

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

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

**Members Absent:** None

**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 Spohr, Witt support.

Motion unanimously carried

**MINUTES**

Motion to approve the April 9, 2024 meeting minutes as presented by Spohr, Witt support.

Motion unanimously carried

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

None

**PUBLIC HEARINGS**

None

**COMMUNICATIONS**

1. Township Board - met May 13th and reviewed the cemetery and park policies. Approved amended KRTA article and how to withdraw from group. Budget amendment for roads from general fund to road projects. Board approved for treasurer to work with the Bank on ICS accounts to provide FDIC insurance on accounts in the bank.
2. Board Of Appeals – met May 5th and have full booklet of ordinances and reviewing page by page for next month’s meeting. To review next two chapters and make changes as needed.
3. Other – Notice received on April 17 from Ridgeway Township for Master Plan review. Presented Solar Project notebook for June meeting from Next Era Energy. This would be their 1<sup>st</sup> project in Lenawee County. They have another project located in Calhoun County.

## **UNFINISHED BUSINESS**

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

Northwest corner of Sutton and Green. Previously approved as a Platt Subdivision. Never finalized the process with the State and had expired. Now back for this as a Site Condominium project. This has been tabled twice. Met with the applicant last week and a response from this meeting a narrative. Site plan has remained unchanged.

McNamara, appreciates the narrative but there are still some things that are concerning. The large detention areas and the configuration to add to the nearest parcels the responsibilities of the homeowners are concerning. Big stand-alone detention areas should be maintained by HOA. There isn't anything in the Township ordinances, if the lots didn't get sold, the HOA would have to maintain them. Otherwise, the narrative provides responses.

Spohr, HOA loan participation. Nicholson, buyers will know what is expected of them.

McNamara, street rehab. They are still working on this. This would be a contingency with the Road Commission. Health Department and Drain Commission offices still need approval.

Bartolo, what do I own if I buy one of the parcels? There are no common element areas. They have general and common elements. Nicholson, you can only build in the set-backs area. There is one small space in the front of the park. Bartolo, in a condo unit, you don't own the whole lot. Public street is under Road Commission and maintaining.

VanSickle, street lighting? Nicholson, possibly at a later date. If the majority of the owners want them, they we will put them in.

McNamara, do you have a sense of home construction? Nicholson, there is still a strong demand right now. 10 homes a year is a projection. McNamara, Construction Company? Nicholson, one construction company involved. Start in one area and build into the back.

Spohr, build homes before sold? Nicholson, build homes on spec. Doesn't want to start selling lots here and there. Doesn't want to sell lots to neighboring properties. Wants the development to be cohesive.

McNamara, if you want to control building materials, storage of vehicles, pets, etc., you can have restrictions written in the HOA by-laws.

Witt, thanks the applicants. Not sure the narrative is written in the point of potential owners. Health, safety and welfare important criteria. Not gotten anything from Health Department, need to address the high voltage power line going across lots, master deed and by-laws. Going to have to see approvals from the Health Department and Drain Commission. Limit in common elements needs to be defined.

Nicholson, still needs to have discussion on whether or not to have sheds, attached garages, limit the number and size of out-buildings.

McNamara, preliminary site plan approval to go to the Township Board. You would be coming back with a subsequent submittal with the master deed and by-laws.

Conditions:

- Two large Detention Ponds evaluated as a common element.
- Any adjustments to the lots that are impacted by the high voltage power lines to make that cleaner, but needs to be evaluated.
- Contingent ~~from~~ on Road Commission, Health Department, and Drain Commission written approvals.
- Copy of Master Plan and By-laws.
- Provide the number of out-buildings and size of buildings.
- Street lighting to be phased in as building progresses. Infrastructure is in the ground. Having a plan as development progresses.

**Motion to Recommend preliminary site plan approval with conditions to the Township Board for DR Park Properties, LLC Parcel #RAO-116-3305-00 and Parcel #116-3605-00 by McNamara, Witt support.**

Contingent on the following items:

- Submittal of Master Deed and By-laws.
- Written Approval from Road Commission, Drain Commission and the Health Department.
- Review and consideration of lot layout adjustments for the high voltage power lines.
- Detention Ponds evaluation as a common element.
- Street lighting installed as development progresses.

**Roll Call Vote:**

Witt, yes

Spohr, yes

McNamara, yes

Bartolo, yes

VanSickle, yes

**Motion passes**

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

McNamara hasn't had the opportunity to gather these documents. There is language in the Ordinance that speaks to timelines. Aside from the Ordinance, this would be giving the applicants guidelines so they can have a better understanding of the process. Providing the direction for applicants.

Section 990 language. Witt, we work with the applicants on timelines. If they can't comply, then the applicant has to pay for special meeting accommodations. The main concern is having a complete application submittal of documents. McNamara has been gathering other community timelines for applicant submittal. Witt, the timeline of 15 days ahead for Planning Commission meeting, notices sent out to property owners withing 300 feet of project, and Township and website notices posted. Newspaper notification deadlines. The current 21-day rule doesn't work. Most communities have pre-application fees. McNamara will have this on the June agenda for continued discussion. Clarify of the process is what the applicants appreciate.

### 3. Ordinances Revisions.

- Solar
- Accessory buildings – set-backs, size of lots, buffers
- Sign regulations and lamination – size and lighting

### **NEW BUSINESS**

None

### **COMMISSIONERS COMMENTS**

Bartolo, good meeting

Next meeting is June 11, 2024 and Solar Project will be on June agenda under new business. Digital presentation.

### **ADJOURNMENT**

Motion to adjourn at 7:35pm by Witt, Bartolo support.

Motion unanimously carried