

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:

Others Present: Chip Tokar (NRM, LLC), Will Nicholson and Crystal Tonemah, (Sutton II), Dove Waynick (DJW Development), many township residents.

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the July 8, 2025 meeting minutes as submitted by Bartolo, Witt support.

Motion carried unanimously

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

John Murphy, 2553 Gady Road, requested update on Gravel Pit ordinance.

PUBLIC HEARINGS – DJW Development. The application is for 8-unit apartment building at 2000 Gady Road block; Parcel RA0-117-2200-00.

Notice published appropriately in the Daily Telegram on July 25, 2025 and sent to residents within the 300 feet radius of this project.

Open public hearing at 6:35pm by McNamara, Witt support.

Dove Waynick, gave an overview of the project which is similar to the one in Adrian Township that they are completing. This property is two-fold, housing data there that was released and a strong demand and need for housing. Property is already zoned RM1 permitted use, not conditional use to submit the site plan for review. 4 units on the 1st floor and 4 units on the 2nd floor. Entrance of 60 feet wide is allowed right away to the property. Right hand side will be the apartment building, close to the camp ground. Current neighbor is in excess of 200 feet plus for set back. Many of the higher grade finishes are proposed for the building. DJW is not targeting low income renters. Nice inside finishes and upgraded units.

Several residents shared their comments regarding this project. Shared comments and concerns addressed:

- It's a 22 acres plot, one (1) apartment building, he's not going to stop at one building. Traffic is already enough, camp ground is quiet.
- There's going to be more than one apartment complex built. What about parking, dumpsters, trees gone for sound barrier, lighting, noise issue.
- Understands the need for rental units, \$1,200 to \$1,800 monthly rent. Accidents at the Corner Gady and Occidental Hwy. Sand Gravel pit dug illegally. Is there going to be more illegal happenings. 60 feet of road frontage for entrance, exit. Are they going to be made to put in privacy fencing? What about water table? What about all the extra housing and water tables? Need to do more research on water table. Lee Villa does their sewage in sewage lagoons and it smells awful. Are they are doing sewage lagoons, and what about the smell?
- Where is the water supply going to come in if there is a fire? It's going to put a strain on fire department. You can't run tankers in on a one lane entrance.
- As a township board do you have the power to stop this, to disallow things to happen like this? Is there a map showing the location and how much other land, you start out with 8 and end up with 56. Water supply. How much of the trees are they going to destroy. Trees keep the noise down and are nature. \$1,500 monthly rent is not high. How many more are they planning on building after this one? Does the board have any power or if they submit paperwork, then the board has no say. How much power does the board have to approve or deny?
- How is the road going to go? How is this going to take place for school buses, emergency and fire safety?

With no further comments offered by the applicant or public, motion to close public hearing for DJW Development at 6:56pm by Witt, Bartolo support. Motion carried unanimously.

COMMUNICATIONS

1. Township Board – Witt reported the Board will meet on Monday, August 11, 2025. Reviewed new provider for IT services, tabled. New member to Park Committee, Cindy Hook. Approved PA 116 application for Parcel RA0-101-4550-00
2. Board Of Appeals – Chairman canceled meeting. No new business or applications.
3. Other – none.

NEW BUSINESS –

1. DJW Development. The application is for 8-unit apartment building at 2000 Gady Road block; Parcel RA0-117-2200-00.

McNamara mentioned the property entrance 2780 and 2759 lots, the 66 feet road frontage on Gady Road is sufficient for a county road entrance for the proposed project. There's no information on lighting or dumpsters. Traffic – Waynick, met with Road Commission and was given a curb cut at this location. McNamara, we need final comment from the Road Commission to verify site location. Road Commission makes the approval on the front entrances. Also makes determination on intersections. Need all approvals made with Road Commission, Health Department and other outside agencies. No fencing details listed.

Landscaping is not defined yet either and needs to be shown. Ordinance indicates what needs to be submitted for a site plan review by the PC. Water, well concerns is a concern for every project. This is handled by the County Health Department. and State. All this documentation has to be supplied and submitted as a condition for site plan approval. A Water source for Fire Department and we look to them on that approval. Nothing submitted. Can't stop it if it's an allowed use, if they met all the requirements. Any subsequent on this property has to be submitted if they decide to add others. If you are considering another building intent, the cleaner way would to go thru this once. Sewage, letter from Health Department proposing for a large septic field with tanks. They have steps to go thru to complete this with the Health Department. This is not open lagoon, it's a larger drain field.

Witt, site plan elements are missing, lighting, signage, landscaping, trees, water and EGLE approval, Again, need approval from all outside agencies as a condition for site plan approval.

