



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
October 21, 2019**

CALL TO ORDER:

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 p.m. on Monday, October 21, 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, Kevin Kruskie, Tom Woelmer, Mike Jaworski, and Township Planner Lucie Fortin were present, Ryan Timiney was excused. Sandy Phillips represented the applicant. Resident Terry Durocher and Catherine Acerboni attended also.

APPROVAL of MINUTES: Motion to approve the minutes of the September 16, 2019 meeting and place on file by Mike. Supported by Craig. Motion carried.

PUBLIC HEARING:

Scott Mirtes of 4658 South Custer LLC is requesting Special Approval Use for 4656 South Custer Road, Building B, Parcel ID# 5813-128-107-10

Motion to open public hearing by Ann. Supported by Tom. Motion Carried

Sandy Phillips spoke on behalf of the applicant. They applied for a Special Use request for HEPACO, which does environmental remediation for emergency response. This would be a tenant change from Ann Arbor Welding.

Lucie discussed her written review and generally feels there are no issues with the request and would recommend two separate motions for Special Use and Site Plan approval with added statements as written in her review.

Chairman Delmotte asked if any hazardous waste would be stored on the premises and Sandy stated no, just to store equipment and basically a staging area.

No questions from the commission for the applicant or planner.

Public Comments:

Terry Durocher, 4639 N Custer Rd- concerns about this company and hazardous waste leakage & environmental consequences. If the equipment is used for cleanup and this is a staging area then the contaminated equipment will be on this property. Waste containers, waste transport, drum storage. Who is going to patrol this? Will they park waste containers here? The soil will become contaminated.

Applicant response- they are already occupying this space and has been for quite some time and asked if they have seen any of this? She believes there is no contaminated material except perhaps residue that is on the equipment.

Mr. Durocher asked why does this parcel change use so often? Chairman Delmotte explained this was requested to be conditional zoning by the previous owner and that required every tenant change to come in front of the Commission for approval. Discussion regarding the handling of hazardous material by applicant and commission members. Mr. Durocher also asked whether the business is licensed properly? Mike explained that hazardous material is strictly regulated by the State to obtain a license.

Motion to close public hearing by Ann. Supported by Tom. Motion Carried

Motion by Mike to recommend special use approval to Township Board for 4658 South Custer Rd, Building B, Parcel # 5813 128 107 10, for the new tenant HEPACO subject to the condition that uses on this site will not involve activities, processes, materials and equipment or conditions of operation that are detrimental to the general public welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors and that there will be no storage of hazardous materials on this property. Supported by Kevin.

Motion Carried

NEW BUSINESS: Site Plan Approval

Scott Mirtes of 4658 South Custer LLC is requesting Site plan Approval for 4656 South Custer Road, Building B, Parcel ID# 5813-128-107-10.

Lucie discussed her review as submitted. No parking issues, however lighting should be limited to 1 (one) hour before and 1 (one) hour after closing of business except for safety lighting. She also noted that a permit needs to be obtained for signage.

Motion by Ann **to recommend site plan approval to Township Board for 4656 South Custer, Building B, submitted by 4658 South Custer LLC subject to full exterior lighting being limited to 60 minutes before and 60 minutes after business hours of operation. Supported** by Tom. **Motion carried**

OLD BUSINESS-

Site Plan Approval for Raisin Ridge Phase 2: nothing new to report

Zoning Amendments- discussions included:

- 1.) Fencing, Sec 3.20
- 2.) Keeping of Livestock and Other Animals, Sec 3.27
- 3.) Site plan approval, Sec 14.02, 14.03, 14.04, 14.05 (G), 14.07
- 4.) Manufactured (Mobile) Home Park Regulations, Sec 15.03
- 5.) Changes and Amendments, Sec 21.10 eliminated and replaced with Sec 22
- 6.) Acreage size (currently 30,000 square feet) changed to 1 acre in the schedule of regulations
- 7.) Discussed Sec 12.00, Footnotes for Schedule of regulations

Lucie questioned if the commission is ready to send proposed zoning amendments to the Township Attorney for review and for Public Hearing?

After discussion, they'll wait for the Attorneys review and plan for a December Public Hearing (may not have a quorum in November). Lucie informed the Commission that the Monroe County Planning Department has been dissolved, so that review step is no longer needed.

MISCELLANEOUS:

- Exeter Township is updating their Master Plan
- Catherine Acerboni was introduced by Lucie- she will be replacing Kevin when he resigns his position.

PUBLIC COMMENT: no comment

NEXT MEETING: November 18, 2019

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

Meeting adjourned at 8:20 pm.

Minutes are preliminary until approved.