

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

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

**Members Absent:** Mike Bartolo, Excused

**Others Present:**

**Roll Call:**

Witt – here

Spohr – here

Bartolo – excused

McNamara – here

VanSickle – here

**APPROVAL OF AGENDA**

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

Motion unanimously carried

**MINUTES**

Motion to approve the January 25, 2024 special meeting minutes as corrected by Witt, McNamara support. Correction, Sutton Place II punctuation.

Motion unanimously carried

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

Local resident has concerns with the Dollar General Store at the Sutton/Occidental round-about location and why a 2<sup>nd</sup> store 1.5 miles from first store? What is the gain of a 2<sup>nd</sup> store at this location? When you look at the 4 businesses on this corner, law office, real estate, insurance bldg., massage bldg., they are all residential looking building. Putting a box store in this location would be out of appearance. Considering the traffic circle, island dividing the lanes, the in/out of this store is going to be a nightmare and more accidents during the highest traffic flow times.

**PUBLIC HEARINGS**

Site Plan review for DR Park Properties LLC. Parcels RA0-116-3305-00 and RAO-116-3605-00.

Motion to Open the Public Hearing at 6:38pm by Witt, Spohr support. Motion carried.

Applicant gave an explanation of the project. 117 - 1/2 acre lots at the corner of Sutton and Green. Difference from the first plan is this is going to be a condo subdivision.

Residents had questions regarding:

- What do the potential graphics of this project look like?
- Value of these lots?

- Maintain a good-looking area.
- How is this going to improve the area?
- Have the utilities been completed?
- What about the water supply?

Motion to Close the Public Hearing at 6:42pm by Spohr, Witt support. Motion carries.

### **COMMUNICATIONS**

1. Township Board - met February 12, 2024. Discussed the poverty exception apply, approved 2 land splits. Approved new 2024 poverty exception guidelines.
2. Board Of Appeals – elected new officers for 2024
3. Other – Witt, Zoning Board of Appeals to build a house in front of structure. Denied. Application to link house to barn.

### **UNFINISHED BUSINESS**

1. Site Plan Review – DG BTS Adrian, LLC. Parcel #RAO-117-3880-00 and Parcel #117-3885-00. This project came to PC in December, 2023 and was tabled until meeting additional information. The parking, access to the site, and storm water design have been addressed with the following:
  - a. Added 2 additional parking spaces.
  - b. Met with Scott Merillat from the Road Commission, meeting his requirements. Have to apply for driveway application permits.
  - c. More design for the storm water management to meet the county requirements. Corrected this on design.
  - d. Lighting will be contained on the sight. Light fixtures will be facing down onto the sight.
  - e. Fence location has been pulled off the property line to preserve the trees.

McNamara has spoken with Merillat. Road Commission, and the curb cuts have met the Road Commission requirements. Road Commission has the say over the county roads. Ordinance doesn't require curbing around parking lots. At the Occidental entrance curb is required, but you need curb over the east and north side, need to connect these two to keep the site clean. This is going to be a recommendation.

Van Ryn, there is a B2 curb on Occidental. Curb adjacent to detention pond, direct water into pond. Curb proposed is to meet drainage and car stoppage.

Natural buffer of the trees and fence.

Possible to add or relocate shrub screening to the 5-6 parking lots between light pole and westerly of the detention pond. The house on MoHawk Trail, this would help with headlights shining towards this house.

Recommendation to provide additional screening for headlights shining towards this house.

Proximity of the location to the first Dollar General Store. There are ordinance requirements that we have to comply to.

Spoehr, appreciates the fence line moving. No fence along MoHawk Trail side.

Witt, appreciates applicant attending the meeting. This market is a different venue/products. Has merit for the township. Everything we ask is being done and spirit of cooperation.

**Motion to approve Site Plan for DG Parcel #RAO-117-3880-00 and Parcel #117-3885-00 contingent on the following:**

- permit approvals submitted from the Road Commission, Drain Commission, and the Health Department,
- provide curb at gaps at Occidental and Sutton,
- additional screening on MoHawk Trail side to keep the headlights from shining towards houses.

**Roll Call:**

Witt – Yes

Spoehr – Yes

McNamara – Yes

VanSickle – Yes

Bartolo – excused absence

2. Lucky Strike Site Plan, Parcel #RAO-108-4305-00 (Tabled). Tabled, and waiting for additional information from the applicant. Witt, has been in contact with them and they are wanting a March agenda item.
3. Ordinances Revisions (Tabled). Witt, ordinance 9.90 under new business.

