



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
October 16, 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 and Ann Nickel-Swinkey were present. Mike Jaworski, Gary Nowitzke and Kevin Kruskie were excused. Township Planner Lucie Fortin and resident Rick Milner were also present.

**APPROVAL of MINUTES:** **Motion** by Craig Assenmacher to approve the minutes of the September 18, 2017 meeting and place on file. **Supported** by Tom Woelmer. **Motion carried.**

**PUBLIC HEARING:**

To hear public comments on the proposed amendments to the following sections of the Raisinville Township Zoning Ordinance:

- Article 2 Definitions, to add a definition for Solar Energy System and to amend the definition for Flood Insurance Rate Map.
- Article 3, General Provisions, Section 3.01 Official Zoning Map, for the update of the Official Zoning Map of Raisinville Township.
- Article 3 General Provisions, Section 3.31 Solar Energy Collectors, to amend and add regulations pertaining to both small and large scale solar energy systems.
- Article 10 M, Manufacturing District, Section 10.02 Uses permissible on Special Approval, to add large scale solar energy systems to the list of uses.
- Article 11 FP, Floodplain District, Section 11.00 Statement of Purpose, to update the language and reference to the most current map.
- Article 9 C-3, Restricted Commercial District, Section 9.00 Statement of Purpose, Section 9.02 Uses Permissible on Special Approval, and Section 9.07 Access Road Requirements, to make a minor correction to the uses and amend regulations pertaining to access management from M-50 and vehicular and pedestrian circulation.

**Motion** to open public hearing by Ann Nickel-Swinkey. **Supported** by Craig Assenmacher. **Motion Carried.**

**1.)** Article 9 C-3, Restricted Commercial District, Section 9.00 Statement of Purpose, Section 9.02 Uses Permissible on Special Approval, and Section 9.07 Access Road Requirements, to make a minor correction to the uses and amend regulations pertaining to access management from M-50 and vehicular and pedestrian circulation. No public comment

**2.)** Article 11 FP, Floodplain District, Section 11.00 Statement of Purpose, to update the language and reference to the most current map. No public comment

**3.)** Article 2 Definitions, to add a definition for Solar Energy System and to amend the definition for Flood Insurance Rate Map.

Article 3 General Provisions, Section 3.31 Solar Energy Collectors, to amend and add regulations pertaining to both small and large scale solar energy systems.

Article 10 M, Manufacturing District, Section 10.02 Uses permissible on Special Approval, to add large scale solar energy systems to the list of uses. No public comment

**4.)** Article 3, General Provisions, Section 3.01 Official Zoning Map, for the update of the Official Zoning Map of Raisinville Township. No public comment

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

**Motion** by Craig Assenmacher to forward to Monroe County Planning Commission for review and approval the proposed Solar Energy Systems zoning amendment as described in the handout dated 9-20-17 leaving in the 50 ft. in 4 (c)- (do not strike it out as in the handout). **Supported** by Ann Nickel-Swinkey.

Craig- yes, Tom- yes, Ann- yes, John- yes. **Motion carried**

**Motion** by Craig Assenmacher to forward the proposed zoning amendment to the Flood Plain District as described in the handout dated 10/2/2017 to the Monroe County Planning Commission for review and approval. **Supported** by Tom Woelmer. Craig- yes, Tom- yes, Ann- yes, John- yes. **Motion carried**

**Motion** by Craig Assenmacher to forward to Monroe County Planning Commission for review and approval the proposed zoning amendment to the C3 Restricted Commercial District as described in the handout dated 9-20-2017. **Supported** by Ann Nickel-Swinkey.  
Craig- yes, Tom- yes, Ann- yes, John- yes. **Motion carried**

**Motion** by Tom Woelmer to forward to Monroe County Planning Commission for review and approval the proposed updated Official Zoning Map (Article 3 General Provisions, Section 3.01 Official Zoning Map of Raisinville Township) dated October 2017. **Supported** by Ann Nickel-Swinkey.  
Craig- yes, Tom- yes, Ann- yes, John- yes. **Motion carried**

**OTHER NEW BUSINESS:** None

**OLD BUSINESS:**

Raisinville Township Proposed Zoning Ordinance Amendments.

Lucie prepared handouts for and explained proposed changes for:

1.) *Agriculture-Related Commercial Uses, Section 4.02, Section 15.08*

John questioned if some of additions are already normally permitted use in Ag?

Tom questioned if it's an issue where retail comes in when items are not things you grow yourself. What to do when you start to be a "re-saler" instead of a grower/seller? For minimum acreage you'd need to make sure you have enough room for parking. Does the 200-ft. buffer make sense? Discussed Ag related uses versus Ag related commercial uses. (Ex: local grower also selling jellies, honey, candles).

For "Hire Venues" generating noise, crowds, traffic issues: these are what we intend to regulate vs. farmer selling his own product on site.

2.) *Sand Stripping and Related Ordinances, Section 3.15, Section 15.09*

John asked if Lucie could confirm what the State defines as "Quarrying"? John said he spoke to Rick Becker (with Stoneco) and was advised to check with the State, as they have tougher restrictions as to what they consider quarrying. Lucie will check into it. Can a person come back multiple times? Tom questioned the 12" limit for sand stripping. Stripping gets you to elevation whereas quarrying goes below elevation? What about being able to remove the dirt off-site when you dig a pond?

3.) Lucie would like to fix multiple little issues throughout the zoning ordinance that need to be addressed. She suggested coordinating with the Building Official and then a committee be formed with members of both ZBA and planning commission (to not create a quorum).

**MISCELLANEOUS:** None

**PUBLIC COMMENT:** None

**NEXT MEETING:** November 20, 2017

**ADJOURN:** **Motion** to adjourn by Ann Nickel-Swinkey. **Supported** by Craig Assenmacher. **Motion carried.**  
Meeting adjourned at 8:10 pm.

Minutes are preliminary until approved.