



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
July 21, 2025**

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 PM on Monday July 21, 2025. John led the Pledge of Allegiance.

Roll Call: John Delmotte, Tom Woelmer, Keith Henderson, Craig Assenmacher, Catherine Acerboni, Jessica Sawyer, and Ryan Timiney was present, along with Raisinville Township planner, Lucie Fortin.

Approval of minutes:

Motion to approve the minutes of the June 16, 2025 meeting and place them on file by Catherine, Supported by Jessica. Motion carried.

New Business:

PUBLIC HEARING

NOTICE IS FURTHER GIVEN, that the hearing will be to hear public comments on the proposed rezoning of parcel ID# 5813-226-312-00, located at 1871 Lewis Avenue, Ida, MI 48140 from C-1, Local Commercial District to AG, Agricultural District. The applicant, Mr. Anthony Boyer, intends to remodel the old store into a single-family ranch house

Motion to open public hearing @ 7:05 pm by Ryan, Supported by Keith. MOTION CARRIED

- Lucie- Township Planner began with her overview of this project. She stated that she feels that this project seems to be a Residential use vs Ag use. Lucie points out that this area is designated as a Residential area in the township's future land use map. Lucie suggests that the applicant hasn't gone through health department approval yet. She feels that R1 or R2 seems to be more of an appropriate zoning.
- Elisa Boyer 1871 Lewis Ave Ida Mi- spouse of the applicant. She stated that the health department will not allow them to have a septic test until the rezoning has been approved.

Motion to close public hearing @ 7:09pm by Jessica, Support by Catherine. MOTION CARRIED

Commission comments:

- Craig, John, Elisa discussed whether the parcel is large enough for septic.
- Craig has concerns about "spot zoning" for this project with this project currently being C1 in an Ag area, if we go to R1 or R2 are we spot zoning? Lucie states that it already is spot zoned being C1 in an Ag area.
- Further discussion was had by John, Craig, Tom, Catherine, Jessica, Keith regarding the limitations of the parcel based on the lot size. The house is believed to be non-conforming at this point due to set back from the side lot lines. Lucie would like to discuss the concerns with the township attorney to determine if a Zoning Variance is needed.

Motion that we recommend to the Township Board rezoning parcel ID#5813-226-312-00 from C1 Commercial to Agricultural district with a contingency that a site assessment is completed by the MC Health Department and that the property can support an on-site sewage disposal system, also that our township attorney gives approval due to nonconforming lot by John, Support Jessica. MOTION CARRIED 7-0



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Old Business: -Discussion about the Zoning Ordinance Article 3, Section 3.14 Accessory Buildings and structures.

- We discussed that confusion between why this change is needed since the structures discussed are below 200sqft. We decided that we would come up with a definition of Gazebo to better clarify this concern.

- Article 3, Section 3.31 Solar Energy Systems, 2. Small Accessory Use Solar Energy Systems. We agreed with the verbiage language that Lucie provided the board.

-Article 16, Section 16.01 Specifications for Parking Areas, is amended to read as follows: we added in language clarifying that this pertains to commercial uses and not residential. We added verbiage clarifying that.

We also amended Article 3 Section 16.01, Item 2b to clarify that parking in residential uses should be done on gravel or paved surfaces.

Discussion regarding the information Lucie provided about Data Center Land Use and Zoning Issues.

Miscellaneous: None

Public Comment: No members of the general public had comments

Motion to Adjourn at 8:19 pm by Keith. **Supported** by Craig. **Motion Carried**

Next meeting is scheduled for August 18, 2025