**NEW BUSINESS**

1. Site Plan Review – DR Park Properties, LLC. Parcels # RAO-116-3305-00 and RAO-116-3605-00

Sutton/Green subdivision. Roads are in. Platted subdivision originally. We have issued 3 extensions for this project. Site Condominium is a faster and cleaner way to go. 117 unites, ½ acre parcels. There will be an individual well and septic per home.

Has a Feasibility Study been done to handle this number of homes?

What level of test pits for septic and/or water wells have been completed? Nicholson, 4 holes were done and have been approved. Septic fields and back up fields are listed. Test wells on the property for the water quality.

Square footage and cost. Looking at \$300,000 per house, with 1600 square foot. There is going to be a Home Owners Association (HOA). This will raise the property values.

Basements possible. Single family ranch homes, attached garages. Possible 1.5 story homes.

**Master Deed draft has been completed. Applicant can provide.**

**9.110.00 under Site Condominium ordinance. Site layout discussion:**

Lot 50 with the slope going into the detention pond.

Detention Areas are inaccessible. HOA maintain these areas as Common Areas. Are these easements and maintained by the Drain Commission? The Conveyance maintained by the Drain Commission? They are not going to be maintained by Drain Commission. These are not Common Area lots. How are these areas going to be maintained? Lots 56, 57, 69, 70. Reconfiguration of the buildable area around there. Better design for the homes around the Detention Areas.

Houses Set-Back. Lot 23 in relation to the electric poles going through the property. Houses match the set-backs to look alike and not offset. Accommodate the electric and curb areas.

Roads and Detention Areas are laid out.

Utilities installed: underground electric, fiber optic, gas, infrastructure is all there.

Curb areas. Road Commission will take over the roads being this is going to be a Condominium Site. Nicholson, is in the process of working with the Road Commission.

Overhead Power lines. Concern with the overhead power lines and trees and vegetation growing and then have to be cut down. 11 lots involved.

Water aquifer for wells.

Detention Pond and kids access and potential of water and kids playing and getting hurt.

Within the Tecumseh school district.

Builder. Will the homeowner buy the lot and secure builder? Nicholson, looking at the one builder or possibly 2 builders. Will these homes be brick or sided homes? Nicholson, generally sided and some brick. Has this developer built in this area? Applicant can provide.

HOA fees? No idea.

Resident, this piece of property had been trying to be developed for 15 years. Is this actually going to be done? Is there anything that could possibly derail this project? McNamara, we respond to applications that come to us. The demand is there. The hard part has been done. This would be an attractive property for a developer.

Buyers prefer to have a home with a basement for storage space instead of garage for storage and then cars outside.

Resident inquired about the long-term planning for Raisin Township for development. Farm lands are being rezoned. McNamara, the Master Plan has the Future Land Use Plan available. Map of current zoning and map for Future Land Use map are available. Witt, this is a 15-20 year look into the future. One of the goals is to preserve the farm land in Raisin Township.

HOA what type of parcels to be maintained? Common Areas and Detention Pond areas.

Street lighting plan – no street lights on here right now. This is something to look at along with the Common Areas. We need clarification on this.

With the feedback tonight, Preliminary and Final Plan process layouts, what are your plans? Applicant would like to move ahead, has meeting with the Road Commission scheduled.

**Recommendations:**

1. Identification of the common elements, easements for the detention areas are shown per the Drain Commission. Access to the Common Areas.
2. Definitive answer on proposed road ownership and the curbs and confirmed with Road Commission are these private or public streets. Public right away.
3. Intent of street lighting. It is a safety issue. Listed on the Site Plan to have or not have.
4. Land lock and detention pond lots.

**Applicant is willing to make some changes and have an updated plan.**

**Motion to Table a decision on the DR Park Properties, LLC. Parcels # RAO 116-3305-00 and RAO 116-3605-00 for obtaining additional information from the applicant by McNamara, Spohr support.**

**Roll Call:**

McNamara - yes  
Spohr - yes  
Witt - yes  
VanSickle yes  
Bartolo – excused absence

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

Witt, shared the current requirements. Recommendations: Take out the 21 days. Special meetings additional fees charged. Minimum of 30 days and Regular meeting. McNamara is going to research some townships that have robust ordinance requirements for Site Plan reviews, submittals. Witt, possible Region II may have some information on this. City of Dexter has a good layout.

3. Section 9.90.4. Add the number of copies needed and a digital submission for application submission.

**COMMISSIONERS COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn at 8:08pm by McNamara, Witt support.

Motion unanimously carried

*APPROVED*