

McNamara called the Raisin Township Planning Commission meeting to order at 6:32pm.

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

Members Absent:

Others Present:

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 unanimously carried

MINUTES

Motion to approve the March 12, 2024 meeting minutes as presented by Spohr, Witt support.

Motion unanimously carried

McNamara Abstained

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

Several residents addressed the following concerns/comments:

- Michigan Enabling Act lays out need and value on the mine been established? Wet land plan was done in October and not done now? Serious consequences. Property value can affect up to 35%. Pedestrian safety and school bus route with trucks. Health and silicon dust and the sand from the mine. Wells being affected from the mine. Is there any public interest in this? Does this mine embody what the Township website goals say?
- Raisin Pond and Swan Lake, the geese and wild life have been affected by the levels of water from the Ives Road mine. Has had to have a new well. Please look in another area where it isn't a residential area.
- Anticipating 50 trucks a day. Has the road commission approved the added trucks per day
- Is there a Mining Plan on file. Wet lands and mining around the alfa her table. The application process was started on 8/17/2023, public hearing on 10/10/2023 and planning commission tabled it on 10/10/2023 for incomplete application.
- Doesn't believe this is good for the community. Would like to propose a sports facility for this community for a better use of this property.
- Aggregate. More information on the depth relating to aggregate.
- Wells concerned. Is there a Hydrogeology Study being done for the wells that dry up? Who's

- going to pay for the new wells from the contamination? Contamination to the land?
- Take into consideration the quality of life of the residents in the Township. You can hear everything from the Ives Road gravel pit.
 - Encourage you to not approve the gravel pit. Listen to what do the resident of the Township want? Ask the people?
 - The mine and gravel dust are going to affect the health of the horses, myself, and my husband. Moved out here for peace and quiet, not the noise of trucks and beepers.
 - Asked Hawkins about the sound system in here. Witt, the sound board isn't working.
 - Was there a decision made regarding the cell tower? There's a lot of dangers with this regarding health, cancer, and medical issues from cell phone towers. Critical and dangerous effects research from cell phone towers.

Closed public comment section at 6:55pm.

Yes, the Cell Tower application was approved with conditions. Medical criteria is not in the ordinance. Witt, we are still awaiting the revision to the site plan based on the approval conditions. Applicant has provided no date for completion.

MacNamara supported the concept for a sports facility for the area. Appreciates the comment. Witt, the City of Tecumseh is putting together an Evans Street Corridor plan that would include a sports venue.

PUBLIC HEARINGS

None

COMMUNICATIONS

1. Township Board - met April 8th and approved the Lenawee County Hazard Mitigation Plan. Also approved two (2) land divisions.
2. Board Of Appeals – meeting in two weeks
3. Other – None

UNFINISHED BUSINESS

1. Site Plan Review DG BTS Adrian, LLC. Parcel #RAO-117-3880-00 and Parcel #117-3885-00.

Northwest corner of Sutton and Green. Previously approved as a Platt Subdivision. Never finalized the process with the State. Now back for this as a Site Condominium project.

Will Nicholson, Project Developer, planning commission recommendations of addressing street lights, open and common space. Doesn't think the street lights and common space would benefit the Association. The County will take over the roads. The Road Commission has started working there on the roads. Identified the common elements on the plan. There are no common elements on the plan. Site Condo complex, single family homes, value ranging around \$300,000.

McNamara, has reservations with the plan submitted and changed the name from Platted Subdivision to Sited Condominium. Common areas have to conform with the Master Deed and

Master Plan. There's a lot of common features that are on public property. It is the not best design. To convert the project from platted to sited condominium, you shouldn't overlap common elements and private property. Your design team needs to review and redesign this plan.

Lots surrounding the detention pond. This hasn't been addressed.

Libor and page are the only thing that's been addressed.

There's not enough difference to approve. The detention pond has to be common elements. The access and maintenance keep people's basements dry.

