



**RAISINVILLE TOWNSHIP PLANNING  
COMMISSION MINUTES  
November 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, November 21, 2022. The Chairman led the Pledge of Allegiance.

**ROLL CALL**

John Delmotte, Tom Woelmer, Craig Assenmacher, Ryan Timiney, Keith Henderson, were present, along with Township Planner, Lucie Fortin. Catherine Acerboni and Ann Nickel-Swinkey were excused.

**APPROVAL of MINUTES**

**Motion to approve the minutes of the October 17, 2022 meeting and place on file** by Keith, **Supported** by Craig. **Motion carried.**

**FIRST PUBLIC HEARING**

THE PURPOSE OF THE FIRST PUBLIC HEARING is to hear public comments on the proposed amendments to Article 3 General Provisions, to modify Section 3.02, Number of Residences on a Lot and Section 3.04, Temporary Structures to modify regulations to allow the use of an existing building while a new building is being built on the same property.

**Motion to open first public hearing** by Tom **Supported** by Ryan.

**Discussion** revolved around the timeline of removal of the temporary/existing dwelling.

**Public Comment:** None.

**Motion to close first public hearing** by Tom **Supported** by Craig.

**Motion to recommend to the Township Board to adopt amendments of Zoning Ordinance (Ordinance #61-R),** Article 3 General Provisions, to modify Section 3.02, Number of Residences on a Lot and Section 3.04, Temporary Structures to modify regulations to allow the use of an existing building while a new building is being built on the same property **with changes in Section 3.04 paragraph 3: 1 year to 18 months and 2 weeks to 6 months.**

by Tom **Supported** by Craig. **All in favor, motion passed 5-0.**

**SECOND PUBLIC HEARING**

THE PURPOSE OF THE SECOND PUBLIC HEARING is to hear public comments on the Special Approval Use request for parcel number 5813-236-338-00, located at 2340 Geiger Road in the AG, Agricultural District for uses related to "for hire activities; wagon, sleigh & hayrides; value-added agricultural products, etc." The parcel contains approximately 58 acres.

**Motion to open second public hearing** by Keith **Supported** by Ryan.

**Applicant** Sean Zabawa of 2340 Geiger Road, Ida, Mi explained he would like to build an additional building behind the existing buildings on his property. They would like hold special events including hayrides, weddings, agri tourism/agri business, produce and farm market. The intention would be to have the building insulated and heated to be able to offer events year- round. The barn doors shown on the drawing that face South are not large operating doors, there will be a standard sized entry door that will be used. The barn doors are for aesthetics. As for sound, the barn will be heated/cooled so noise from music shouldn't be an issue. They would like to be open for business next spring/summer.

**Discussion:** Tom discussed vegetative buffers. Craig discussed whether the existing pond is in compliance



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with the current ordinance. Keith discussed the location of the new building. Ryan discussed that midnight is late for noise for neighbors.

**Public Comment:** Dwight Heck of 11411 Trost Rd, Ida, asked if Dunbar Road between Neiman and Lewis was to be resurfaced soon. Tom addressed the road improvement schedule.

**Motion to close second public hearing** by Keith **Supported** by Craig.

**NEW BUSINESS**

Sean Zabawa of 2340 Geiger Road, Ida Michigan 48140, Parcel number 5813 236 338 00 is requesting Special Approval under Raisinville Township Zoning Ordinance Section 15.08 Agriculture related commercial uses, for hire activities.

**Motion to recommend to the Township Board to approve the Special Use request for Parcel 5813 236 338 00 located at 2340 Geiger Rd. for the use as presented with the following conditions:**

- 1. Increased landscape greenbelt and transition strip around special use activity areas.**
- 2. Use shall not generate an amount of noise, vibration, smoke, glare, odor, electrical interference, or any other hazard or nuisance that will be detrimental to any persons, property, or the general welfare or to any greater or more frequent extent than that normally associated with the agricultural-residential nature of this area; and**
- 3. Use shall meet the Generally Accepted Agricultural and Management Practices for Farm Market.**
- 4. Pond is required to meet and exceed the ordinance safety particularly in the area between the barn and the pond.**

by Craig **Supported** by Tom. **All in favor. Motion passed 5-0.**

**OLD BUSINESS**

Lucie and the board discussed the Master Plan Survey and to encourage participation from the residents.

**MISCELLANEOUS**

**PUBLIC COMMENT**

Vickie Heck of 11411 Trost Rd, Ida, discussed that at the general election in November 2022 that felt tip markers were used when the state election website states that only blue and black ink is acceptable. The Planning Commission referred Mrs. Heck to the Township Clerk.

**NEXT MEETING.** December 19, 2022.

**ADJOURN**

**Motion to adjourn** by Craig. **Supported** by Keith. **Motion carried.** Meeting adjourned at 8:04 pm.

Minutes are preliminary until approved.