

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

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

Members Absent: Dale Witt, Excused

Others Present: Dove Waynick, Dreyson Waynick, Kade Peck (Region II Representative)

Roll Call:

Witt – Excused

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

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

Motion carried unanimously

Motion to approve the April 14, 2026 meeting minutes as submitted by McNamara, Bartolo support.

Motion carried unanimously

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

None

PUBLIC HEARINGS – DJW Condominium Site Plan Review, Parcel # RA0-117-2205-
located at 2000 Gady Road Block, approximately 20.22 acres

Motion to Open the Public Hearing at 6:36pm by Bartolo, Spohr support.

McNamara opened the public hearing and gave an overview of the DJW site plan.

No public comments.

Motion to Close Public Hearing at 6:39pm McNamara, Bartolo support.

COMMUNICATIONS

1. Township Board – nothing available
2. Board Of Appeals – ZBA held a meeting on 5/4/2026. Reviewing sample bylaws. Getting into the Administrative Rules and Enforcement Rules. Discussed the Handbook that was distributed.
3. Other – none

UNFINISHED BUSINESS

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

- a. Solar – Sample Battery Ordinance emailed by Witt to PC members for review
- b. Accessory Buildings –
- c. Sign Illumination ordinance –
- ~~d. Chicken Permit –~~
- d. Data Centers –

2. 5-Year Review Raisin Township Master Plan

Raisin Township Board of Trustees gave the approval for Region II to support the Planning Commission with the Update on the Master Plan. Kade from Region II distributed a handout of the Draft of the Master Plan.

McNamara, discussed the Future Land Use, 2nd page, Industrial zoning for the Uniloy (Fisher Body) location. We need to take a look at the Future Commercial and Industrial Zoning of the Uniloy and MEC areas.

Bartolo, land east of the hospital. Is there any inquiries of any restaurants coming into the Townships? Spohr indicated that the south end of the hospital has Humane Society moving in. McNamara, our current Land Use map is out of line with the hospital.

Trailer Park area zoning.

Last Survey dated 2020 update. There is a cost of preparing the survey data and compiling data. Rural Township, preserve the open space, high traffic are some of the main concerns. Kade will research the cost of doing and compiling the survey again. Kade to prepare of cost with range of hours and cost.

So much of the Master Plan has a zoning ordinance update. Is it time to do a full blown zoning ordinance update, with the state laws are always changing, definitions are very important if you are defending yourself in court. We need a comprehensive update on the zoning ordinances. Kade indicating that Region II does zoning ordinances. McNamara recommended the PC to review this for thought.

Kade goals reviewed, Future Land Use map, Commercial back to Industrial zoning areas. There is

a process to go thru for the Public Hearing for ordinance revisions.

Other feedback on Future Land Use Map, Goals, Notifications sent out for the update, Survey estimate.

NEW BUSINESS

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

McNamara, there has been additional information submitted, Health Dept. correspondence, well isolation distance. Decision tonight would be to recommend the Preliminary Site Plan to go the Township Board, for their review and approval.

Private road maintenance agreement that is serving all the plots. Townships private road ordinance indicates that the Lenawee Road Commission has to approve. Dove has spoken to the Lenawee Road Commission and sent letter to Dale. Lenawee Road Commission is handing off the road construction to Mannick in compliance with the Township ordinance. McNamara, we need to make sure the paperwork is clear. All private roads will be approved by the Road Commission is in the Township ordinance. Dove making sure that a licensed engineer can certified by a licensed PE.

Isolation distance for wells and proposed well locations are within the 300 feet.

Final site plan needs to have locations for potential house locations.

Dove, lay the road base coat 2", then do a top coat at the final for the road. These plots are on sandy soils.

Section 9.90.3.F location of all proposed existing driveways and parking areas need to be indicated on the site plan. Driveway and Private Road

Motion for the approval of the Gady Pines Condominium to recommend approval to the Township Board of Trustees, with the required information of Section 9.90.2 and Section 9.90.3 of the zoning ordinance by McNamara, Bartolo support.

Roll Call:

Spohr - yes
McNamara - yes
Bartolo - yes
Witt - absent
VanSickle - yes

2nd PUBLIC COMMENTS:

John Roberts, 2779 Gady Road, the Gady Pines Project goes out to the south side of my property line. How far back are the houses going to my property? How close are the houses going to be to my property?

COMMENTS FROM COMMISSIONERS

Bartolo, glad Gady Pines Project is moving forward

Spohr, getting into 5-year plan

VanSickle, next meeting is June 9, 2026

Next meeting items

Ordinance update

Master Plan Review

Final Plan for DJW Project

ADJOURNMENT

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

Motion carried unanimously

Approved