

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

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

**Members Absent:** Mike Bartolo, Excused; Mark Spohr, Excused

**Others Present:** Domenic Serra from Cassavilla Builders and Jeremy Pickford, Mannik Smith

**Roll Call:**

Witt – here

Spohr – excused

Bartolo – excused

McNamara – here

VanSickle – here

**APPROVAL OF AGENDA**

Motion to move new business in front of old business McNamara, Witt support.

Motion carried by 3 members present, 2 excused

**MINUTES**

Motion to approve the September 10, 2024 meeting minutes as presented by Witt, McNamara.

Motion carried by 3 members present, 2 excused

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

None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS**

1. Township Board – held a special meeting on 9/30/2024 regarding 2025 budget. October 19 is the next Township Dump Day.
2. Board Of Appeals – no meetings
3. Other – working with Atlas Tower. Reviewed Decommission Bond. Discussed the depth of removing structure from 2 feet to 3 feet per Township Ordinance.

**NEW BUSINESS**

Tuscany Gardens Condominiums Final Site Plan Review

McNamara reviewed the documents that have been submitted for final review.

Serra, reducing down two lots from 40 to 38 lots due to detention pond. Proposing private roads.

Road Commission curb cut – letters from Road Commission gave approval. Drain Commission gave approval. Health Department gave approval with very in-depth specifications.

**Witt, Master Deed.** Attorney reviewed and listed 3 areas that need attention:

Article 3, Section 13 City needs to be replaced by Township

Article 8, Section 2 Recorded in Lenawee County not Macomb County

Article 8, Section 10 The State doesn't allow SAD for private roads. Cover this in the Homeowners Association By-laws.

McNamara, Center line on Green and Raisin Center Highway. The right-a ways will be dedicated to the Road Commission. This will be a condition for approval with the regress and egress on Green and Raisin Center Highways.

Addressing attorney comments on the Master Deeds.

Fire dept. no correspondence. In the past there hasn't been any issues. It is great that there are two entry access points.

Witt, grading, rolling hills, is the intent to take some of these down? Mannin Smith Design is going to take grading from the north side to the south side of the property.

Storm water is designed for dry basins.

Underground electric - yes

Each lot has their own septic system

80 test holes all passed for the Health Department.

Basins - common element will be open area with landscaping but not fencing.

Light poles will be put in the common element area.

**Motion to approve the Tuscany Garden Condominiums Final Site Plan upon the following recommendations being met:**

- Review and approval from the Fire and Emergency Services
- Right-a ways, Egress and Regress on Green and Raisin Center remains with the Lenawee County Road Commission dedication approval
- Attorney's Master Deed Recommendations answered and returned by 10/14/2024 for Parcel #RA0 116-4100-00 (see minutes comments above)
- Most recent revisions dated documents 6/4/2024, Site Plan dated 6/4/2024

**Roll Call Vote:**

Witt – yes

McNamara – yes

VanSickle- yes

Spohr – absent

Bartolo – absent

Recommendations now go to the Township Board on October 14, 2024. Master Deed has to be recorded in Lenawee County before permits can be issued.

## **UNFINISHED BUSINESS**

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

Region II can help to some degree with ordinance development. Recommended to Supervisor to put in funds for this in the budget.

Example, City of Rochester, has 28 days prior to the next commission meeting, all completed documents have to be submitted.

## 2. Ordinances Revisions.

- Solar

Witt will be attending a workshop on Thursday, presented by EAGLE on Solar energy at Adrian College.

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

- non-conforming lots for those who have existing buildings if changes are made
- sliding scale for lots for building sizes
- Roberts Meadows restrictions to build
- Saxony Farms restrictions to build
- Put down the bulk of the wording and have a consultant put in the adjectives to become an ordinance.

- Sign regulations and lumination – size and lighting

### **COMMISSIONERS COMMENTS**

Next meeting November 12, 2024

### **ADJOURNMENT**

Motion to adjourn at 7:13pm McNamara, Witt support.

Motion unanimously carried