

Raisin Charter Township

Planning Commission

Minutes of 12/09/2025

Submitted by Michael Bartolo

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

Members Present: Marcus McNamara, Mark Spohr, Michael Bartolo

Members Absent: Laura VanSickle (excused), Dale Witt (excused)

Others Present: Dove and Dreyson Waynick (for DJW Development), numerous Township residents in attendance.

Roll Call: McNamara – here

Spohr – here

Bartolo – here

VanSickle – absent

Witt – absent

Approval of the Agenda:

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

Motion carried unanimously.

Minutes:

Motion to approve the November 18, 2025 minutes by McNamara, Bartolo support.

Motion carried unanimously.

Public Comment:

No public comments submitted.

Public Hearing:

No public hearing.

Communications:

- 1 Township Board – no report
- 2 Board of Appeals – The board will meet on November 22, 2025 for an appeal for a dimensional variance for property at 3755 Black Highway.
- 3 Other – none

Unfinished Business:

- 1 DJW Development site plan review for parcel #RAO 117 2205 00 [parcel A] located on the 2000 block of Gady Road, approximately 20.22 acres, currently zoned Multiple Family Residential (RM-1). The requested site plan review is for multiple family dwelling purposes consisting of one (1) eight (8) unit apartment style housing unit.

Commissioner McNamara had printed comments:

(1) Per Section 5A.40 of Article VA-RM-1 District, all permitted and conditional uses are subject to Section 9.90-site plan review.

a. ZBA process section 13.50.2a (first), section 13.80 next (court)

(2) Single family lots on cover page [parcels B, C, and D] are not part of this application

(3) Parking lots

a. Spaces are non-compliant. 200 sq. ft. per section 9.40.2

b. If walking area adjacent to parking is proposed, 7' minimum is required to provide 5' clear walkway after vehicle overhang.

c. Accessible space dead zone: appears walkway area between spaces is that. Clarify with hatching. [Must conform to ADA requirements]

d. Add vehicle turnaround at each end of [parking] lot.

(4) Dumpster

a. [section] 2.20.77 setback – the minimum horizontal distance a foundation or wall of a building or structure or any portion thereof is required to be located from the boundaries of a lot, parcel, or building site of land upon which same is situated.

b. Flip to other side?

c. Clarify – commercial dumpster or can corral?

d. Concrete for dumpster and approach

(5) Fence not necessary

Commissioners agree this site plan review is for only one parcel; the 8-unit apartment style housing unit. All itemized comments submitted by McNamara were reviewed and discussed, and these items are minor corrections and are contingent for approval based on the site plan meeting Section 9.90 of the ordinance.

Bartolo commented that the design grades were developed from aerial photos, and the grades should be checked prior to building.

Motion by McNamara to approve the DJW Site Plan for Parcel RAO-117-2205-00, with the minor corrections noted in items 1 thru 5 above. Support by Bartolo.

Motion carried unanimously.

2 Ordinance Revisions from Region II

There was no report on this. Witt will report at the next meeting.

New Business:

Election of 2026 Officers

There was no election. This will be done at the next meeting, when the full committee is present.

Second Public Comment:

Robin Elkins and Kelly Williams asked about the DJW parcels B, C, and D off Gady Road. Have they been approved? They are now being built. Do they have permits? Does the Township know what is going on with this?

Commissioner's comments:

Bartolo is pleased to see the items in the unfinished business is getting taken care of.

McNamara reported the proposed round-about at Occidental and Valley Roads has been finalized, and is probably going to begin construction in the springtime.

Adjournment:

Motion to adjourn at 7:00 pm by Spohr, support by McNamara.

Motion carried unanimously.