



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
August 19, 2019**

CALL TO ORDER:

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:02 p.m. on Monday, August 19, 2019, in the Raisinville Township Hall, 96 Ida-Maybee Road, Monroe, Monroe County, Michigan. 48161, and he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Ann Nickel-Swinkey, Craig Assenmacher, Ryan Timiney, Tom Woelmer were present. Kevin Kruskie and Mike Jaworski were excused. Township Supervisor Jerry Blanchette, Township Planner Lucie Fortin, Ken Thompson and his wife Kathy, representing BC Raisin Ridge Property LLC and four residents from Raisin Ridge Mobile Home Park attended. Brian Eubanks with Meredith Companies arrived at 7:25pm. Rick Milner attended also.

APPROVAL of MINUTES: Motion to approve the minutes of the July 15, 2019 meeting and place on file by Ann. **Supported** by Tom. **Motion carried.**

CHAIRMAN'S YEAR END REPORT: No report submitted to review by the Chairman. Left Tabled

NEW BUSINESS: None

OLD BUSINESS-

Site Plan Approval for Raisin Ridge Phase 2 (represented by Ken Thompson)

Regarding the fence issue: Mr. Thompson submitted two proposals (Winged Slat and Wooden Fence, 6' tall.) This would be located 6 inches inside the property line that surrounds Phase 2 perimeter only.

Public Comment:

Ted Gay, 945 Cameron Circle-

- 1.) notes that Jacob Landing on the submitted Transition Strip Plan map is mislabeled- It should be Cameron Circle.
- 2.) Who pays for the fence? Per Mr. Thompson, the development includes the cost of the fence.

Peter Erdman, 954 Cameron Circle-

- 1.) Asks about whether the costs involved with the fence & Phase 3, will affect the lot rent for those in Phases 1 & 2. Mr. Thompson says he cannot give a solid answer, but most likely, this will not have an impact on the lot rent.

Mr. Thompson submitted the wetland report by Wilson Road Group, for Preliminary Site Evaluation for Wetlands, to Chairman Delmotte. The Summary Report Findings was read into the minutes.

Lucie stated that she wants The Mannik & Smith Group to do a review of this report. She asked the applicant if it is their intent to develop as planned. Yes. John asked why the need for the review? Ultimately, it is the risk of the developer and landowner. She said the Township Engineer should read and review the report to provide a recommendation. She would like this resolved before approval is given.

Trustee Woelmer stated the Township wanted a professional opinion as to the wetlands. Mr. Thompson understood and said they believe they have met that criteria.

Mr. Gay notes concerns of water coming from Songco's property and asked about water runoff into the park. Mr. Thompson said the development would take care of making sure the water is maintained.

Lucie-In regards to the items requested from the applicant per email sent July 16, 2019:

- 1.) Wetland assessment: a report was just submitted tonight which still needs to be reviewed.
- 2.) Evidence of emergency access easement: the recorded easement document was located and shows it allows for pedestrian traffic.
- 3.) The soil analysis was provided. Nothing unusual or important to note.
- 4.) A plan showing the transition strip was submitted for review and selection of the fence type.
- 5.) A letter was submitted stating that the Permit to construct was extended by the Mobile Home Commission until February 2023. The Township Attorney reviewed the letter as well.

Trustee Woelmer- brought up the fence issue from the last meeting (residents were adamant that a fence was promised years ago by previous owner). Lucie explained that we researched it and a fence requirement was not recorded in any documents that we could find.

Mr. Thompson does not want to fence the entire east line.

Trustee Woelmer- is a chain link fence like the one proposed allowed under our ordinance?

Chairman Delmotte- asked if this is an issue if it is a transitional strip under our ordinance.

Supervisor Blanchette- "ornamental" in nature: not necessarily a chain link fence

Lucie- if this is a transitional strip for screening purposes; it is not an ornamental fence

Kathy Thompson- the metal fence offers more security, more airflow and can be green in color (slats)

Mr. Thompson- 3,000 ft. long; do you want a gate? Tom- No, that defeats the purpose of the fence to keep the two areas separated.

Motion to recommend to Township Board preliminary site plan approval for parcel 5813 127 323 20 for Raisin Ridge Manufactured Mobile Home Park, Phase 2, with the stipulation that chain link fence with plastic slats be used as a transition strip border per the drawing submitted (dated 07-10-19) and also contingent upon review by Mannik Smith Group of the Wetland Assessment Report, by Tom. Supported by Ryan.

*Tom amended his motion to require **Gray Wing Slats**. Supported by Ryan.*

Motion carried 5-0.

(The local municipality only has the authority to grant preliminary approval; final approval comes from the State of Michigan in accordance with the requirements and procedures specified in Section 11 of the Mobile Home Commission Act and the Manufactured Housing Commission Rules.

Mr. Gay asked when construction would be done. Mr. Thompson said they are trying to get as much done this year as possible, but will not be complete until June or July of 2020.

Zoning Amendments-

Reminded the commission that the subcommittee has been working on the zoning ordinance book since December 2018. She had created a handout that was given at the July meeting.

Discussion followed, including the review of the following definitions:

-Ambient; word to be removed

- Building Height; discussion about not using the steeple in calculating

-Camper Truck Mount; discussion if we even need the definition (Lucie will word search and if not found eliminate)

-Extractive operations; Lucie explained the removal of specific dimensions such as size and said that those belong in Regulations, not in the Definitions.

Trustee Woelmer asked if the Building Official, Charles LaPointe, had seen the proposed changes. Lucie said he had given her his suggestions early in the review process. Prior to approval Lucie will go over the changes with Charles for his input.

Section 2.01: Terrace is an outdated term. Revise to Townhouse/Row House.

Section 3.05: Mobile Homes *currently our Mobile Home Ordinance was not approved by the Mobile Home Commission. (We set our standards too high); the previous ordinance, on the other hand, was approved and we could revert to that.

Section 3.20: long discussion regarding fencing. Chain link, steel, ornamental, etc.
Discussion was stopped at the end of the fencing section.

MISCELLANEOUS: None

PUBLIC COMMENT: None

NEXT MEETING: September 16, 2019

ADJOURN: **Motion to adjourn** by Craig. **Supported** by Ryan. **Motion carried.**

Meeting adjourned at 9:00 pm.

Minutes are preliminary until approved.

DRAFT