

McNamara called the Raisin Charter Township Planning Commission meeting to order at 6:31pm.

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

Members Absent: none

Others Present: Lee Andre

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the March 11, 2025 meeting minutes with corrections by Bartolo, Spohr support.

Pare not pair in Witt Board report

Motion carried unanimously

PUBLIC COMMENT - (Please state your name, address and limit comments to (3) minutes)

None

PUBLIC HEARINGS - None

COMMUNICATIONS

1. Township Board – Witt reported the Board will meet on Monday, April 14. McNamara not able to attend. Sutton Place 2 - Witt to present last 2 months PC minutes, Site Plan, Master Deed and By-laws, Health Dept., Road Commission approval letters with recommendations with conditions of approval to Board members. Be on the agenda for 6:30pm meeting for action.
2. Board Of Appeals – no meeting
3. Other – Application from NRM, Gerken Materials Inc. for an expansion of the Conditional Use Permit Renewal and Expansion Request. Have paid the application fee. This is a large expansion change. OHM has a copy of this request to review. Unbiased 3rd party report to be included with the application. You have the County Cook Drain going thru the property.

Discussed the following:

Why two different lakes? Different minerals? The deeper you mine the better the minerals.

Review previous Use Permit, compare this against the renewal application submitted. See what changes they are asking for. Does the expansion change any of our text.

Witt will be doing a Public Notice process.

NEW BUSINESS - None

UNFINISHED BUSINESS

1. Review of Requirements for Document(s) Submitted to Planning Commission (PC) Timetable. More time needed.
2. Ordinances Revisions.

Witt talked with Jacob Hurt at Region II. They will take on the project and Witt will provide criteria.

McNamara, Signs is not part of the PC to be taxed with and pull this out of the PC approval process. Witt, change the wording of the ordinance and pass it onto the 3rd party review. McNamara, whatever text amendment is made, a qualifier be added to have approval by Road Commission and Board.

McNamara, there is a simple way to tackle this for the structure building. Under an acre lot, you can have that shed 6 foot the property line. Establish a threshold, ex: an acre or less out building within 6 foot of property line. Over an acre, follow the primary set-back guidelines. Define the required front yard lines and the side yard lines.

Lake front property and accessory building requirement

Criteria for Region II:

- Under an acre ordinance makes sense with set-back criteria, 6 foot off property line. Subdivision environment, shed, chicken coop bldg.
- Over an acre, an accessory bldg. to meet the primary set-back criteria, with the side yards lines and front yard lines.
- Include drawings of examples, corner lot, subdivision lot, large acre lots
- Zoning for Ag1 and Residential, not industrial or commercial

Anticipated schedule:

- August 12 deadline draft from Region II for the draft language and return back to PC
- Board to authorization for expense, development of ordinances for Region II involvement with criteria provided
- Get the quote from Region II
- Public Hearing held for ordinance changes
- County Presentation
- Board Approval

Do we use a 3rd party to look at that and handled thru building dept.? Passing this onto the supervisor.

SECOND PUBLIC COMMENTS

Andre, learned that DTE has purchased the rights from Next ERA, new one. DTE met with MSU and Debbie Stabonow regarding planting crops inside the solar farms. Andre mentioned drive thru lanes, and wires, poor soil, and the ability to move around inside the site.

McNamara, PC approval of the project from the previous owner. Change in ownership. Witt and Hawkins has met with DTE and Steve. If there are any changes, this will have to come back to the PC. As long as they adhere to the previous laid plan, no changes. When they deviate from the approved plan, they would be required to apply for a new site plan approval. Witt, they have not submitted building plans. Andre have local involvement and approval such as fencing requirements, environment and erosion control.

COMMISSIONERS COMMENTS

VanSickle, Next meeting May 13, 2025

Bartolo, Good meeting, a lot accomplished

Spohr, Any other projects. Attorney is still reviewing Lucky Strike. 6 month moratorium. ~~Push back on the new~~ No negative comments on DG Market.

McNamara, roundabout for Valley/Occidental is continuing thru process for next year construction project. No new developments. Still on schedule. GI Package to Road Commission. Shepard Road project is on hold. Road Commission not moving forward on this.

Andre, have signage in round-about indicating "Please signal your exit." McNamara, attended round-about signage and signaling. Lucas county sheriff suggestion, teach new drivers to signal what they are going to do. Vehicle Code Law indicates there is no obligation for signaling.

ADJOURNMENT

Motion to adjourn at 7:41pm by Bartolo, Witt support.

Motion carried unanimously