



**RAISINVILLE TOWNSHIP PLANNING
COMMISSION MINUTES
February 19, 2024**

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 PM on Monday February 19, 2024. John led the Pledge of Allegiance.

Roll Call: John Delmotte, Tom Woelmer, Keith Henderson, Craig Assenmacher, Ryan Timiney, Catherine Acerboni, Ann Nickel-Swinkey were present, along with Raisinville Township planner, Lucie Fortin and Raisinville Township Supervisor, Jerry Blanchette. Dollar General representative Chris Wilson and his engineer from Nederveld and many residents of the Township were in attendance.

Approval of minutes: Motion to approve the minutes of the January 15th, 2024 meeting and place them on file by Tom, Supported by Keith. Motion carried.

New Business:

Notice this here by giving that the Raisinville Township planning Commission will hold a public hearing on February 19th 2024 at 7:00 PM to hear public comments on the proposed special approval use for parking a commercial vehicle on their property by Keith and Jane Roth of 7777 Dixon Rd. Monroe MI 48161. Parcel ID# 5813-213-457-30.

Motion to open the public hearing by Ann, Supported by Craig. Motion carried.

Lucie recommended that we approve the special use request with conditions.

Tom Marino 7822 Dixon Rd: Stated he is a neighbor and has no issue with one truck being parked there and sees no issue with allowing the special use.

Motion to close the public hearing by Keith, Supported by Ryan. Motion carried.

Motion to approve the special use with conditions: Recommend Special Use approval for Keith and Jane Roth of 7777 Dixon Rd. Parcel # 5813-213-457-30 with the following conditions:

- 1. Parking or servicing of commercial vehicles will not take place in the front yard of the property**
- 2. No hazardous or toxic materials will be stored on site and;**
- 3. The proposed use will comply with all other applicable local and governmental laws and Regulations, by Tom. Supported by Ryan. Motion Carried.**

Notice is hereby given that the Raisinville Township Planning Commission will hold a public hearing on February 19th, 2024 at 7:00 PM to hear public comments on the proposed special approval use for Mark Brant of 4929 bluebush Rd. Monroe, MI 48162 requesting to split a parcel including a house and accessory buildings leaving the remaining acreage for farming. The parcel is located at 6397 Stewart Rd. Monroe, MI 48162, parcel ID# 5813-460-018-00.

Motion to open the public hearing by Craig Supported by Tom. Motion carried.

Mark Brant gave a brief description of what he is doing.

Lucie Recommended approval, but recommended we review the ordinance for clarity in the future. She also said that she felt the approval was in keeping with the master plan. Chairman Delmotte made comments that he felt that site could raise issues in the future with someone housing livestock having too many animals for what is allowed on the parcel of that size. Mr. Brant responded that the purchaser does have a horse and that they are in compliance with the livestock ordinance currently. Keith noted the date discrepancy on the application and asked for clarity on the width of another parcel being split adjacent to the subject property.

Michelle Jennings 6501 Stewart Rd. Commented that she hopes that the remaining property is left in farming because she does not want homes behind her house and she felt comfortable that Mr. Brant was keeping the remaining parcel as farmland.



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Motion to close the public hearing by Keith, **Supported** by Ryan. **Motion carried.**

Trustee Woelmer also asked for clarification that if an existing building was destroyed that it could NOT be rebuilt. Lucie reassured the commissioners that the ordinance states that to be the case as it is currently written.

Motion recommendation of approval to the Township board for the parcel located at 6397 Stewart Rd. Parcel ID #5813-460-018-00 with the following conditions:

- 1. The existing accessory farm buildings will not be enlarged extended or structurally altered except that repair and maintenance are allowed in compliance with section 3.05, paragraphs 5 and 6 of the regional township zoning ordinance**
- 2. Any additional accessory buildings must be in compliance with the number area and setback requirements of the ordinance.**
- 3. The farm buildings will not involve uses activities processes materials and equipment or conditions of operation that will be detrimental to any persons property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.**
- 4. The owner is required to record the farm building exception and conditions above with the Monroe County Register of Deeds, by: Keith Supported by Ann. Motion carried.**

Old Business:

Dollar General Site Plan review.

A motion to bring back to the table the discussion on Dollar General Site plan was made by Craig **Supported** by Keith. **Motion Carried.**

Engineer for Nederveld presented the updates to the landscape and architectural plans. Lucie suggested that the building looks much closer to what we have been wanting and that they made changes that either met or exceeded our requirements except for the roof pitch. She was happy that the fence and landscape along the rear of the Plum Grove residences was in place on the plan. Chris Wilson of DG BTS Monroe clarified the hours of operation and the lighting in the parking lot.

Motion to recommend approval to the township board for Parcel: 13-127-215-20 with the following conditions:

- 1. The townships review and approval of the proposed cross access Dr. easement language after review from our Township attorney.**
- 2. Additional comments from Township engineer Mark Mathe being addressed**
- 3. Final approval from the City of Monroe, Monroe County Drain Commissioners office, Monroe County Road Commission, and the Michigan Department of Transportation, by John Supported by: Keith. Motion carried.**

Master Plan Update:

Lucie explained the changes that we made since the public hearing in January on Page 44 and a couple of other edits for clarity and correction.

The Resolution was read by Chairman Delmotte and a roll call vote was taken. John: yes; Keith, yes; Ryan, yes; Craig, yes; Catherine, yes; Tom, yes; Ann, yes.

Resolution was adopted unanimously.

Public Comment: None

Next scheduled meeting is March 18th if needed.

Motion to adjourn by Keith. **Supported** by Craig. **Motion Carried**