



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
September 20, 2021**

**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, September 20, 2021, he led the Pledge of Allegiance.

**ROLL CALL:** John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Ann Nickel-Swinkey, Keith Henderson was present and Catherine Acerboni was excused. Township Planner, Lucie Fortin, and Township Supervisor, Jerry Blanchette, were also in attendance. Kevin and Megan Jones (applicant) and also Michael Cressner from Orion Renewable Energy Group was present.

**APPROVAL of MINUTES: Motion to approve the minutes of the June 21, 2021 meeting and place on file by Ryan. Supported by Keith. Motion carried.**

**PUBLIC HEARING:** The purpose of the hearing is for consideration of Special Approval Use and Site Plan Approval under Raisinville Township Zoning Ordinance Article 16, Off Street Parking and Loading Regulations, to park commercial trucks, filed by the applicant listed below:

Kevin Jones of 4961 W Dunbar Road Monroe MI 48161. Parcel ID# 5813-132-444-00.

**Motion to Open Public Hearing for Special Use Approval by Tom. Supported by Ann. Motion Carried**

**Commission discussion with Applicant:**

Kevin Jones- there will be no loading. Only wants to drive his truck home

John- asked how many trucks currently? 2

Keith asked what is stored in the trailers? Sheets of steel, nothing to contaminate

Craig- asked how many trucks he is requesting for the variance? 2 (his truck and his fathers)- no plans to hire anyone

**PUBLIC COMMENTS:**

Kathy Nutt, 1939 Strasburg Rd. Her concern is broken down vehicles in yard and will a privacy fence be built? Dunbar Rd is a busy road and she has seen the semi's block view for traffic. The noise and smell and shooting are a concern too. The property just isn't big enough to do what he wants.

Matthew Kopcsek, 1961 Strasburg Rd. His property backs up to the applicants and his issue is the smell of diesel, # of vehicles (up to 8 to 10 at a time), unsightly. Noted a pond used to be there that was filled in and now it's semi parking. Does not think a fence will help. Believes gunfire is coming from his property and is worried about children in the area. Not in favor of request.

**Motion to Close Public Hearing for Special Use Approval by Craig. Supported by Tom. Motion Carried**

**NEW BUSINESS: SPECIAL LAND USE-** Kevin Jones of 4961 W Dunbar Road Monroe MI 48161 is requesting Special Approval Use. Parcel ID# 5813-132-444-00.

Lucie (Township Planner) explained her review of the application. The submission is inadequate (no lot line or setbacks, will it be grass, gravel, etc.?)

She believes the Planning Commission does not have enough complete information to make a decision tonight. She explained the setbacks and requirements of Article 16. She also reminded the applicant that the commission can require certain reasonable conditions. (Such as a buffer and that servicing of vehicles cannot be in the front yard). She stated the commission will not be addressing the blight issues.

Ryan asked about the driveway and parking. Tom brought up the turn- around area.

Chairman Delmotte suggested that the applicant update his site plan and review Lucie's recommendations and resubmit to the Township.

**Motion to table Request for Special Use Approval and Site Plan Approval for Kevin Jones of 4961 W Dunbar Road Monroe MI 48161, Parcel ID# 5813-132-444-00 by Tom.**

**Supported by Ann. Unanimous. Motion Carried**

**SITE PLAN APPROVAL- tabled by previous motion.**

No other new business.



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**OLD BUSINESS: Solar Energy Systems**

Chairman Delmotte- Explained the commission will start the discussion and then he will open it up for public comments. We have worked to update our ordinance in June 2017, including Solar Farms. We have had multiple public hearings in the past 4 years. We have had no development proposal for solar farms submitted for approval at this time, so this is just discussion. We do have knowledge of an option to buy land north of the river with the purpose of establishing a solar farm. Tom explained what changes have been made to the solar farm regulations since 2017.

Mary Mommerency, 4367 Stewart Rd, questioned how residents are to know when an applicant applies? John said meetings are always held the 3<sup>rd</sup> Monday of the month and notifications and updates of these are also on our website. Mary stated she is against solar farms. She asked what protection does the Township have if the solar panel company does not follow the ordinance. John stated the zoning administrator can red tag the construction and force compliance.

Marcel Mommerency, 4367 Stewart Rd, is worried about opening up a can of worms.

Nick Pavlovich, 1540 N Raisinville Rd, asked if they'll be an eyesore or way off the road? How will they keep the weeds down? John- we are trying to protect farmland. We use the ordinance to protect it. The commission is trying to balance private property rights and protect the neighbors. Nick wanted to know who put this to Special Use? John explained how the commission handles special use on a case-by-case basis.

Dan Rigato, 5034 N Custer, thanked the commission for the opportunity to be heard. He understands that solar farms are coming, but is against it and has submitted a previous email explaining his objections. He will also email the township his suggestions for the ordinance. He claims they leak cadmium into the ground, electromagnetic issues and can cause cancer, erosion will be the result of these panels.

He would like to see the ordinance amended and rewritten and he thinks it should be a vote by the community. He would like to see a moratorium put in place.

Matthew Spence, Augusta Township, he's here to warn us about how the power company works- "what can be done to protect the little guy"

Geraldine Williams, 5034 N Custer, wants this put to a vote for all residents. Tom suggested to come to the meetings and give input. He said the commission is listening to the public

Terry Durocher, 4639 N Custer, concerned these could pop up everywhere. Does not want to see the whole township solar paneled.

Ryan- stated that we should put a moratorium on this. Discussion by the commission.

**Motion to put a 2-year moratorium on large-scale solar project consideration until we have the appropriate amount of time to review our ordinance** by Ryan. **Supported** by Ann. 6 ayes.

**MOTION CARRIED**

*John explained this is a recommendation to the Township Board and they will address it at their next Board meeting on October 5, 2021.*

**MISCELLANEOUS:** Noise complaint at 4568 South Custer Road. (This issue has been discussed with the property owner and he said he will contact the tenant with the landscape company regarding the complaint.)

Ryan stated he lives nearby and confirmed the noise is an issue. Terry Durocher lives on N Custer and heard it too.

**PUBLIC COMMENT:** No further comments

**NEXT MEETING:** October 18, 2021

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

Meeting adjourned at 8:31 pm.

Minutes are preliminary until approved.