



**RAISINVILLE TOWNSHIP PLANNING
COMMISSION MINUTES
April 11, 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, April 11, 2022, he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Keith Henderson, Ann Nickel-Swinkey, and Catherine Acerboni was present, along with Township Planner, Lucie Fortin. Applicant Kevin Jones also attended.

APPROVAL of MINUTES: Motion to approve the minutes of the February 21, 2022 meeting and place on file by Craig, Supported by Keith. Motion carried.

OLD BUSINESS: Applicant Kevin Jones requests were tabled in September 2021.

Special Approval Use:

Kevin Jones of 4961 W Dunbar Road Monroe MI 48161 is requesting Special Approval Use under Raisinville Township Zoning Ordinance Article 16, Off Street Parking and Loading Regulations, to park commercial trucks. Parcel ID# 5813-132-444-00.

Site Plan Approval:

Kevin Jones of 4961 W Dunbar Road Monroe MI 48161 is requesting Site Plan Approval Use under Raisinville Township Zoning Ordinance Article 16, Off Street Parking and Loading Regulations, to park commercial trucks. Parcel ID# 5813-132-444-00.

Chairman Delmotte reminded everyone that this is not a public hearing, but a continuation of the discussion from the September 2021 meeting when this was tabled. Township Planner, Lucie Fortin, discussed her review (R1660007) for Special Approval Use and Site Plan Approval.

John- wanted clarification that the Site Plan indicates that trucks will be pulled in and not backed into the property.

Ryan- mentioned the letter that neighbor Rhonda Robichaud submitted regarding her concerns, specifically the fumes.

Kevin Jones explained that he only idles 15-20 minutes in the cold mornings and then 15-20 minutes in the evening to cool down. He hopes to build an outbuilding eventually.

Keith- thinks the new site plan looks good. He wants to make sure feet, not inches are noted.

Ann- Asked about the idling of the trucks. Kevin stated it's only one truck there except on the weekends. She asked if Mrs. Robichaud was present (yes), and if they had spoken regarding this matter. Kevin stated they had and he was not aware of the problem with the fumes. He states he will try his best to not idle.

Catherine- had a question about idling diesel trucks, but it was already answered.

Tom- asked where he is proposing to park the trucks. Kevin stated in the back. Tom asked about when he services the trucks in front of his garage that this will not help the neighbors with the fume problem. Kevin agreed but he still needs to be able to work on his truck.

Craig- asked if knows the distance from the back of house to where he is proposing to drive thru (approx. 200'). Confirmed if his intention is to drive through the property to the back and around, for both trucks, and asked how he'll power the trucks in the winter. He has an electrical post out there. Craig asked about the second entrance and a culvert.

John- Is all for property rights, but is aware that you have to get along with the neighbors. At the last meeting, many neighbors voiced their concerns. This plan is a vast improvement plan from last time. John stated to do what you can to adhere to the rules as set by the Township or the Township will follow up.

Chairman Delmotte would like a motion that addresses both special approval use and site plan to be able to apply the conditions as set by the planner. He confirmed with Kevin that he was aware of the conditions. John read them individually. He asked Kevin if this was approved if he planned on starting it immediately and Kevin agreed.



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Motion to recommend to the Township Board to approve this special land use request and site plan approval on parcel # 58-13-132-444-00 to allow the parking of no more than two licensed commercial trucks with the following conditions:

- 1. The proposed 70 feet X 20 feet truck parking area will be located at least 35 feet from both the rear property line and the side property line.**
 - 2. A landscape buffer along the west and rear property boundaries will include the planting of a single hedgerow of 60 to 65 Green Giant arborvitae trees (Thuja Green Giant), 6 feet high at time of planting and planted 6 feet apart.**
 - 3. The trees will be maintained in a healthy, neat, and orderly state. Any dead or diseased plants will be removed and replaced.**
 - 4. Two screening/privacy fences, one along the west side of the principal building and the other along the east side of the garage will be installed to screen the view to the rear of the property.**
 - 5. In addition:**
 - No idling of commercial vehicles is allowed; except for 15-20 minutes in the morning and evening**
 - No parking or servicing of commercial vehicles will take place in the front yard of the property; *which is the north side of the existing detached accessory building***
 - No hazardous or toxic materials will be stored on site; and**
 - The proposed use will comply with all other applicable local and governmental laws and regulations.**
- by Ann. **Supported** by Tom.

Amendment to the Motion to include in condition #5- that No parking or servicing of vehicles on the north side of accessory building by Craig. **Supported** by Tom. **Motion carried.**

Motion as amended hearing none, all in favor of recommending to the Township Board signify by saying Aye. All in favor. Motion Carried.

OTHER OLD BUSINESS: Discussion of proposed changes to the Wind and Solar Ordinances.

Wind Ordinance- Lucie spoke to Ryan regarding his concern with the Performance Securities and Decommissioning. Line of Credit on page 5 under L will be removed.

Solar Ordinance- Lucie summarized the changes that were discussed at the last meeting and reviewed the Proposed Zoning Amendment Draft document dated 4-4-2022.

Chairman Delmotte explained to the public audience that this meeting is not open for public discussion and debate and that public comments will be reserved to the end of the meeting.

Discussion- PA 116 was discussed. Tom is concerned about the ordinance being written and that it can be changed at the whim of whatever administration is in power. He wants the ordinance to stand and not have different rules in 4 years, then change in another 4 years, then again in another 4 years. He would like it to say that it is not allowed in PA 116 (Farmland Open Preservation Act) and he thinks that the integrity of the program is being diminished by the current administration. Lucie thinks we should not mention PA 116 in our ordinance, as it is governed by the State. Catherine asked if the Conservation District disapproves a PA 116 request if the Township Board can still approve it.

Example for *Proposed 3B: Small Commercial use facilities may not be developed under land enrolled in PA 116 (Farmland & Preservation Act)*



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Chairman Delmotte asked for the PC members to give their opinion if the language should be added or not. It will be added.

Set back requirements in 4 (C), Performance Security, buffers etc. were discussed

Keith read letters submitted by residents Tom Majerske and James Ray. They are in favor of allowing farmers to take advantage of Solar companies offers.

Chairman Delmotte confirmed if Lucie has questions for Township Attorney and how the time frame works for PC to have the Public Hearing in accordance with the moratorium. The Public Hearing will be held at the May 16th meeting with the current changes as discussed.

NEW BUSINESS: None.

MISCELLANEOUS: None

PUBLIC COMMENT:

Dan Rigato, 5034 N Custer- asked about where the 500' distance setback is calculated from- the house? The property line? 6' height of shrubs is not high enough. Property value guarantee? Devaluation of neighboring parcels. Can an inflation factor be put in?

Terry Durocher 4639 N Custer Rd- Chairman Delmotte explained some of how PA 116 works and how it's a benefit to maintain Open Space

Rhonda Robichaud, 4949 W. Dunbar- spoke regarding the conditions set for Mr. Jones. What does she do if the conditions are not met? Chairman Delmotte asked her about the dozens of trucks across the road from her house. She explained they have more property and she rarely sees their trucks or is bothered by their fumes. They are not directly next to her house. Tom agrees that the exhaust happens when the trucks are started. They asked Mr. Jones to be as courteous as possible and to work with his neighbors.

Jeff Benore- encourages PC members to see what it looks like in Erie Township (solar)

Ricky Roelant, 11625 Geiger Rd- spoke of Erie Township and what they have in place regarding property sales

Geralyn Williams, 5034 N Custer- spoke regarding the value of property with solar next door

NEXT MEETING: May 16, 2022

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

Meeting adjourned at 8:34 pm.

Minutes are preliminary until approved.