



**RAISINVILLE TOWNSHIP PLANNING  
COMMISSION MINUTES  
February 21, 2022**

**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 21, 2022, he led the Pledge of Allegiance.

**ROLL CALL:** John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Keith Henderson, and Catherine Acerboni was present, along with Township Planner, Lucie Fortin and Supervisor Jerry Blanchette. Ann Nickel-Swinkey was absent.

**APPROVAL of MINUTES: Motion to approve the minutes of the December 20, 2021 meeting and place on file** by Keith, **Supported** by Ryan. **Motion carried.**

**CHAIRMANS ANNUAL REPORT: Motion to accept Chairman Delmotte's annual report with correction regarding March meeting was held via Zoom** by Tom. **Supported** by Craig. **Motion Carried**

**NEW BUSINESS:** None.

**OLD BUSINESS: Discussion of Wind and Solar Ordinances.**

Planner, Lucie Fortin discussed the proposed amendments made by the Sub-Committee for the Commissions review.

**Wind Ordinance-** No remarks regarding the proposed changes

**Solar Ordinance-**

Items discussed:

- Creating a third category. When the last ordinance revision was done we did not envisioned Large Commercial use arrays being proposed in the Township, thus the 3<sup>rd</sup> category.
- Purpose and Intent section was added
- Clarified that Large Commercial use would be allowed in areas zoned Manufacturing
- The increase of setbacks
- Added Ground Cover section to try to encourage use of native species. Discussion of adding verbiage to clarify where the fence should be located
- Added O (conditions and modifications) which gives more discretion to the board
- Added #5: Applications and Procedures. This section was added to outline what the process would be for a project to be submitted.

Lucie suggested that all members try to attend the Seminar put on by the BDC on March 23, 2022. Commission members have attended these in the past and they are a good source of information.

John and Lucie would like the Planning Commission to meet again in April to further discuss the proposed amendment changes. They'd like to have our Final Draft done at the April meeting, Public Hearing in May, and to the Township Board in June.

John, Craig, Tom, and Lucie have spent many hours on this draft and are seeking the Planning Commission's input as well as the public.

Catherine- likes what she sees so far. She would like more time to review the proposed changes. She also clarified to the board some of the requirements for PA116.

Keith- likes the changes made so far. He thought the original version was pretty good but the additions are good too



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Ryan- asked about property valuation that has also been brought up by residents in the past. He asked that the Commission think about this more so it can be further discussed. Tom, John and Craig agreed that they are not sure how this would be handled. Ryan would like to spend more time on the Wind Ordinance. He likes the 3<sup>rd</sup> category that was added. He also discussed item G (Decommissioning and Reclamation) #2, wanting a letter of credit removed as an acceptable performance security.

Tom- would like to see the height changed to 15' with the board having flexibility that they can increase to 20' if they apply for a dual use. He brought up screening and that our proposed change mentions that the mixture of native trees and shrubs typical of Raisinville Township's woodlots would not include evergreens as they are not native to Monroe County. He would like to see this clarified. Tom also would like to see a clarification of the PA116 requirements and how we relate it in our Ordinance. Tom also discussed the usage of batteries for future development. It's his understanding that batteries will not be used at this time. Should keep/strike the language regarding soil samples?

\*There is a meeting on February 24, 2022 that may answer PA116 questions. This will be reviewed again.\*

John- Under screening John would like to see the 6' height requirement be at the time of planting and remove the 80% opaque along its entire length.

Craig- wants to know what we consider non-participating parcels, for example- parcels that allow underground lines to be buried through their property. Should we define this??

Chairman Delmotte asked Lucie to make the revisions as discussed tonight and that all members try to attend the BDC meeting on March 23<sup>rd</sup>. The Commission will reconvene in April to resume to work on the Ordinance to reach a final draft.

John and Lucie asked that any requested changes be submitted to the Township prior to the April meeting so we have enough time to make the changes to the Ordinance and have a Public Hearing in the amount of time remaining on the moratorium which expires early July.

**Other Old Business:**

Tom brought up a prior applicant, Kevin Jones, that was brought before the Planning Commission for semi's being parked on his property at 4961 W Dunbar Rd and was tabled. Mr. Jones was asked to resubmit proper plans and documentation to the Planning Commission and so far he has not. The Townships attorney will be contacting Mr. Jones regarding this issue and getting an update.

**MISCELLANEOUS:** None

**PUBLIC COMMENT:** No further comments

**NEXT MEETING:** The March 21, 2022 meeting is tentative, and the next meeting is April 18, 2022

**ADJOURN: Motion to adjourn** by Craig. **Supported** by Tom. **Motion carried.** Meeting adjourned at 8:37 pm.

Minutes are preliminary until approved.