

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

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

Members Absent: Mike Bartolo, Excused

Others Present: Will Nicholson, Jeremy Pickford, Mannik/Smith

Roll Call:

Witt – here

Spohr – here

Bartolo – excused with notice

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the January 14, 2025 meeting minutes by Spohr, McNamara support.

Motion carried unanimously

Witt abstained

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

None

PUBLIC HEARINGS - Sutton Place No. 2, Parcels RAO #116-3305-00 and RAO #116-3605-00

Motion to open Public Hearing at 6:34pm by Witt, Spohr.

Nicholson, this will be a 117 ½ acre lots, condominium single family homes, and public roads established. Moving paper forward the Road Commission and Health Department approvals.

McNamara, the original was a platted project, new project is a condominium project, single family homes, single residence. Original platted never completed thru the whole process. This is an Site Plan application for approval for the lot layout, roads, utilities, drainage, etc.

Jerry Prater, 4545 Green Hwy. Concerns additional traffic on Green Highway and Sutton Road and the speed on Green Highway and Sutton Road. Concerns with the density for the Township. What about the ground water?

McNamara, they have submitted the project to the Health Department and there are some qualifiers. We do have on the agenda to deliberate later in the agenda. They are asking for the approval for this project.

Witt, the Public Notice was published in the newspaper on January 19, 2025 and all residents within 300 radicals were notified.

Closed Public Hearing at 6:45pm Witt, McNamara. Motion carries.

COMMUNICATIONS

1. Township Board – Witt reported. One item discussed poverty exception for 2025 was approved. Met with Mike from Adrian Design group regarding a couple projects. Pathways around Mitchel Park and at the RCC bldg.
2. Board Of Appeals – Met Feb. 3 and watched at video regarding principles and zoning
3. Other – PA233 is still in the courts and moving forward, hopefully the attorney will hear something soon. January 14, 2025 legislative is still active.

UNFINISHED BUSINESS

1. Review of Requirements for Document(s) Submitted to Planning Commission (PC)
More time needed
2. Ordinances Revisions.
 - Solar
New state legislation, our current ordinance doesn't address PA116 and battery storage. Stand alone ordinance that covers solar and wind. PA233 to keep things in local control.
 - Accessory buildings – set-backs, size of lots, buffers, garage in front of the house.
McNamara, debate what size lots. Need graphs in ordinance to make it clear. 2 acre lots the set-back apply. Larger lots and building and using a percentage process. Have Region II assist us with the development. Jacob Hurt from Region II is willing to assist us with this.
 - Sign regulations and lumination – size and lighting
We use a 3rd party to look at that and handled thru Building Department.

Planning Commission will prepare the Outline Criteria for Region II to work with in the development of the ordinances.

NEW BUSINESS -

1. Township Ordinance 10.70.22 Update (Moratorium) on Gravel mining January 27, 2025

The current ordinance was done in 1994. Ann Arbor and Freedom Township ordinances have been obtained and will be reviewed by the attorney. McNamara, is 6 months enough time. Witt, thinks so.

It's about blending the two ordinances together. Safe guards in place to protect the Township residents. McNamara indicated that a lot of work and thought has gone into the Freedom Township ordinance and Michigan Zoning and Enabling Act. This is in the Township attorney's hands for review.

2. Sutton Place No. 2, Site Plan Review, Parcels RAO #116-3305-00 and RAO #116-3605-00

Request for Preliminary Site Plan review.

McNamara, appreciates the completeness of the application with the Bylaws and Master Deeds provided. Health Department approval has a number of conditions listed among those 3 lots based on the perk tests that limited units 103, 104 105 and 2 bedrooms. 11 units that had wells with the consumers easement, and 18 units with the consumers tree trimming areas. Challenges with this design and lots that may or may not be easily sold and developed. Health Department constraints regarding the drain fields and heavy trucks going over it could crush the field. Roads are already there. There is an opportunity to create some Common Space, losing lots for those that would not sell and that would have high tension wires going through them. This design isn't respecting the property constraints. Not been addressing the previously discussed concerns.

Lot 46 is a problem

Master Deeds and Bylaws

Accessing the Detention Areas are they common areas?

Constraints and long-term concerns with viable lots. Take the lots to be an amenity and not a detriment.

Met with Road Commission last week, they are prepared to accept the roads. Based on the attorney from the Road Commission, they aren't going to do anything until the Planning Commission approves.

Witt, noting in Master Deeds or Bylaws that address consumers energy and goes in and they bust up the system. Some will have basements and some will be slabs, and hard on accessor.

McNamara, Health Department has a lot of conditions that have constraints.

Resident Comment - Property taxes go up? McNamara, no direct correlation between the two. Accessor's responsibility.

Witt, Health Department concerns and the Health, Safety and Welfare of residents of the Township.

McNamara, this hasn't been treated as a fresh application. What is the intent of the storm water areas? Before, there was talk that the home owner was responsible for it. This isn't fair for those lots to be responsible for those lots.

Nichelson addressed some of the concerns:

Lots that had 2-bedroom units, different floor plans and different uses and adding bedrooms.

Consumers easement for tree trimming and if the drain field not under lines, there is a narrow easement for the trucks to do maintenance.

Lot 46 grades could be walk-out basement and build to our advantage.

Plan is to have the HOA take care of Detention Area and needs to be added to Bylaws.

Commissioner's concerns:

Lots that have constraints for utilities, septic and wells.

How is the Common Areas going to be dealt with?

Fencing in areas

Can't put trees up in their lots

Lots 103 and 104 Detention Ponds

Lots 56 and 57 Detention Ponds

Health Department notes are not in the legal paperwork

Integrate a walking path that is a common element

This plan doesn't have Constraints of the property

Health, Safety and Welfare of the community hasn't been addressed by the applicant. This will be a Township issue down the road.

There is an opportunity to litigate the overhead utilities, storm water access to it and who's responsible, opportunity to common areas to the development, and septic limitations and drain fields.

Motion to Deny Preliminary Site Plan Sutton Plan No. 2, Parcels RAO #116-3305-00 and RA0 #116-3605-00 based on the following finding of fact:

- **Significant constraints outlined in the Health Department, November 8, 2024 approval letter, units 103, 104, 105 and Paragraph #8 units 13, 14, 17 23, 24, 38,71, 85, 86, 87, 96, 1, 18, 22, 37, 71, 72, 88, 89, 90, 95, 97, 98, and 99.**
- **Access restriction and long-term maintenance for general Common Areas including but not limited to detention and infiltration areas are unclear in the Bylaws, Master Plan and Deeds.**
- **The Site Plan and Lot Layout presents potential long-term Health, Safety and Welfare concerns as it relates to well and septic field locations in relation to overhead utility easement.**

Motion by McNamara, Witt support.

Roll Call:

Witt – yes

Spohr - yes

McNamara - yes

Bartolo - excused

VanSickle – yes

Motion Carries

SECOND PUBLIC COMMENTS

Dexter Decker, 56 Crestview, what is it going to do to his property value? Any building phase planning? Would not recommend accepting a blanket plan to build. Our community can't absorb this much housing in a period of time. Financial impact on the total community when it comes to their housing property values? You can't start building this and not affect others property values.

COMMISSIONERS COMMENTS

Next meeting March 11, 2025

McNamara, the development will be market driven. They were anticipating a build out of 10 years or more. Planning Commission role is the Health, Safety and Welfare of the Township.

ADJOURNMENT

Motion to adjourn at 8:11pm McNamara, Witt support.

Motion carried unanimously

Approved