Raisin Charter Township
Planning Commission
Minutes of 10/13/2026
Submitted by Laura VanSickle

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: Dove Waynick, Dreyson Waynick, Kevin Pickford from Mannik Smith, Kade Peck from Region 2.

Roll Call:
Witt – here
Spohr – here
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 September 8, 2026 meeting minutes as submitted by Bartolo, Spohr 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 that the Board met on October 12, 2026. Approved PA116 application, approved a land division for DJW contingent upon approval from the Health Department for well / septic, second reading of Ordinance 106-01, accepted the resignation of Blaine McDonald and appointed Kelly Williams to the Zoning Board of Appeals, review of the proposals for auditing services for the township.
2. Board Of Appeals – No activity, no appeals.
3. Other – none

UNFINISHED BUSINESS

1. **Ordinances Revisions to Region II.** Solar Battery Storage, Accessory Buildings and Sign

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Illumination ordinances are still being reviewed.

a. Solar Battery Storage – please review the information sent to members.
b. Accessory Buildings – revisions are not completed.
c. Sign Illumination ordinance – changes to be reviewed.
d. Data Centers – Moratorium in place. Witt currently working on the wording of this township ordinance using the MTA document.

2. **5-Year Review Raisin Township Master Plan–Region II, Kade Peck**

Letter of Intent to surrounding districts been sent? Yes. Witt will check with the Clerk for this communication.

Kade distributed an updated Master Plan asking for feedback on the following Maps: Water Features, Topography, School District map, Canopy Areas, Urban map, Septic Tank Absorption Field map, Airports, Railroads & Non-motorized routes, kept similar as the last plan.

Page 1.54 Community Facilities text and map. Number 15. Should read Sutton Elementary School. Let Kade know if there is any other changes, if not will replicate the new map.
Create new property assessment map.

Future Land Use plan. Couple changes that need to be done. Circle areas that need to be changed and email the changes to Kade. Known changes are Uniloy and Cobblestone rezoned.

Zoning map from last plan. Kade will research this from website.

Survey. Received 23 responses. Do we want the survey response information in the plan? Witt, we wanted to include the responses. Spohr, should mention that we went thru the effort to get community input/response. Kade to mention that the responses were low and will include responses.

McNamara, formatting change. Content has changed. Is there going to be a set of red line?

Chapter 2. Updated Census Data information should be talked about in the forward section.
Page 1-15 referencing age and gender, age and sex.

Kade will include a summary of changes with the update.
McNamara, website for 5 years, final version will have to be ADA compliant accessible and on the website.

Spohr, include implementation of tasks code description listed

McNamara, please send out an updated Master Plan and don't have to wait until next meeting.

Kade will get this out to PC members by October 27, 2026.

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3. **DJW Condominium Preliminary Finals Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres listing deficiencies and requirements to complete the final.**

McNamara, this was tabled from last meeting on 9/8/2026. Witt, there were several changes made to the Preliminary site plan with the last revision dated 6/22/26. The document file received from DJW on 10/1/26 included the revised Preliminary Site plan but no Final site plan for the project. Construction plan drawings were provided separately on 10/1/26 to the township.

McNamara, Title Block Sheet Page needs to be addressed correctly for the Final Site plan based on the Preliminary Site plan dated June 22, 2026.

Dreyson Waynick, Preliminary Plan was approved. The Construction Plan, Final Site plan, and Exhibits are final.

Kevin Pickford, the Preliminary Plan meets ordinance.

McNamara, never received a Final Site plan on the Title Block Sheet with signature lines. Thanks for all of the submittals. Private Road/Drive Easement meets the requirements, Exhibit A. Apartments are getting a good deal with the whole maintenance fee being with the same as the single dwelling lots. Incorporating the information shown on the revised Preliminary Site plan dated 6/22/2026 into the Construction drawing documents indicating Final Site plan.

Bartolo, where is the Final Site plan? These are Final Construction Plan, and Final Exhibit Documents.

Dove Waynick, all comments are included in the Final Site Plan. Dave Mitchell and Road Commission were to be taken off because they have no responsibility.

Witt, the last documents for the Master Deed and Private Road Easement will be sent to the attorney for review.

Motion to: approve the Gady Road Condominium Project, Parcel # RAO 117-2205-00 located at 2000 Gady Road Block, Construction Plan and Exhibit B, received by the Township on 10/1/2026, contingent on the applicant providing the Final Site Plan package incorporating what is noted on the Preliminary Site Plan dated 6/22/2026 into the Construction Site Plan, with the Block Title Sheet Page including the Final Site Plan and upon the legal review and approval.

Motioned by McNamara, Witt support.

Roll Call Vote:
Witt - yes
McNamara - yes
Spohr - yes
Bartolo - yes
VanSickle – yes

Motion carried

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NEW BUSINESS
None

2nd PUBLIC COMMENTS:
None

COMMENTS FROM COMMISSIONERS

- McNamara, heard recently our County Commission is resigning for this district. Commission is looking to appoint someone to finish the term. Ralph Tillotson's District consists of Raisin and Adrian Townships.
- VanSickle, Next meeting is November 10, 2026

Next meeting items
Ordinance update
Master Plan Review

ADJOURNMENT
Motion to adjourn at 8:00om by Spohr, Bartolo support.
Motion carried unanimously

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