

McNamara called the Raisin Township Planning Commission meeting to order at 6:30pm.

**Members Present:** Laura VanSickle, Dale Witt, Marcus McNamara, Mike Bartolo, Mark Spohr

**Members Absent:** None

**Others Present:** Bill Williams, via zoom

**Roll Call:**

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

**APPROVAL OF AGENDA**

Motion to approve the agenda with addition of January 9, 2024 minutes as presented by VanSickle, Witt support.

Motion unanimously carried

**MINUTES**

Motion to approve the December 12, 2023 minutes with correction by Witt, Bartolo support.

Correction: Page 2, 3<sup>rd</sup> paragraph, Jason Van Ryn.

Motion unanimously carried

Motion to approve the January 4, 2024 special meeting minutes by Witt, McNamara support.

Motion unanimously carried

Motion to approve the January 9, 2024 meeting minutes by McNamara, Spohr support.

Motion unanimously carried

**PUBLIC COMMENT**

Resident commented that he appreciates the Planning Commission for showing up for the presentation a couple weeks ago. It appears from the presentation, there are things that could be addressed.

**PUBLIC HEARINGS**

None

## **COMMUNICATIONS**

1. Township Board - met January 8th acted upon land split which was approved.
2. Board Of Appeals – have not met
3. Other – Witt, February 13<sup>th</sup>, PC Meeting, Sutton Place II, has been scheduled. January 29th public notice was published in the Daily Telegram. This project will be a condominium, which consists of 117, ½ acre lots.

## **UNFINISHED BUSINESS**

1. Site Plan Review – Atlas Tower 1, LLC. Parcel #RAO-116-1950-00. Telecommunications Tower. Witt thanked Bill Williams from Atlas Tower. Today sent a letter in and has been sent onto the attorney. Insurance will be complied. Attorney concerns, section of Ordinance regarding set-back. Property to the north is 167' 8". The property owner also owns 10 acres to the south. Would it be possible to move the tower south to meet Ordinance? Williams, yes – depending agreement with the landlord (Rick, who was in the audience.) He is agreeable with making the move in order to be compliant with the Ordinance. Witt, Attorney went thru wireless zoning and cell towers use. Decommission Bond to be reviewed. Screening, Section 10.70.25, Item B22 standards and vegetation in accordance with the Ordinance. Williams, will comply with the Ordinance.

Williams, appreciate having this as a special meeting to finalize review.

**Motion to approve the Site Plan for Atlas Tower 1, LLC, Parcel #RAO-116-1950-00 contingent on, with conditions listed below, by McNamara, Spohr support:**

- Tower shifted south approximately 33 feet to accommodate set-back requirements from property lines as required in the Ordinance
- Base area be on the plans to not be more than 500 square feet
- Screening, Section 10.70.25, Item B22 to be confirmed by Township.
- Plan and Decommission Bond be approved by the Township and attorney review.

Motion Revised, by McNamara, Spohr support.

- There are no dimension measurements, property description listed. Williams will send this information to Witt, with legal description for the tower site.

Motion Revised, by McNamara, Spohr support.

### **Roll Call:**

Witt, Yes

McNamara – Yes

Spohr – Yes

Bartolo – Yes

VanSickle – Yes

**Motion unanimously carried.**

2. Site Plan Review – DG BTS Adrian, LLC. Parcel #RAO-117-3880-00 and Parcel #117-3885-00

McNamara, DG has submitted more documents. The applicant has asked for this project to be Tabled to the February meeting. Witt, the applicant has been in contact with the Drain Commission regarding the detention pond.

3. Lucky Strike Site Plan, Parcel #RAO-108-4305-00 (Tabled). Tabled, and waiting for additional information from the applicant.
4. Ordinances Revisions (Tabled). Nothing more.

### **NEW BUSINESS**

None

### **COMMISSIONERS COMMENTS**

Witt, the previous PC meeting was properly cancelled since our 2024 Township calendar was not on the website. For regular meetings, as published on the calendar, an agenda doesn't have to be done and no law requires it. When we have a special meeting, the agenda has to be published, 18 hours before the meeting date. PC regular monthly meetings are held the 2<sup>nd</sup> Tuesday of the month.

Bartolo, will not be present at the February meeting.

McNamara requested the PC review the requirements for applications submitted for PC review. Will place on the next meeting agenda.

### **ADJOURNMENT**

Motion to adjourn at 7:11pm by McNamara, Spohr support.

Motion unanimously carried