

Raisin Charter Township Planning Commission Minutes of 07/14/26

Submitted by Michael Bartolo, acting secretary.

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

Members Present: Marcus McNamara, Michael Bartolo, Dale Witt, Mark Spohr

Members Absent: Laura VanSickle, excused absence

Others Present: Dove and Dreyson Waynick (for DJW Development),

Kade Peck (from Region 2 Planning Commission), and several Township residents in attendance.

Roll Call:

McNamara – here

Spohr – here

Bartolo – here

VanSickle – excused absence

Witt – here

Approval of the Agenda:

Motion to approve the agenda as presented by McNamara, Witt support.

Motion carried unanimously.

Minutes:

Motion to approve the June 9, 2026 meeting minutes as submitted by Spohr, Witt support.

Motion carried unanimously.

Public Comment: - none

Public Hearing:

Motion by McNamara to open the Public Hearing at 6:35 p.m. Support by Witt.

Witt reported that Raisin Township offices had received no written comments for this meeting regarding this project. On June 25, 2026, the Public Notice was published in The Adrian Daily Telegram and notices were sent to surrounding area residents within 300 feet of subject parcel.

There was no public comments from the audience.

McNamara closed the public hearing at 6:37 p.m.

Communications:

1. Township Board – Witt reported on the Headley Amendment and the local millage rate. He noted a recent meeting with representatives from Colonial Life Insurance about the possibility of offering certain types of policies to township employees. He also noted Andrew Harris has been appointed to the Raisin River Watershed Council, and Tom Hawkins and Abby Liske have been appointed to the Park Committee.
2. Board of Appeals – Bartolo reported that the Zoning Board of Appeals meeting scheduled for July has been rescheduled for Monday August 10, 2026. He also noted Chairman McArar has requested Raisin Township on two Occasions, to form a committee to discuss the review of the official Zoning Ordinance. There has been no response from the Township.
3. Other - none

Unfinished Business:

1. Ordinance Revisions from Region II
 - a. Solar Battery Storage – Witt noted the sample ordinance sent out before
 - b. Accessory Buildings – on-going with Township Attorney
 - c. Sign Illumination – on-going with Township Attorney
 - d. Data Centers – the Township has several months left on the moratorium
2. 5 year review for the Raisin Township Master Plan
Peck identified 2 maps he handed out; the Raisin Township base map, and the Water Features map. He noted Region 2 is working on updates for the plan. The mission statement for the plan may have changed if there are changes to any of the goals and objectives. Some new items of interest in other townships are renewable energy and Airbnb services.
There was some discussion about the community survey. Region 2 can generate the survey and use survey monkey to distribute it. The commission would like to use the same questions as the last survey. The new survey will be distributed to the Planning Commission for review and comment. When distributed to the public, there will be a one month duration for responses.
3. Final Site Plan for DJW Condominium Plan, Parcel #RAO-117-2205-00 located at 2000 Gady Road block, approximately 22.2 acres.

Witt noted the final plan has not been submitted to the Township office. There was a list of required site plan documents for this project published in the June 9, 2026 Raisin Township Planning Commission meeting minutes. DJW stated many of these items are complete, and most things are in progress. There was no action on the final plan.

New Business:

A rezone request at the 6000 Occidental Highway block for Parcel RAO-104-1525-00, approximately 5.4 acres to rezone from current C-2 zoning to R-1 zoning.

DJW Development noted, for the record, that they had a signed affidavit from the owner, Cobblestone Ridge, Raisin Township LLC, giving them the authority to proceed with the rezoning request.

There was a similar request by DJW Development in 2023 to split and develop property adjoining to the south. DJW can take 4 parcel splits now, and another 6 parcel splits in 2027, for a total of 10 parcel splits from this property. Currently, they are unsure of which parcels will be developed first. This commercial parcel was created in 2000 when the Plat of Cobblestone Ridge was created.

McNamara noted the township has limited commercial zoning. The future land use plan has this property noted as commercial. The township is losing commercial property. He read a listing of the permitted uses and conditional uses in R1 zoning and C2 zoning. He supports the uses in these zoning classifications.

R-1 RESIDENTIAL DISTRICT

SECTION 5.10 PURPOSE:

This District is intended for suburban residential use in the township in areas where the predominant land use is single-family non-farm dwellings. This District should be limited to those areas having suitable soil for septic tank operation and sufficient ground water potential for individual wells. The provisions of this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable, safe and healthy environment for family life. To these ends, development is restricted to a low density residential settlement, in grouped or cluster form, and consistent with suburban type public facilities and services and public health and safety considerations. Further, the provisions of this District are to prohibit business, commercial and industrial use of land, and to inhibit any other use which would substantially interfere with the development, conservation and continuation of single-family non-farm dwellings in this District.

Planning Commission members have to look at all the uses of the land, both Permitted and Conditional (Special). The 3 C's to evaluate the rezone and 4 bullet points in the Master Plan (2021 Edition) referenced in Chapter 3, page 11 to be reviewed.

The PC members discussed the following:

The Planning Commission must consider the following criteria when deciding a rezone request:

1. *Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's Master Plan?* Yes
2. *Will all the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?* Yes
3. *Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?* No (Note: Water and Septic have to be developed for Site Plan submission.)
4. *Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?* Yes

Review of the standards for the 3 C's (Consistency, Compatibility, Capability – referenced in Michigan Township's Handbook, Section 5, Review Standards).

3 C's Standards Discussion:

1. **Consistency standard** – Is zoning consistent with Master Plan and Land Use Plan?
This rezone is consistent with the plan. Presently it is Commercial and the higher density in the Master Plan would apply with the development. Proposed planning is compatible.
2. **Capability standard** – density and traffic detail will be evaluated in the site plan.
Uses allowed under R-1 are generally less intense than C-2 district zoning. Zoning allows the use. There are requirements in the Township Ordinance that have to be followed for the Site Plan submission. It is okay to go from Commercial to Residential single family development. Property class and zoning are different.
3. **Compatibility standard** – the market availability for C-2 use has been limited for the last 20 years. In the last 20 years no real interest has developed for the property. Rezoning the parcel to residential is consistent and capability use of the land.

The Master Plan documents for recharge areas and soils are acceptable.

Motion to approve the rezoning for parcel RA0-104-1525-00 from Commercial C-2 to Residential R-1 by Witt, support by Bartolo. Roll call vote: Witt – yes, Bartolo – yes, Spohr – yes, McNamara – yes. Motion carried unanimously.

Second Public Comment:

Rich and Kirsten Stiver, 3159 Cobblestone Drive, questioned how many houses are involved with this project? They also inquired about the possibility of a data center in the Township.

Steve Densmore, 3094 Cobblestone Drive, noted he was pleased to see residential homes coming into this area instead of commercial buildings.

Andrew Jackson, 6630 Occidental Highway, questioned a need for a traffic study in this area, and a possibility of a reduction in the speed limit.

Commissioner's comments:

Spohr, thanked McNamara for his experience on similar projects.

McNamara reported the Occidental \ Valley Road round about project is ahead of schedule, and it is possible it may be open for public travel near the end of this month.

Adjournment:

Motion to adjourn at 7:43 pm by McNamara, support by Witt.

Motion carried unanimously.