **Supported** by Craig Assenmacher. **Motion Carried.**

**NEW BUSINESS: Monroe County comments and possible consideration for adoption of Master Plan  
Master Plan**

**Monroe** County Planning staff recommended to limit the commercial land use designation on the Future Land Use map to the intersection of Raisinville and M-50. Tom stated the Commission took into serious consideration the responses from the resident survey. Discussion ensued. Raisinville Township PC members as a group did not feel any changes should be made. No other concerns were noted by the Monroe County Planning Department staff.

**Motion** by Tom Woelmer to approve the 2017 Raisinville Township Master Plan as currently written.

**Supported** by Gary Nowitzke. 6 votes yes; 0 votes no. **Motion Carried.**

Tom thanked Lucie and commended her for a great job done putting the Master Plan together.

Commissioners all agreed.

**OLD BUSINESS:**

**Planning Commission By-Laws**

\*Reviewed Kerry Bondy (Twp. Attorney) with suggestions for changes as presented

\*Tom questioned adding language in paragraph 3(a) re: cancelling of scheduled meetings - Lucie stated it is not needed because it's covered by the Open Meetings Act (must be posted 18 hours prior).

Gary asked about whether both the meeting start time and end time were changed - Lucie said they were both changed by ½ hour from 7:30-10:30 to 7:00-10:00.

**Motion** by Ann Nickel-Swinkey to accept updated By-Laws. **Supported** by Kevin Kruskie. 6 votes yes; 0 votes no. **Motion Carried.**

## **Zoning Amendments**

### 1.) Solar Energy Systems

Kerry suggestions (highlighted in green) as presented

\*Page 3- (3) (B) Paragraph ii is stricken

\*Page 4- strike A (i) as redundant to definition "Large Scale"

\*Page 4 (c) Setbacks- discussed 50 ft. vs 100 ft. (Agreed to 50 ft.)

\*Tom questioned page 1- Definitions- what about a 9-acre parcel? Wants to reword "occupying > ten acres"

John: strike that area between the 2 commas ie: "occupying..... (10) acres." and replace with "larger than 20 kilowatts". Lucie will make the changes discussed and agreed upon.

**Motion** by Kevin Kruskie to bring the Solar Energy Systems Ordinance back in October with the changes that were made tonight. **Supported** by Ann Nickel-Swinkey. **Motion Carried.**

### 2.) Floodplain District

Lucie- what's in our current zoning ordinance is incorrect, as it includes references that are inaccurate.

Lucie is to check with Township Clerk to see if the Township Board accepted or contested the most recent FEMA map (perhaps in 2013?). John is concerned we are referencing a map we do not want to use.

**Motion** by Craig Assenmacher to bring the Floodplain District to a public hearing in October. **Supported** by Gary Nowitzke. **Motion Carried.**

### 3.) Zoning Map Update

**Motion** by Gary Nowitzke to bring the Zoning Map Update to a public hearing in October. **Supported** by Ann Nickel-Swinkey. **Motion Carried.**

### 4.) C-3 Restricted Commercial District

Discussion regarding a Planned Community Shopping Center (page 2, Sec 9.02, #2). The commission is not necessarily in favor of this type of development, but would like to keep the language and have an ordinance in place in case of future development. Site access requirements were added to control ingress/egress discussed.

**Motion** by Ann Nickel-Swinkey to bring the C-3 Restricted Commercial District to a Public Hearing in October. **Supported** by Craig Assenmacher. **Motion Carried.**

## **Other old business:**

1.) Lucie started to look at the sand stripping ordinance. She handed out several surrounding Townships ordinances for review (Monroe, Dundee, Milan, and Ash Twps.). Lucie will obtain Ida and Exeter's ordinances for review. Some of the issues to think about include: What should the amount allowed be? i.e.: 1,000 cubic yards? When does it become quarrying? Should sand from a pond be removed? What about clay? John indicates there are 3 separate ordinances/regulations possibly affected: Quarrying, Ponds, and Sand Stripping. Lucie noted also filling & excavating.

2.) Tom- Heritage Baptist Church emailed him about questioning the need to come back to our body for a sign approval per the Building Official. HBC will need to come back to the Planning Commission for the sign. Tom raised issue of posting Planning Commission minutes on the Township website.

**MISCELLANEOUS:** None

**PUBLIC COMMENT:** Rick Milner joked about Toms green pen.

**NEXT MEETING:** October 16, 2017

**ADJOURN:** **Motion** to adjourn by Kevin Kruskie. **Supported** by Craig Assenmacher. **Motion carried.**

Meeting adjourned at 8:37 pm.

Minutes are preliminary until approved.