

McNamara called the Raisin Charter Township Planning Commission meeting to order at 6:32pm.

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

Members Absent: none

Others Present: Chip Tokar, NRM

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the May 13, 2025 meeting minutes with grammatical corrections by McNamara, Witt support.

Motion carried unanimously

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

Comments from resident has concerns with election procedures and laws. Concerns with the Kiwanis Trail and have porta potties along the Trail.

PUBLIC HEARINGS - Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft

Motion to open Public Hearing at 6:39pm by McNamara, Witt support.

Witt, our current ordinance that covers mining and mineral extraction needs to be amended. The Michigan Zoning and Enabling Act has new guidance for mining operations. Public Notice was published in the Adrian Daily Telegram on May 18, 2025 and posted on the township website.

The Planning Commission heard comments from local residents regarding the following concerns:

- Would like to know where you are planning to locate this and dealing with the noise, wells, dust, etc. McNamara, this is applying to the ordinance not an application.
- Problems with their shallow well and the pond water level. Had to put on a restrictor to monitor the flow rate. Where is it posted on the website? Having difficulty finding the ordinance on the website.

- Gravel Pit concerns. Truck traffic and the roads have weight restrictions on them. You can see the tandem trucks loaded. Our roads are being used by these heavy trucks.
- If this passes and this happens, what happens to the water when affects our wells. We are making our Township Swiss cheese by adding another gravel pit.
- There have been 2 families that had to replace their wells. They had to go deeper and now have sulfur. They had to put on filtering systems. All the trucking on these roads. Having trouble getting out of the driveway. Water level is going down for the pond and wildlife is losing their habitat.
- Tokar from NRM, worked on the Gerken Materials conditional use permit from 2003 with the Planning Commission. Conditions were established according to the ordinance at that time. Roads, citizens concerns, water ground level have been considered. EGLE requirements are reported annually regarding environment.

No written comments, or other communications were received regarding this ordinance amendment.

Motion to Close Public Hearing at 6:55pm by McNamara, Witt support. Motion carried.

COMMUNICATIONS

1. Township Board – Witt reported the Board met on Monday, June 9, 2025. Approved budget amendments. Clarified hiring criteria for the new Raisin Works Supervisor. Current gravel pit moratorium expires end of July 2025, requested an extension for another 6-months.
2. Board Of Appeals – not met since May 5, no activity or appeals.
3. Other – None

NEW BUSINESS -

1. DTE – Request 180-day extension for Beecher Solar Site Plan.

Received letter dated May 8, 2025 from DTE. DTE became the new owner of the Beecher Solar project from NextEra. Witt, pointed out that if there are any changes, the PC has to approve those site plan revisions. McNamara, no concerns. Bartolo, how many chances are allowed for extensions? Witt, one extension is usually granted when requested. Spohr, applicant worked well with us and listened to PC and the citizens around the project.

Motion to: Grant the 180-day Extension for the Beecher Solar Site Plan from July 8, 2025 by McNamara, Witt support.
Motion Carried unanimously

2. Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft (Deliberation)

McNamara, this topic is the update and revising the extraction ordinance which is for any application that would be submitted in the future. State law has had changes. There is a general feeling that the original ordinance had to be addressed. The attorney reviewed other ordinances in the area that had more details. There is extensive information that requires an application

would need to submit an hydro-logical study regarding this? Property owners have rights too. Best way to protect the citizens you have robust ordinances. We are doing the best to develop a strong ordinance for the Township. There is specific criteria about the well monitoring, water testing, etc. provisions in with what happens to residents wells, operational standards listed, on-going requirements regarding noise, dust, traffic, etc.

Conditional Use Permits allow the Township to establish criteria for operation.

One section, page 7, Section DC, Market Analysis. This is new and not in the previous ordinance. Understands intent, but not good to have private industry to prove profit. This is not in any other ordinance.

Witt, this is just the beginning of the process and not to approve this new ordinance amendment at this meeting. This meeting is for review and for the PC to make comments. Board will need to extend the moratorium for 6 months. Michigan Zoning and Enabling Act, in 2006 has a Section regarding Serious Consequences as it pertains to mining operations. All these new conditions will be incorporated into the amendment for the ordinance. Marketing Analysis, how does that relate to this?

Dust, ground and service water analysis, are now being addressed in ordinance for all new applications.

McNamara, encourage Tokar, from NRM to submit their perspectives. Owner and operator on the ordinance would be encouraged.

McNamara, has the Board asked for a deadline date? Witt, the Board does have this copy of the ordinance. PC makes recommendations, Region II makes recommendations, and then Board will approve the ordinance amendment. Board is aware of this and has been asked for Board comments.

McNamara, review the concerns raised tonight to the amendment. Have enough time for all parties to submit comments. Have citizens submit comments in writing. Discuss again, ask for any written comments submitted before July 8 PC meeting and have a document ready to go by the August PC Meeting and have this submitted before the 6-month moratorium expires.

Witt to address comments from Public Hearing and bring it to the August meeting.