McNamara, Lee Villa site and a 800 foot radius for their drainage, well, water. This site plan has some well location concerns. There is a lot of the dimensional information missing, landscaping, water. Active and passive open space. Ordinance requirements need to be meet in Section 9.90. Until we have this level of detail it's not listed or submitted here, it's incomplete. If you are planning something like Adrian Township, you have to submit with this site plan. Square footage, unit square footage needs to be listed on the proposed site plan. Having all dimensions and details listed and shown, the more complete and concise the site plan is when submitted for review.

Waynick, ordinance, landscaping allows this board to put on a waiver. When it comes to parking, we do meet the requirement under the ordinance. Every site plan application line item is addressed. Please consider, in order for us to pull a building permit. Kevin Arquette, Building Inspector, has to follow building permit ordinance. McNamara, there's several items missing and are deficient in this site plan application review. Waynick, we will submit everything that you need for Site Plan review. Apologies for submitting an incomplete application.

Motion to table the DJW site plan application for RA0-117-2200-00 until a complete site plan is submitted McNamara, Witt support.

Motion unanimously carried.

UNFINISHED BUSINESS

1. Gerken Materials Conditional Use Permit renewal application including mining expansion activities. Parcel #'s: RAO 108-1100-00, RAO 108-1300-00 and RAO 108-3300-00. The Conditional Use Permit be submitted and expires at the end of December, 2025. Held a public hearing and we are awaiting for the township attorney. Attorney went thru the CUP, encourage to have applicant made aware of the ordinance update. All the changes made are positive and township at large. OHM reviewed the conditional use permit and found no concerns with the CUP. No further comment from the attorney.

Planning Commission, held a public hearing, had a 3rd party review, and attorney final review for Gerkins Materials CUP dated 05/22/2025 amended draft using for this approval, Site Plan 5/21/2025 revised.

Motion to approve renewal 5-year CUP dated 05/22/2025 for Gerken Materials, Parcel #'s: RAO 108-1100-00, RAO 108-1300-00 and RAO 108-3300-00 immediately effective upon the expiration of the current CUP in December, 2025, by Bartolo, Spohr support.

Roll Call

Witt – yes

Spohr – yes

Bartolo – yes

McNamara – yea

VanSickle – yes

Motion unanimously carried

2. Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft (Continued Deliberation)
Still being reviewed. Encouraged board members to review and to have a workshop with PC and any others interested party. This is a major change. Once PC makes recommendations, then it goes to Region II, then to the Township Board for approval. Public hearing will be held.
3. Ordinances Revisions to Region II
 - a. Solar – Witt, working on the battery storage ordinance.
 - b. Accessory Buildings – Witt is working with Region II 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 PC.
 - c. Chicken Permit – off to attorney to review.
4. Sutton Place No. 2 – Final Site Plan approval.
Witt, documentation is in legal review. There are open issues that have been sent to the Board to review. Information received for the PC final review of Sutton Place No. 2 condominium project is pending distribution. Township Board has yet to comment on the PC concerns for the final review.

2nd PUBLIC COMMENTS:

Will Nicholson What is the hold up? McNamara, recommendations requested by the Board have been submitted. Recommendations have been acknowledged but not addressed back to the PC. PC is a recommending body. Waiting on the feedback from the Board. Witt, May 27 meeting, Board decided to approve preliminary site plan without conditions to move the application to the final site plan phase. Burke Castleberry, By-Laws and Master Deed – These documents are currently in the hands of the attorney for review. Nicholson, what are the issues/concerns that the PC has. McNamara, we have not received feedback from the Board and the attorney. There are other items that have not been submitted regarding lighting, no written statements addressing the concerns if you are going to or not going to address the concerns. Nicholson, final site plan submitted in June 2025. McNamara, this was a preliminary site plan.

Residents expressed more concerns regarding DJW Project.

- Is there any type of survey that the owner could see in relationship to driveway. McNamara, there is a drawing submitted but the dimensions are not on the site plan.

- Driveway is going to run parallel with property line and the trees? Is it possible to see a site plan where they are going to put the building at? McNamara, the level of detail is not on the site plan submitted that addresses the lay out.
- Is that whole 22 acres zoned the same? Witt, RM1 zoned for the whole parcel.
- How can an easement go to a road entrance? Lighting, sidewalks are not addressed. McNamara, here is no dimensions listed on the site plan.

COMMENTS FROM COMMISSIONERS

- Spohr, gravel pit update. Moratorium has been amended. Gerkins representatives have been wonderful to work with.
- Bartolo, good meeting. Waiting to see what DJW comes back with for their project.
- McNamara, we treat all applicants fairly. Public hearing component for the DJW Development has been met. If you want to keep informed of that, please keep updated on agenda.
- September PC meeting date is reviewed.

ADJOURNMENT

Motion to adjourn at 8:04pm by Witt, McNamara support.

Motion carried unanimously