

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:** Jeremy Pickford (Mannik/Smith); Dove and Dreyson Waynick (DJW).

**Roll Call:**

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

**APPROVAL OF AGENDA**

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

Add to New Business DJW Condominium Final Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres

Motion carried unanimously

**MINUTES**

Motion to approve the May 12, 2026 meeting minutes as submitted by Spohr, Bartolo support.

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 met on June 8, 2026. Witt distributed Township Board meeting DRAFT minutes to discuss DJW Project. RCC Front Door entrance to make the entrance ADA compliant. Eliminate 2 doors down entrance to one door.
2. Board Of Appeals – ZBA meeting in July 2026. Meet quarterly.
3. Other – none

**UNFINISHED BUSINESS**

1. **Ordinances Revisions to Region II.** Solar Battery Storage, Accessory Buildings and Sign Illumination ordinances on-going. Update will be next meeting.

- a. Solar Battery Storage – Witt asked members to review sample ordinance sent to them
- b. Accessory Buildings – On-going
- c. Sign Illumination ordinance – On-going
- d. Data Centers – MTA working on a sample ordinance

## **2. 5-Year Review Raisin Township Master Plan**

Region II not present.

McNamara, do we feel like we want to do an updated survey? Witt, you have to have a way to get public input. Bartolo, you have new residents and others that have left. It's a good opportunity to get public opinion. Residents have different work needs since CoVid and working from home. We could put this out on a Survey Monkey option. Witt to research the prior survey and get the element of public input for the Master Plan. Will work with Region II. We could do a direct mailing and or publish it on Facebook, word of mouth that its available on Website. We do have to have a Public Hearing and sending out notices to the communities with the review of the Master Plan.

Witt, Master Plan Page 1-9. Date for the document. First adopted in 2002 date, is this correct? Last Master Plan was adopted in 2021.

Future Land Use Map, switching Uniloy land from industrial to commercial? Witt, looking at the property usage. We do need to have a certain amount of industrial district and we can switch back to industrial. The rest of industrial is pretty much developed. We need to have dedicated usage in the Master Plan and Land Use Plan. McNamara, switching back to industrial from commercial land use.

Witt, we have looked at the soil usage. Bartolo, when Grant Bauman had written some previous comments on future land use. He calls it the Greater Adrian area. McNamara, it is identified regionally by the State. Witt, we want to keep our own identity.

McNamara, are we ready to schedule a public hearing? Witt, we need to finish a draft document first. Have the Maps changed? Have a complete plan available. Bartolo, Kate dropped off some maps. Witt, those were for ordinances. Maybe in the 3<sup>rd</sup> quarter, have a Public Hearing. McNamara, have time to digest the survey feedback. McNamara, get the survey out after the July 4<sup>th</sup> holiday and have it available for 30 days. Plan to get the survey out in early July and close it early part of August. Feedback by the end of August and a draft from Region II for Public Hearing. Bartolo, is there a paper form for those who don't have computer? Witt, will research the prior survey for the schedule for the Master Plan. There are certain guidelines that have to be met by the State.

McNamara, we can talk about the goals for next meeting.

### **UNFINISHED BUSINESS**

#### **1. DJW Condominium Preliminary Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres.**

The Township Board met on June 8, 2026 to review the preliminary site plan for the DJW condominium project. The following determination motion was made:

Motion D. Witt, Support Hunt to approve the preliminary site plan for DJW Condominium Project Parcel # RA0-117-2205-00 with the condition that the Planning Commission reviews the deficiencies

and requirements and provides that information to the applicant for final site plan. Motion Carried - all.

## **NEW BUSINESS**

### **1. DJW Condominium Final Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres.**

VanSickle, Need to have Houses and Driveway locations showing on site plan

VanSickle, Private Road development showing on site plan. McNamara, this is on an easement on Parcel A and impacts B, C and D and neighbors that have an egress assessment. Private Road maintenance agreement is needed. How is the Parcel A tied into the Condominium and Parcels B, C and D. Are they included in the Condominium? Needs to be shown on site plan. Has the Road Commission approved the curb cut? Dove has contacted Road Commission. The Road Commission stops at the commercial jurisdiction at the right of way. McNamara, we need to make sure that this is clear with a letter from the Road Commission. Witt, we need to have this documentation from the Road Commission. Ingress / Egress needs to be correctly shown on the final site plan. We need agency letters from Health Dept., Road Commission, Drain Commission. This all needs to be shown on the site plan. You are digging a hole for retention and detention usage. Apartment unit has been started and needs to be shown. Requirements for final site plan, Section 66 has several items that need to be compiled with. Dove, shared site plan with Drain Commission Dave Mitchell, regarding the Detention Pond. He won't go thru a review unless the Township requests due to this being private. McNamara, what's different from any other project? Jeremy, this is private project. We have developed this for the County standards. McNamara, you still need to meet the easement requirements. Who is going to do the maintenance of the easement? Needs to address this with HOA. Dove, will describe this in the Master Deed. HOA documents? List the dollars for the maintenance for the easement? Bartolo, discussed the frontage of 66 feet.

### **List of requirements for the DJW Condominium Project final site plan:**

- Road Commission letter ends at the jurisdiction and refers to the Township ordinance requirements
- Drain Commission maintenance of the easement for the community drainage plan
- Private Road maintenance agreement
- Health Department there is still work to do per the preliminary site plan letter sent.
- Master Deed and By-Laws both need updated for final.
- Apartment complex envelope noted/shown
- Section 66 requirements: Building elevation information, utility plan, floor plan (see Section 66 for complete list of requirements)
- Signage
- Public Safety has to review this development
- Legal description does not display correctly on 24 x 36 print

Requesting to have all the documents and agency letters submitted for the final site plan review. Provide 8 hard copies and a thumb drive organized in folders for each agency. Jeremy, do you need copies of the construction document (5 pages) and Exhibit B (4 pages). Witt, Master Deed / Bylaws documents need to be dated. McNamara, 8 copies of both. Witt, best to have any deficiencies ironed out with the applicant before going to the Board.

**2<sup>nd</sup> PUBLIC COMMENTS:**

None

**COMMENTS FROM COMMISSIONERS**

Bartolo, good meeting

VanSickle, Next meeting is July 14, 2026

**ADJOURNMENT**

Motion to adjourn at 7:45pm by McNamara, Spohr support.

Motion carried unanimously

DRAFT