

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

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

**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 with the addition of New Business Item 2. Health Department letter of Sutton Road II by McNamara, Witt support.

Motion carried unanimously

**MINUTES**

Motion to approve the November 12, 2024 meeting minutes with correction by Bartolo, Spohr support.

McNamara abstained

Motion carried unanimously

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

None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS**

1. Township Board – met December 9, 2024. Worked on General Appropriation Fund Action. Approved. Reviewing 2024 budget. Approved Board of Review members and looking for one new member. Approved Township Meeting Annual 2025 Calendar. Approved election inspector wages. Approved year-end business.
2. Board Of Appeals – No meeting held
3. Other – Witt, OHM recommends Decommissioning Bond for Atlas Tower of \$40,000 will be communicated with Atlas Tower.

## UNFINISHED BUSINESS

1. Review of Requirements for Document(s) Submitted to Planning Commission (PC)  
Witt, indicated that Region II is willing to work with us on this. They are in the process of staff hiring. Rework on Section 990 of our ordinances. McNamara, willing to wait for Region II and explain to them what we are trying to work towards. Identify the lead time to get on the PC agenda and that we use that for everything. Put a time line in the ordinance and it is out there and in the ordinance for all projects. As long as it is appropriate and published. Wait until Region II is organized to give us some assistance. We need to make sure the web site is also accurate. Make sure that the wording in the ordinance indicates that applications are complete and fees paid when submitted.

2. Ordinances Revisions.

- Solar

Witt received the U of M information regarding battery technology. Need to also include battery technology, training and fire department verbiage in the ordinance. Working with Lee Andrea and the wiring cables going in-between the rows and roads. Andrea is recommending that the cables be buried. There are about 890 jurisdictions that are suing the State. Witt, will try to have something by January, 2025. EGLE gave the Township \$400,000 for the Solar Project of Next ERA.

- Accessory buildings – set-backs, size of lots, buffers

McNamara, provide Region II with the sliding scale information. Everyone comes with options to the January meeting to give to Region II. Redefine what is classified as an accessory building. Rise Over Run for the State of Michigan. Action item for January 14, 2025 meeting.

- Sign regulations and lumination – size and lighting

Witt, any type of lumination needs to come to the Planning Commission. Do we send out to OHM engineering firm? Needs to go to the Building Department to go to the Engineering Firm? McNamara, if its not luminated, it doesn't have to go to Planning Commission. Witt, Section 9, Signing – changing to make the Building Department responsible. Sign sizing or height does have to come to the Planning Commission for approval.

## NEW BUSINESS

1. Election of 2025 Planning Commission Officers

Witt, terms has been brought up. Spohr, appreciates McNamara's expertise. Bartolo, supports. McNamara, is okay with staying as Chairman, Bartolo as Vice, VanSickle, as recorder. Witt retain current officers McNamara, Chair; Bartolo, Vice; VanSickle, recorder.

**Motion to approve the 2025 Election of Planning Commission Officers by Witt, Spohr support.**

**Motion carried unanimously**

### Roll Call

Witt, yes

McNamara, yes

Spohr, yes

**Bartolo, yes**  
**VanSickle, yes**

**2. Discussion of Health Department Letter on Sutton Place II Site Condominiums**

McNamara, this letter captures all the problems with this Site Plan. It is not common with the restrictions on the lots. This development is not going to be of the caliber that they are predicting. Restriction of drain fields on 3 lots, how enforceable is this? How do you regulate the number of occupants? Witt, this is a preliminary. The Board and Planning Commission will have to conduct another review ~~had to review~~. Got the verbal that nothing has changed. We have another review of this Site Plan.

McNamara, the amount of restrictions on wells and septic fields and bedrooms on lots are concerning. We need a legal opinion on this project. Consumer Energy is not going to be liable for any damage. We haven't seen the Master Deed yet. Health Department only regulates the bedroom numbers not the number of occupants.

McNamara and Planning Commission Members acknowledge receipt of the Health Department letter with concern of restrictions. Planning Commission will wait until the application is resubmitted.

**COMMISSIONERS COMMENTS**

Next meeting January 14, 2025

Witt, appreciates everyone's work on this committee

Bartolo, good meeting.

McNamara, keeping meeting orderly. Adding a second Public Comment offering to the Agenda before the Commissioners Comments.

**ADJOURNMENT**

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

Motion carried unanimously