

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

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

Members Absent: None

Others Present: Kevin Pickford from Mannik Smith, Domenic Serra from Cassavilla Builders, and Steve Orłowski

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion unanimously carried

MINUTES

Motion to approve the July 09, 2024 meeting minutes as presented by Witt, McNamara.

Motion carried 3, 2 abstained (Bartolo, Spohr).

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

None

PUBLIC HEARINGS - None

COMMUNICATIONS

1. Township Board - met on September 9. Reviewed quotes for providing IT services to the Township, gave tentative approval for six (6) PA116 applications, and gave preliminary approval to Tuscany Gardens Condominium project. The project name has changed from Colline Passite to Tuscany Gardens for parcel RA0-116-4200-00.
2. Board Of Appeals – met mid-August reviewing set-back requirements and zoning ordinances. Planning on another quarterly meeting. No cases.
3. Other – Lenawee County Road Commission has been evaluating Valley and Occidental intersection for a possible round-a-bout project for 2026.

Witt, possible submission coming for a proposed gravel pit on Occidental Hwy.

Spohr, Blue Elk project. Witt, this project will soon be on-line.

UNFINISHED BUSINESS

1. Review of Requirements for Document(s) Submittal to Planning Commission

McNamara has information on some cross section for deadlines that other communities have. Witt, it boils down to the publication process. There is a Township process established and with fees collected. The present timeline of 21 days doesn't work well for the process.

Modify language for documents submittals. Witt, at present time, we have a 15-day shot clock. Looking and reviewing language from other township ordinances.

McNamara, is there a budget for consultant assistance for this type of project? Experts can help curve pit falls in ordinances. Is there a line-item in the budget for seeking expert advice? Witt, there is no line item at the present time for this type of project, other than the professional / contractual line in the PC cost center.

Bartolo, are we trying to set up timelines for PC to review and outside agencies and the fees associated? McNamara, it is actually up to interpretation. Bartolo, any additional public hearings if not all submittals submitted? McNamara, other PC's review submittal for completeness. Then a public hearing is set.

Witt, PA116 submittals have a 45-day shot clock, timelines. All PA116 farm land development submittals have to be to MDARD by November 1 for 2024 tax purposes.

Goal - Define timelines for applicants.

Witt, Region II has 2 full time staff and the director. Witt will research for outside assistance.

2. Ordinances Revisions

- Solar

Witt, batteries is becoming a more prevalent area of concern. Lee Andrea is very in tuned with solar projects. They have gone out and observed solar farms in the area. Set back areas are growing weeds and not having a good appearance. Purpose of the batteries is for storage. If these catch fire, it is difficult to put out. Height of panels to be increased. Types of panels and maintenance. Technology is constantly evolving. The land is still going to be agricultural. There are still issues at the State level.

- Accessory buildings – set-backs, size of lots, buffers

Witt, found different ordinance samples for these. Non-required yard provided is listed in one ordinance sample. Should we allow this? 5 acres in size? GIS group reviewed our Township acres. Lot size is going to be a qualifier for this to clarify set-back. Witt to resend out the Township acres map from GIS.

McNamara, put on the agenda a list of criteria for the ordinance to regulate and have Region II write the language and organize our thoughts. Get consensus of PC on the criteria for the language to require such as acres, building size, set-backs, water run-off and drainage, etc.

Bartolo, there are restrictions in platted subdivisions for building.

McNamara, come ready next month with list of ideas for criteria for these ordinances. Have these run by police and fire departments for safety issues.

- Sign regulations and lumination – size and lighting

Witt, in our sign ordinance in the lumination section for PC to review. We don't have the expertise nor does the building dept. This would be sent out to an expertise opinion. Township protecting our residents. Witt, to research for consulting services on this. Take the criteria we want and put it into regulatory ordinances.

Tuscany Gardens Condominiums Comments

PC did their preliminary approval. Witt spoke with Dominic and Jeremy is working on it. Board approved the preliminary. We do need to see a copy of the Master Deed. Letter presented to Witt, Drain Commission made some recommendations, Road Commission is waiting on inside road documents approval. Health Department is waiting on their requirements to be met to give approval.

Master Deed needs to be submitted for PC to review. Witt, PC does go thru a final approval and Board approval. Township needs the approval from outside agencies letters. Applicant is going to get the Master Deed to Witt for sending out to PC members. Attorney to review Master Deed.

McNamara, shift if the road on Green is the change for the curb cut with the Road Commission? Applicant, yes.

Bartolo, 140 lots to 138 lots is due to the detention ponds. Applicant, yes.

PC needs an application for final with outside agencies letters of approval, Master Deed, construction plans for the building dept., updated plan. Health Department easements. Road Commission driveway permits and roads. Cover sheet and a conditional coverage sheet.

NEW BUSINESS

None

COMMISSIONERS COMMENTS

Witt, glad to see Bartolo back. Appreciate Tuscany applicants being present to answer questions. Bartolo, glad to be back.

Next meeting October 8, 2024

ADJOURNMENT

Motion to adjourn at 7:29pm Witt, Bartolo support.

Motion unanimously carried