



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
Special Meeting
February 10, 2020**

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, February 10, 2020, 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, Mike Jaworski, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Catherine Acerboni, and Ann Nickel-Swinkey were all present. Township Planner Lucie Fortin also attended.

APPROVAL of MINUTES: Motion to approve the minutes of the January 20, 2020 meeting and place on file by Mike. **Supported** by Craig. **Motion carried.**

PUBLIC HEARING: NOTICE IS FURTHER GIVEN, that the hearing will be to hear public comments on the proposed further amendments to the following articles and sections of the Raisinville Township Zoning Ordinance:

Article 2 Definitions, to clarify several definitions.

- Article 3 General Provisions, to modify several sections with minor changes. Sections with greater changes include Section 3.14 Accessory Buildings and Structures and Section 3.27 Keeping of Livestock and Other Animals.
- Article 4 AG, Agricultural District, to add large-scale solar energy system to uses permitted on special approval.
- Article 5 R-1 & R-2, Single-Family Residential District, to delete reference to the raising of chickens which were added to Section 3.27.
- Article 6 RM, Multiple-Family Residential District, to delete reference to terrace and garden apartments.
- Article 9 C-3, Restricted Commercial District, to delete the minimum requirement of 10 acres for lot size.
- Article 10 M, Manufacturing District, to add reference to Section 3.31 regulations pertaining to solar energy systems.
- Article 12 Schedule of Regulations, to delete reference to terrace and garden apartments and amend the minimum lot sizes for AG and M Districts as well as minimum yard setback requirements.
- Article 12 Schedule of Regulations, Section 12.00 Footnotes for Schedule of Regulations, Footnotes A, C, and I to delete reference to the Monroe County Road Commission Thoroughfare Plan, add provisions allowing ornamental and mechanical appurtenances to rooftops, and add M districts to the list of districts needing an area sufficient in size to support the particular use proposed.
- Article 14 Site Plan Review, to generally clarify the site plan approval section, to add provisions allowing administrative plan approval, add provisions regarding the expiration of plan approval and amendments to approved site plan.
- Article 15 Supplementary District Regulations, to revert back to the 1982 Mobile Home Commission-approved manufactured home park regulations.
- Article 21 Administration and Enforcement, to make minor modifications for clarity and consistency with other sections of the ordinance.
- Article 22 Amendments, to add provisions pertaining to zoning amendments including rezoning procedures, conditional rezoning, and map amendments.
- Article 23 Board of Zoning Appeals, to update the Zoning Enabling Act.

Motion to open Public Hearing by Ann. **Supported** by Tom. **Motion Carried**

Public Comments: None

Motion to open Close Hearing by Craig. **Supported** by Mike. **Motion Carried**

Lucie explained the changes to the text that was changed from the last meeting.

Motion to Approve and Recommend to Township Board the amendments as proposed in the document Raisinville Township Proposed Zoning Ordinance Amendments dated 1/21/2020 by Craig. **Supported** by Tom. **Motion Carried (7-0)**

Special thanks to the Sub-committee and planner Lucie for all of their hard work putting this together!

NEW BUSINESS: None

OLD BUSINESS: Annual report submitted by Chairman Delmotte.

Motion to accept the Annual Report as submitted by Ryan. **Supported** by Craig. **Motion Carried**

MISCELLANEOUS: Mike asked if Raisin Ridge has moved forward and as of yet nothing has been submitted. Lucie stated that the Township Board has asked for her input on possible developments of the Miller property on North Custer and the Flower Market on M-50.

PUBLIC COMMENT: None

NEXT MEETING: March 16, 2020

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

Meeting adjourned at 9:30 pm.

Minutes are preliminary until approved.

DRAFT