

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

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

Members Absent: None

Others Present: DTE Beecher Solar Project Managers

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the February 10, 2026 meeting minutes as submitted by Bartolo, Spohr support.

Witt Abstained - absent

Motion carried unanimously

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

None

PUBLIC HEARINGS – None

COMMUNICATIONS

1. Township Board – Board met on March 9, 2026. Discussed the Little League contract with changes. Approved the Soccer contract for the 2026-27 year. Presented proposal from Region II for review of 2026 Master Plan and approved the cost. Approved the moratorium for one year for Data Center. Heard Resolutions for Beecher Solar. Black Highway land split tabled.

McNamara, Moratorium on data centers, any requirements on what the PC is to do? Is it as a conditional use on industrial-zoned property? Witt, Stand-alone ordinance works much better, defining the districts. We have a one-year moratorium.

2. Board Of Appeals – Quarterly Meeting March 2. Elected officers remained the same. Reviewed the Standards of Board of Appeals, formed a committee to study the Raisin Township ordinance/zoning. Phillip Schaedler and Adam Casarez were in attendance. Motion by ZBA to submit info to PC. Zoning ordinance should be updated now. May, 2025 Task Force for zoning ordinance updates committee formed. Zoning Board is recommending the PC act on this zoning ordinances update.

McNamara, should this run in concurrent with Master Plan and Land Use Update? McNamara, Land Use Plan is guidance and the Zoning ordinance is the law/binding. Any changes have to go thru Public Hearings Process. Add to new business in April.

3. Other – none

UNFINISHED BUSINESS

1. Ordinances Revisions to Region II.

- a. Solar Battery – still in limbo with drafts being prepared
- b. Accessory Buildings – working with zoning administrator. Outdoor burning/boilers uses. Set Backs and front yard placement will be reviewed. Redefine the whole section.
- c. Sign Illumination ordinance – text is done and moving forward
- d. Chicken Permit – goal was trying to increase the number of animals. Recommendation was to leave as is. If you are going to start selling eggs, you have to look at it as a business. 4 hens, no roosters. If you want to give eggs away, that's fine. Leave the number of chickens at 4 as it is.

2. 5-Year Review Raisin Township Master Plan

McNamara asked PC to review variety of tasks laid out from 5 years ago. What is the first step? Is it to go and ask Region II? Spohr, have like a strategic plan, what can they bring to the table and what do we want to accomplish? McNamara, Chapter 3, Specific tasks and objectives reviewed, make notes, things to accomplish that are important, anything new such as data centers, changes in state laws, current bills in the house trying to take away control, mobile homes lot sizes, water usage, etc. We still have to have an ordinance for our Township.

Witt will give back a signed proposal to Region II and see when they could do it. April 14 is our next PC meeting. Review objectives and associated tasks and any new tasks. Anything new.

Spohr, how will this affect any grants for the township? Witt, Park grants are different.

NEW BUSINESS

1. DTE Beecher Solar Final Site Plan Revision

Witt, Section 9.90.7 if there is any changes to the original site plan approved, those changes are to be reviewed by the PC before permits are issued. Presentation by DTE personnel:

Jason Hannath, Senior Manager
Lauren Green, Project Manager

There has been minimal changes in the solar rays locations. No changes to the plan that was prior approved. No new battery storage.

Final approval with the changes presented. Ground breaking? They have already started with some fence posts and waiting for frost laws to lift. McNamara, Construction, over a year to complete. 3-6 months to complete the testing. McNamara, was there a bond for the landscaping? Witt, followed with tree planting plan from Next ERA. Updated Decommissioning Bond will be submitted.

McNamara, please keep an eye on the landscaping and on top of replacing dead trees.

Motion to approve the revised DTE site plan submittal dated February 17, 2026 with changes as submitted by Witt, Bartolo support.

Roll Call:

Witt – yes

Spohr – yes

Bartolo – yes

McNamara – yes

VanSickle – yes

Motion Carried unanimously

2nd PUBLIC COMMENTS:

Kelly Williams, Occidental Hwy. Could not find agenda on the website. Witt, will research this. VanSickle submitted to clerk. Chicken Ordinance, Williams has collected a lot of information and talked with many farmers. Current ordinance is from 2013. Still keeping the chickens to 4, farmers need 6-8 chickens for eggs for just a family of their own. Ask to raise the limit up to 7 chickens per family.

COMMENTS FROM COMMISSIONERS

VanSickle, next meeting April 14, 2026.

Bartolo, we have a lot of work to do

McNamara, DJW condos project off Gady Road. Have they submitted a complete application yet? Witt, DJW has submitted 24 X 36 drawing. Asked DJW to come in to have a conversation regarding deficiencies. Working with Manic-Smith to get these done. McNamara, EGLE, Municipal lagoons, 800 feet away from community well, 300 feet for individual wells. These radiuses need to be shown on the drawings. Witt, have the draft of the Master Plan deed but missing by-laws. Working with Health Department, Road Commission with Ingress and Egress entrances approved. Drain Commission not involved. Witt, indicated single family homes. This applicant is resubmitting a different type of use, condominiums, for the remaining parcel.

Witt, Apologized for not sending out the DJW update on single family homes December, 2025. Single family homes are a requirement in our ordinance for PC review in the RM-1 District. Conflict with 9.90 section of ordinance which exempts review of for single-family homes. After legal review, single-family were approved without PC review needed. Ordinance text conflict needs revision.

Next meeting items

Ordinance update

Master Plan Review

DJW Condo Site Plan if documents submitted timely for public hearing

ADJOURNMENT

Motion to adjourn at 7:26pm by Witt, McNamara support.

Motion carried unanimously

DRAFT