Bartolo, older gravel pit off of Green Hwy. What was done historically at this location? Concerns about water, wells and traffic. I know this Board will address these concerns. What has happened historically will not happen today.

Spohr, asked Tokar, did you get when the objective information is to be provided by Gerken? Tokar got his answer.

McNamara, Landmark trees, definition isn't in the ordinance, Page 8, Item E. Site has to identify trees and woods marking. What is the definition of Landmark Tree? This needs to be added to the definitions.

PC members to review original ordinance and the new ordinance amendment and make comments. Consider the comments from tonight.

Deliberation to be continued, under Unfinished Business for July PC Meeting.

UNFINISHED BUSINESS

1. Gerken Materials Conditional Use Permit renewal application including mining expansion activities. Parcel #'s: RAO 108-1100-00, RAO 108-1300-00 and RAO 108-3300-00.

Reviewed the submittal, OHM engineers reviewed and submitted comments, items brought up at the May meeting and they have revised their package to address concerns. OHM has submitted a revised comments sent today. All comments addressed, engineer, drain label, material area, entrance area, parking location and sizing, approval from EGLE addressed and in the submittal materials. Updated revision date, proposed increase in performance bond, surcharge amount approved from 4 to 7 cents per ton. Importation of lime stone and other materials were for operation on site not for sale. The existing permit expires at the end of the year, December 2025.

Witt, thanked Tokar for being responsive for our concerns. Find nothing objectional with this CUP renewal document. Would like to see the review paperwork from OHM before approval. Request to get attorney opinion on the new CUP submittal.

McNamara, this permit has 32 conditions to be addressed. The current permit expires in December, 2025. Next CUP renewal for Gerkens Materials will fall under new ordinance. Waiting until the July meeting to further review.

***Motion to:** Table the decision on the Gerken Materials Conditional Use Permit renewal to the July 8 PC Meeting by McNamara, Spohr support.
Motion carried*

2. Ordinances Revisions to Region II
 - a. Solar – working on the battery use section
 - b. Accessory Buildings - Region II working on this
 - c. Sign Illumination revise ordinance to be reviewed by 3rd party added to ordinance.
3. Sutton Place No. 2 – Final Site Plan approval.

The site condominium ordinance requires two approvals; preliminary site plan and final site plan. The Board had a special meeting on May 27, 2025 for review of the preliminary site plan for the project. Township attorney reviewed with the Board the guidelines for review and the decision process. The Board approved the preliminary site plan without conditions.

The minutes for the Board's May 27th meeting were distributed to the PC commissioners. The attorney noted that any concerns with the preliminary site plan approval can be addressed before final site plan approval.

To date, no additional materials have been submitted to the Planning Commission for the final site plan approval for Sutton Place No. 2.

2nd PUBLIC COMMENTS

- Local resident thanked the PC for their work on the ordinance and we have the opportunity to bring input to ordinance. Make sure that it is protective to the community. Market Analysis, you don't want a business to come in and then do nothing. Have something in the ordinance to protect the community. Why not have a Public Hearing on each amendment? Keep the community involved.

Ground water table in the Townships. Make sure we coordinate with surrounding townships and counties. Water tabling levels affecting surrounding areas.

- When you are doing ordinance revisions, include something about residential mining regarding property values. Is thankful that PC is doing their job and fighting for the local citizens. Appreciates what we do. Do a residential mining on how close to homes can this be? Have we gone to different sources regarding mining operation other than the law? How would you like a gravel pit in your font yard?

All such operations will be located on a private road. No mining operations to be done within 50 feet of roadway.

COMMENTS FROM COMMISSIONERS

VanSickle, next meeting is July 8, 2025

McNamara, Kiwanis Trail, PC had nothing to do with this. Witt, everything is in the right-of-way. KRTA worked with residents along the regarding landscaping. How did this happen without the PC involved? This would have had to be Lenawee County roads to approve this Trail. Not a PC function. Adrian, Raisin, City of Tecumseh, City of Adrian, Dusty Steele are members of KRTA. Ground water and traffic are two primary concerns and look at this in the new draft in the ordinance. Market Analysis if they go belly up, ordinance would provide protection for the Township on a new operation. Ground water doesn't stop at the Township. Role that Raisin has with neighboring township when updating their Land Use Maps and Master Plans.

McNamara, Valley & Occidental project, OHM and MDOT meeting. There is a lot of procedural stuff happening. This is funded through Safety Grant dollars thru MDOT down to Road Commission. Road Commission is interested in pursuing Deerfield, Wilmouth intersection and there is a crash history there and taking out rail road signals. This is an area of focus on a safety issue and concerns. Possibly having a dual roundabout.

Spohr thanks everyone attending and comments and addressing concerns.

Witt, thanks everyone coming and taking notes and do listen and to take into consideration comments made. This is why we are going thru the ordinances to have safe guards for our Township.

McNamara, playground equipment installed at Mitchell Park? Witt, new playground equipment will be plastic.

Bartolo, thanks for your comments and looking forward to addressing concerns.

ADJOURNMENT

Motion to adjourn at 8:06pm by Witt, Bartolo support.

Motion carried unanimously