

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

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

Members Absent: Mark Spohr, Excused with notice

Others Present: Chip Tokar (NRM, LLC), Todd Crane (Gerken Materials)

Roll Call:

Witt – here

Spohr – Excused with notice

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the June 10, 2025 meeting minutes as submitted by McNamara, Witt support.

Motion carried unanimously

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

Tokar, submitted comments regarding the ordinance 10.70.22 amendment and wanted to make sure we received that communication.

PUBLIC HEARINGS – None

COMMUNICATIONS

1. Township Board – Witt reported the Board will meet on Monday, July 14, 2025.
2. Board Of Appeals – no activity or appeals.
3. Other – Witt, possible site plan request from DJW for an apartment complex on a 22 acre site on Gady Road is pending. Atlas Cell Tower project site plan extension will expire on July 25th. No additional extensions can be granted by the PC. Atlas Cell Tower can pull a building permit prior to the site plan expiration date.

NEW BUSINESS - None

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.

OHM submitted a new CUP review letter dated July 8, 2025. Witt has contacted the attorney to review the new Conditional Use Permit for Gerken Materials. Attorney's response hopefully will be available for the August PC meeting.

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

McNamara, correspondence from MRN. Does this need to be discussed in a special session with other interested individuals and have the right people in attendance to discuss.

Witt, thanked Chip Tokar and Mandy Gerken for their comments. The Board needs to work in conjunction with the PC regarding this ordinance.

McNamara a lot of the comments were of technical aspect. Landmark Trees is a concern. Tokar, sometimes in other ordinances they want all trees preserved and if not, then replaced. It's expensive to do Landmark Trees surveying. EGLE has some redundancies in the hydro-logical study. In their guidance there is a certain amount of feet of the set back.

McNamara, feed-back on the Market Analysis and the appropriateness and legal aspect is not an engineering need. Would like to know how the Board feels about the Market Analysis and how does this impact the Township and applicant.

Witt, Tokar is very knowledgeable. Planning Commission will want OHM to review this ordinance.

OHM is willing to work with any 3rd party. Tokar, it is very expensive to do Market Analysis and presents challenges to get the project up and going. Ordinance that is expensive and unnecessary for the project and ordinance. EGLE scrutinizes everything presented to them. Crane, hours of operations. McNamara, trucking companies work different hours for industry hours. Crane, No evening hours, no afternoon hours on Saturday and no hours on Sunday.

Bartolo, these aggregates in Raisin Township, are not site specific, they are just here. It is because we have a lot of good materials necessary for industry. Are there other similar locations around and not all are being used for mining? Tokar, a lot depends on roads & transportation access. Materials and deposit quality, is it going to be profitable. Zoning, is it a legally permitted use. Each location depends on the main quality.

3. Ordinances Revisions to Region II

- a. Solar – working on the battery storage ordinance. Witt, sent by email solar battery storage guidelines. MTA example ordinance distributed. Discussed having Battery Storage be a stand-alone ordinance.
- b. Accessory Buildings - Witt is working with Region II on this. Pictures/drawings/graphics describing the guidelines and front yard set-backs. Larger acre parcels being able to put up larger structures in the front yard. Smaller parcels having building structures. Step schedule for accessory buildings according to parcel size.
- c. Sign Illumination ordinance text to be revised to reflect that requirements to be reviewed by 3rd party, such as OHM, and not the PC.
- d. Chicken Permit – Witt, presented suggested text amendment to allow for keeping of chickens on a residentially classified parcel in the agriculturally zoned district.

4. Sutton Place No. 2 – Final Site Plan approval.

No information has been received for the PC final review of Sutton Place No. 2 condominium project. Township Board has yet to comment on the PC concerns for the final review.

2nd PUBLIC COMMENTS - None

COMMENTS FROM COMMISSIONERS

- VanSickle, Next meeting is August 12, 2025 and I won't be available. In the hospital this day.
- Bartolo, meeting room set up schedule. Have the room set up on Monday and down Friday, leave set-up for the week with sound system, TV, etc. Township website having agendas and minutes posted.
- Witt, finding out from the clerk about a final FOIA release. Thanks everyone for serving on the PC.
- McNamara will check with Mark Spohr regarding his availability on August 19, to change PC meeting from August 12 to 19.

ADJOURNMENT

Motion to adjourn at 8:02am by McNamara, Witt support.

Motion carried unanimously