McNamara and Witt are willing to meet with the applicant regarding these requirements. Call the Township Hall to set up a meeting for complete submission requirement.

Witt, has seen this from original application. Issue with detention pond. Infrastructure of the roads is there. How you design the roads for high voltage tension, low tension lines. Approved for Site Condominium project. We need to review this and see what we need to do with this and what way to go.

Motion to table Parcel #RAO-117-3880-00 and Parcel #117-3885-00, to a future meeting to allow the applicant to re-evaluate the design plan and resubmit a plan, by McNamara, Witt support.

Motion unanimously carried

2. Lucky Strike Site Plan, Parcel #RAO-108-4305-00.

Phillip DeLucca, project developer gave a brief project description of the project. The water and wells are the important issues. Working with Bob Gillin my mining and water/well. Rising cost of road aggregate and costs. Leave tree line along Gady. 10 feet along Gady. Wetlands, 50 feet from wet lands and road around it. Very aware of the public comment. Moved truck wash, labs, to the Occidental Highway area. Just want to be able to supply road aggregate. There will be 2-5 trucks per hour, during March thru November. Dust control by, using sprayers on the electric conveyors to control the dust. Wet washed on the sand. Testing will be done. Permit from the County. Hydrogeology Study hasn't been done. Too costly of a process.

Going to recycle the water.

I own the GM Plant next to it. Use the Water Tanks for the Detention Ponds.

This is a 5-year plan. I am planning to stay above the water table. And then apply for another permit.

Mark Swatman, Geologist. This is a dry mine operation, to stay above the water table. Water for aggregate washing and dust control. Dept. of Natural Resources and EAGLE resources, using available water resources. There are two water alfa hers in this area. Shallow one and a deeper one. Most wells are in there. Adverse state impact analysis. No likely impact to surface waters. There is water quality testing being done. Water return flow.

McNamara, we heard your comments regarding the wetlands regarding off season, consequences, wells, negative impact on property value. Reviewed the materials, appreciates the applicant here and geologist.

Still no Mining Plan submitted. The ordinance is very specific about what is required for a Mining Plan and necessary to submit an application being complete.

Your berms are going to require 36,000 tons of materials and where is that going to come from? There is no clarification on where that is going to come from. Ordinance does allow import of material for this but has to be submitted with plan.

Application is not complete, and doesn't meet ordinance requirements. Elevations and according to ordinance are not in the plan.

Spohr, appreciates all information provided. This has been going on since October, 2023. We still do not have a Mining Plan.

Witt, thanks the audience that has attending and stopping by the office. We don't make decisions; we use Township ordinance and Michigan Enabling Act. There needs more work done on this. Truck traffic is a concern. There are elements still missing.

Motion to deny the application based on the Finding of Facts by McNamara, Spohr support:

- Original Application received on 08/17/2023
- Public Hearing held on 10/10/2023
- Application materials found to be insufficient to make decision. Planning Commission tabled the case on 10/10/2023. Planning Commission directed applicant to provide complete submittal per Ordinance requirements.
- Applicant submitted supplemental information on various occasions since original postponement, most recently on 03/27/2024
- Application lacks the following required components per Section 10.70.22 of the Raisin Township Zoning/Ordinances:
- Section B.1.a – No clarification or explanation on the source or origin of the material to be utilized for berms.
- Section E 1.a – A contour map with elevations of the land.
- Section E 1.a – The location of principal processing plant.
- Section E.1.f – A map or plan disclosing the final grades and elevations to be established.

Roll Call Vote:

McNamara - yes

Witt - yes

Spohr - yes

VanSickle - yes

Bartolo – Abstained

Motion to deny passes.

3. Review of Requirements for Document(s) Submittal to Planning Commission (Tabled).
4. Ordinances Revisions. (Tabled)

NEW BUSINESS

None

COMMISSIONERS COMMENTS

None

ADJOURNMENT

Motion to adjourn at 8:00pm McNamara, Spohr support.

Motion unanimously carried

Approved