

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

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

**Members Absent:** none

**Others Present:** Lee Andre, Will Nicholson, Crystal Tonemah

**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 February 11, 2025 meeting minutes with corrections by Spohr, Witt support.

Add: Jeremy Pickford, Mannik/Smith under others present

Motion carried unanimously

Bartolo abstained

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

None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS**

1. Township Board – Witt reported the Board met on Monday, March 10<sup>th</sup> and approved the Tall Contract for 2025 Little League. Proposals for 2025 projects from Road Commission decided to pair pare this back over a 2-year expense. The Park Plan submitted up to DNR and approved 3 different grant resolutions. One was for the Mitchell Park Path around exterior for one mile. Put the RCC Building into the park renovation for 2026. DNR trust grant. McNamara met with Scott from the Road Commission and the round-about project at Valley and Occidental. This is a Safety Grant due to the fatality that was there 5 years ago.
2. Board Of Appeals – Met, and watched a ZBA Zoning video.
3. Other – McNamara, met with Hawkins and discussed the ordinances. Full support from the supervisor.

Witt, chicken ordinance / permit that was written in 2013. Request for a change to allow for permits on smaller Agricultural properties classified as Residential in the Agricultural zoning district.

Attorney is still reviewing gravel/mining ordinance update.

NextEra is being sold to DTE. Discussed with DTE if batteries would be done in the future at the site.

### **NEW BUSINESS -**

1. Sutton Place No. 2, Parcels RAO #116-3305-00 and RAO #116-3605-00 - Design Update - Will Nicholson (Applicant)

Nicholson, Thanked the Planning Commission for their time. Nicholson offered the following comment regarding the PC site plan denial at the February 11, 2025 meeting:

*"We'd like to begin by thanking the planning commission for their time. However, we do not believe a redesign is necessary at this point. You asked us to obtain final approvals from the Health Department, Road Commission and Drain Commission, all based on a design that this board has already approved numerous times. Now, you are using conditions from the Health Department Approval Letter – conditions we are perfectly fine with – as grounds for denial. You also claim there is no access to general common areas, which is simply not true. Additionally, you raise health, safety, and welfare concerns over a tree trimming easement, an issue we've already addressed with Consumers. They have no objection to the locations, nor do we, and neither do the engineers."*

The applicant requested to continue with the submitted preliminary Site Plan for Township Board review.

NOTE: Applicant requested on 2/24/25 to meet to discuss revisions / updates to site plan.

### **UNFINISHED BUSINESS**

1. Review of Requirements for Document(s) Submitted to Planning Commission (PC)  
More time needed.
2. Ordinances Revisions.
  - Solar - Due to the potential with Batteries usage. Is there another way to site and address technology in the ever-changing environment. Is there a way to reference technology changes. State PA233 and working with the Township ordinances. Concern with the inner-connecting wiring between panels, having them all underground.
  - Accessory buildings – set-backs, size of lots, buffers, garage in front of the house.

Have Region II assist us with the development. Check with Jacob Hurt from Region II if they are willing to assist us with this. Witt, 2 applicants went to the ZBA regarding their land usage. ZBA stood by the ordinance with building in front of house. Changing our definition on side yard, front yard, set-backs. McNamara met with Hawkins regarding this ordinance and the acreage of lots to be consistent with the ordinance. Accessory structure set-back on 3 acres is appropriate. Principal structure set-back for larger lots. Redefining the principal structure and it meets the front yard set-backs to

have a pole barn in front. Define what the ordinance is to do and have Region II write it to address all lots acreage. Bartolo, there is talk in the legislature about the land split in acreages into parcels changing. Land Division Law is changing. Witt, we have qualifiers in our ordinances that address the size of the lots. McNamara, have Region II craft the language of the ordinances. Have Region II give us a range of costs to give the Board for approval to assist with the development of ordinances. Have Region II attend our meeting.

Witt distributed the 01/29/2025 New Property Zoning lay-out of the land for Planning Commission to review.

- Sign regulations and lumination – size and lighting

Do we use a 3<sup>rd</sup> party to look at that and handled thru building dept.? Passing this onto the supervisor.

### **SECOND PUBLIC COMMENTS**

Andre spoke about his observation of the Pole Barn in front on the corner of Pocklington and Billmeyer. Shared his tour observations of the solar farms in the County. Also discussed the Valley and Occidental round-about and having traffic circle and signaling sign. Suggested a sign reading: Please signal your exit.

### **COMMISSIONERS COMMENTS**

Next meeting April 8, 2025

The commissioners offered comments on the recent Site Plan review for Sutton Place No. 2.

Bartolo, glad to be back and healed.

### **ADJOURNMENT**

Motion to adjourn at 7:53pm by Witt, Spohr support.

Motion carried unanimously