

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

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

Members Absent: None

Others Present: Dove Waynick (DJW Development), many residents in attendance.

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the September 10, 2025 meeting minutes as submitted by Spohr, Witt support.

Spohr, additional comment, Blue Elk issues were given to Tom Hawkins for further review.

Motion carried unanimously

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

Dove Waynick commented on the Gady Road site plan for the 8-unit apartment project not being on the PC agenda for tonight. Waynick attended the Board meeting 10/13/25 and requested that the Township waive the new site plan application fee that was paid. Witt explained that the new site plan review application and plans were partly received on 10/6/25, and additional application materials received on 10/8/25. All items were turned over to the Clerk for processing.

Robin Elkins, 2965 Gady Road. Next month on November 11, is Veterans Day. Will the Planning Commission still meet? Is the Master Plan scheduled for review in 2026? Are we going to be addressing ordinances regarding Data Centers? They are just as bad as gravel pits. They are noisy and use lots of water. Are we going to be protecting our community from that?

Gale Allen, 4700 Robin Hood Trails. Past experience in putting in non-conforming projects. Solar power development on 300 acres. Residential on 3 miles and 2 miles on north side. How will this affect property values? She read a comment from the county accessor regarding property values next to solar farms. Read letters from prospective buyers not wanting to purchase homes due to solar panels in the area. Who makes the final decision on the gravel pit? Property values decline.

PUBLIC HEARINGS – None

COMMUNICATIONS

1. Township Board – Board met on 10/13/2025. Approved four (4) lands splits for DJW property on Gady Road. Approved to hire a part-time employee for the Raisin Works Department. Approved hiring temporary employees to work on the Township Dump Day. Approved Election Commission members.
2. Board Of Appeals – none
3. Other – Witt distributed Zoning and Planning for Solar Energy Systems. U of M/MSU Extension also has a booklet on Battery Storage.
Master Plan is scheduled for review in 2026.
Data Centers, PC at some point will have a discussion on this land use.
Currently there is a Moratorium for new mining applications. PC working on a revision to the ordinance.

NEW BUSINESS – None

UNFINISHED BUSINESS

1. Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft (Continued Deliberation)
Attorney has reviewed and sent his comments. McNamara, anyone have any more feedback or revisions?
Spohr, no specific questions.
Witt, the Market Analysis section, like to suggest that we leave it and get the public hearing and get comments from residents. Good draft and starting point. Covers the Michigan Zoning and Enabling Act and bring everything into compliance.
McNamara, ok to leave in Market Analysis. It can be difficult to answer those questions in a meaningful way. Ok to leave in and get community public input.
Public hearing notices will be prepared for the mining ordinance and DJW site plan review.
Witt will check to see if November 11 is a Township federal holiday. If it's a federal holiday, PC will have a special meeting on 11/18/2025.
Bartolo, requested that the draft Mining Ordinance be placed on the Township website.
2. Ordinances Revisions to Region II

Witt, Region 2 is working on accessory buildings, in front yard areas. Region 2 has found an ordinance with a sliding scale format. McNamara, add for side yards increase. Region 2 is hoping to have a draft in the next couple months. McNamara, one other section with the carve out for farm uses, we currently don't have anything that differentiates from farm buildings, silos, pole barns, etc. Set-backs should apply no matter what the use is, no need for differences between use of building.
 - a. Solar – Witt, almost done with Solar Battery Usage. Still working on it.
 - b. Accessory Buildings – Witt is working with Region 2 and meeting with Thomas Boss.
 - c. Sign Illumination ordinance text to be revised to reflect that requirements to be reviewed by 3rd party, such as OHM, and not the Planning Commission.
 - d. Chicken Permit – off to attorney to review.

2nd PUBLIC COMMENTS:

Chris People, 5700 Crestview drive. Didn't address who gave final approval for process? Never talked about revenue from gravel pit and the loss of property tax values.

McNamara, Planning Commission approves sites plan and gravel pit applications. The PC doesn't get involved in calculating property tax evaluations. If the application meets all of requirements of the ordinances, the Planning Commission approves the site plan.

COMMENTS FROM COMMISSIONERS

VanSickle, Next regular meeting scheduled for November 11, 2025, if not a township holiday, or schedule as a special meeting for November 18, 2025.

Next Month Agenda;

Gravel ordinance update

DJW site plan – 8-unit apartment

Region 2 updates on other ordinances

ADJOURNMENT

Motion to adjourn at pm by 7:18pm by Witt, Bartolo support.

Motion carried unanimously