

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
December 19, 2016**

Meeting called to order at 7:02 pm and Pledge of Allegiance led by Chairman Delmotte

ROLL CALL: John Delmotte, Tom Woelmer, Adam McLaughlin, Mike Jaworski, Gary Nowitzke, Craig Assenmacher, Ann Nickel-Swinkey were all present

Also present were Township Planner Lucie Fortin, Township Engineer Mark Mathe, Township Attorney Kerry Bondy, Building Official Charles LaPointe, also Dan Williams and Jason Nolff, representing Jason Miller of 4658 South Custer Road LLC.

APPROVAL of MINUTES: Motion by Mike, **Supported** by Gary to approve the minutes of the meeting held on November 21, 2016. **Motion carried.**

NEW BUSINESS:

Site Plan: Jason Miller of 4658 South Custer Road, LLC of 8710 North Custer Road Monroe, MI 48162 is requesting Site Plan approval for filling of an existing parcel with spoils from adjacent commercial construction site, regrade site for proper storm water management and control, Parcel # 5813 127 215 20

Jason Nolff (DAC)- on behalf on Jason Miller, would like to resolve the issues with the dirt

Lucie/Planner- A legal agreement is needed between the 2 owners as to drainage. Also, see #3 of her Review for a list of Ordinance Requirements

Mark/Engineer- Drainage Agreement recommended. Also, see Engineers Review. Would like to see Drain Commissioners Office give Soil Erosion permit.

No questions for Planner or Engineer.

Jason Nolff (DAC)- comments regarding review:

- 1.) Jason Miller and Dan Williams will work on agreement as this parcel is being purchased on a land contract
- 2.) Brunt of fill will be put on the back of the parcel; Front to pretty much to remain the same
- 3.) System on Millers property (128-107-10) was designed to handle the water coming onto this site
- 4.) Lucie clarified she needs the description of soil types in the fill AND notation needed regarding the nature of the topsoil
- 5.) Schedule of operation? Jason stated not until the ground thaws and then they'll clarify with Dan about moving the dirt
- 6.) Charles was asked about topsoil requirement- he notes mining of ordinance requires topsoil and be reseeded

Members questions:

- 1 Can you use existing areas of topsoil already on site? DAC will work with excavator to work with topsoil that's there.
- 2 Is there a plan to bring any more dirt on? Dan states No. A future building will probably be taken off site.
- 3 Owners name of existing property was noted wrong- it should be Rokita
- 4 Is there an existing contract with the owner of the property (128-215-00)? Yes there is a LC in place for this parcel.
- 5 Was asked if the Drain Commission has a problem with this? Soil Erosion permit is already obtained by Drain Commission and generally doesn't have an issue and in this case, has none

Jason asked if they could avoid having to come back to the Planning Commission and resolve the issues as listed with the Planner. He would like Final Approval tonight.

Kerry/attorney- said she could review the Drain Easement

Planner stated a normal requirement of topsoil of 4". Tom & Charlie indicated the mining ordinance states 4-6"

Tom moves to recommend preliminary approval for site plan for Jason Miller of 4658 South Custer Road, LLC of 8710 North Custer Road Monroe, MI 48162 is requesting Site Plan approval for filling of an existing parcel with spoils from adjacent commercial construction site, regrade site for proper storm water management and control, Parcel # 5813 127 215 20; contingent on correcting the issues brought up in the Engineers and Planners report and that the topsoil be replaced at the top of the fill. **Supported** by Gary. Motion Carried 7-0

OLD BUSINESS: Heritage Baptist Church

Final inspection was done on 12/7/2016. Not exactly per site plan but it is close and meets the general requirements, Lucie approved the inspection. Larry Kurtz (Building Inspector) also approved and issued the Final Certificate of Occupancy.

MISCELLANEOUS: Mike stated he went to the seminar and really like the idea of having flow-chart or a handout/checklist for applicants seeking a building permit or site plan approval etc.

Lucie- stated a flow chart already exists for site plans.

-January meeting is scheduled for 1-16-2017 which is MLK Jr Day and the February meeting is scheduled for 2-20-2017 (Presidents Day). PC Board decided to leave the scheduled day for January. They decided that for February the meeting will be 2-21-2017 (should we have a meeting)

Ann moves to re-schedule the February 20, 2017 meeting for February 21, 2017. **Supported** by Adam. Motion Carried.

PUBLIC COMMENT: None

NEXT MEETING: January 16, 2017

ADJOURN: Motion to adjourn by Mike Jaworski, **Supported** by Craig Assenmacher. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Secretary