



**RAISINVILLE TOWNSHIP PLANNING
COMMISSION MINUTES
January 15, 2024**

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 January 15, 2024. John led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Tom Woelmer, Keith Henderson, Craig Assenmacher, Ryan Timiney, Catherine Acerboni, Ann Nickel-Swinkey along with Township Planner, Lucie Fortin. Dollar General representative Chris Wilson and his Engineer Jason VanRyn of Nederveld and many residents of the Township were in attendance.

PLANNING COMMISSION YEARLY REPORT:

Motion to accept Planning Commission Annual Report for 2023 by Keith, **Supported** by Tom.
Motion Carried.

ELECTION OF OFFICERS:

Chairman- Motion to nominate John Delmotte by Keith.

Motion to close nominations for Chairman by Ann, Supported by Tom. Motion Carried.

All in favor of John as Chairman, 7-0. Motion Carried.

Vice-Chairman- Motion to nominate Ryan by Catherine (declined by Ryan)

Motion to nominate Craig Assenmacher by Keith

Motion to close nominations by Keith, Supported by Tom. Motion Carried

All in favor of Craig as Vice-Chairman, 7-0. Motion Carried.

Secretary- Motion to nominate Ann as Secretary by Ryan.

Motion to close nominations by Keith, Supported by Tom. Motion Carried.

All in favor of Ann as Secretary 7-0. Motion Carried.

APPROVAL of MINUTES: Motion to approve the minutes of the November 20, 2023 meeting and place on file by Tom, **Supported** by Craig. **Motion carried.**

NEW BUSINESS: SITE PLAN REVIEW for DG BGTS MONROE, LLC, Parcel # 5813 127 215 20, located at 123 Plum Grove Drive Monroe, MI 48161 for a new Dollar General Market store.

Lucie (Township Planner) discussed her comments regarding her Site Plan Review-

This is a permitted use in the C-3 district. Most of the deficiencies are regarding the site plan have to do with landscaping & building design.

Mark Mathe (Township Engineer) was not able to attend the meeting but had submitted his review. The plan has not yet received approvals from the Monroe County Road Commission or the Monroe County Drain Commission or other outside agencies.

Applicants' comments-

Chris Wilson, from Dollar General Monroe, spoke regarding their request. He said this was going to be a Dollar General Market and include a grocery store, unlike the typical Dollar General stores in this area. It will be a bigger store and more products. He stated they changed the roof from flat to a pitch roof (even though it's less than what's on our code). He also says that having projections and recesses on the facades of the building is cost prohibitive, which is why they were not included in the proposal. They meet our brick requirements in the front, but not on the sides or in the rear. He feels that our greenbelts requirements are too much. They want the plans that they submitted to be approved as they submitted them.

Jason Van Ryn, from Nederveld (engineers for DG) spoke regarding the plans. This is a 12,480 square foot market. The buildable area is almost 3 acres, zoned C-3. Sewer, gas, electric & water service are all available for this parcel. They are working with the Monroe County Road Commission (conducting a traffic study) to consider any traffic issues. MCRC has not given final approval yet.



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This site has 43 parking spaces. They are proposing a 6-foot-high solid privacy fence along the residential side. He stated that they are getting close to getting approvals from outside agencies.

Chairman Delmotte reviewed what had been discussed up to this point and reiterated that at the pre-application meeting that was held in June (Dollar General, Road Commission, Engineer, Planner, Drain Commission, etc.) they were quite adamant that the Zoning requirements were to be met and that the Township made no indication that they would deviate from the zoning requirements.

Landscaping was discussed again as well as the roof and parking lot. Tom asked about limiting the height of the landscaping in the front of the building, perhaps shrubs instead of trees. He likes the trees on the side and rear to limit the view of what residents see, but thinks the view from M-50 should be more open to indicate that the store is there.

Catherine- asked about lighting. It was stated the lights go off at 11:00 pm. She asked about how it relates to the store hours.

Tom- asked if the issue Mark (Engineer) had with the lights and if DG's response resolved it. What about the outside agency's approvals? He said we could make approval contingent on the approvals. Lucie recommended that the PC not approve anything with contingencies because of all of the deficiencies that need to be addressed.

Craig- concerned with the roof pitch.

Ryan- thinks we need to do any approval it by the letter of the ordinance.

Keith- nothing more to add- all concerns have already been noted by other Commissioners.

Chairman Delmotte mentioned that letters from residents were emailed and submitted to the Township. All but one letter expressed that they were against the development. He appreciates their opinion, but this is an allowed use and the Township must follow the ordinance that is in place.

Motion to table SITE PLAN REVIEW for DG BGTS MONROE, LLC, Parcel # 5813 127 215 20, located at 123 Plum Grove Drive Monroe, MI 48161 for a new Dollar General Market store to allow the applicant to make the necessary adjustments by Craig, Supported by Ann. Motion Carried.

MASTER PLAN:

NOTICE IS HEREBY GIVEN, that the Raisinville Township Planning Commission will hold a public hearing on January 15, 2024 at 7:00 p.m. to hear public comments on the proposed Township Master Plan as required under the provisions of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).

Motion to open public hearing by Keith, Supported by Craig. Motion Carried.

Comments- Monroe County Planning Commission submitted their review of the master plan.

Dan Rigato, 5034 N Custer Rd- he read through the master plan and thinks Goal #7 should be eliminated. He thinks we need to be more specific and consistent and not use words like harmonious.

Jeff Silsbe, 3248 Sheick Rd, also thinks #7 is unnecessary.

Motion to close public hearing by Craig, Supported by Ann. Motion Carried.

PC discussion regarding Goal #7. John suggested eliminating the 1st and 3rd sub-bullets with the goal stated with the language used for the first bullet.

Motion to table the approval of the Master Plan until the February meeting with changes as discussed by Ryan, Supported by Keith. Motion Carried.

OLD BUSINESS: The Zabawa Wedding Venue was approved by the Township Board on December 20, 2023.

MISCELLANEOUS: John noted the Monroe Evening News article regarding repealing the law on wind and solar energy projects.



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Ryan commented that his neighbor Scott Poupard called him regarding the ongoing noise issues with Cannon Nursery. The Planning Commission said to let the Building Official know.

PUBLIC COMMENT:

Dan Rigato, 5034 N Custer Rd, is involved with the article that John referenced from the MEN.
Jessica Johnson, 972 Plum Tree Circle- is concerned with the future Dollar General Store in the Plum Grove development and the traffic that will be an issue throughout the development. Concerned with children and the elderly that live in the neighborhood.

Maria Bellestri, 972 Plum Tree Circle. She was looking into purchasing a condo in Plum Grove, but not with a Dollar General in front.

Kim Anderson, 987 Plum Tree Circle. Why this parcel? Why this area? How is the Township going to keep the building up? (Tom explained that the zoning C-3 is what dictates what can be developed, and this has been C-3 for many years. He explained that the Township is holding the building standards higher as indicated by the ordinance. They initially wanted the building to be the regular square building you normally see).

Joe Johnson- 972 Plum Tree Circle- was asking about the zoning and the fact there are cattails, pheasants, deer and a high-water area.

NEXT MEETING: February 19, 2024

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

Meeting adjourned at 9:08 pm. Minutes are preliminary until approved.