

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

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

Members Absent:

Others Present: Dove Waynick & Dreyson Waynick, DJW Homes

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

Motion to approve the agenda as presented by McNamara, Bartolo support.

Motion carried unanimously

MINUTES

Motion to approve the July 14, 2026 meeting minutes as submitted by Witt, McNamara support.

Motion carried unanimously

Witt, this is part of the package that is sent to Region II for voting. September meeting for approval vote.

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

None

PUBLIC HEARINGS – None

COMMUNICATIONS

1. Township Board – Witt reported the Board met on August 10, 2026. Covered generator for the Township, update on master plan. Headly millage update. Witt to put together a chart for next year. Approved liquor license for the Party Store that burned in Tecumseh to relocate to the old candy store on the corner of M-52 and Sutton Road. FOIA denial to one resident. Approved adding Christine Phenicie to the Parks Committee. Update the ordinances review. Correction to 2026 pay-roll discussion.
2. Board Of Appeals – meeting August 10, no appeals. Discussed the on-going process of updating of the Township ordinances. Discussed the Township Board and Zoning Board to come together. Zoning Enabling Act as it refers to the Board. Check list for appeals that come into review/filing.

Presently we don't have good documentation on this. Witt, Board member McDonald is now aware that he should be attending these meetings.

3. Other – none

UNFINISHED BUSINESS

1. **Ordinances Revisions to Region II.** Solar Battery Storage, Accessory Buildings and Sign Illumination ordinances to Region II. Update will be next meeting. Witt, everything is status quo. Updated the Master Plan that expires at the end of the year.

- a. Solar Battery Storage – please review
- b. Accessory Buildings – please review
- c. Sign Illumination ordinance – engineering firm
- d. Data Centers – Moratorium in place. Waiting on MTA direction.

McNamara, there are examples out there that other communities have developed Data Center Ordinance reviewing that there are sections ever-changing. As we work thru the completion of the Master Plan, would it be possible to hire a professional to oversee the process of changes.? Would there be funds in the budget for this? Best practice read thru by a professional. PC and ZBA working together for this listing. McNamara could help put together with an RFP for this project.

Witt, word documents not being available for our ordinances. It's not a planning commission responsibility. Land Division Act and Future Land Use need to be overhauled and blended with by all involved. It's a Police/Township Ordinance not PC responsibility.

2. 5-Year Review Raisin Township Master Plan – Region II, Kade

Kade distributed the survey that was done 6 years ago. Is there any additional data that the Township would like to collect or keep it similar to last survey? Similar questions being grouped together with answering by importance table. Add: Asking a question relating to any renewable energy such as solar fields projects how do they feel about it? Send out a post card asking for Raisin Township residents to respond via website, ask local business to display the post cards out there for residents to take with QR Code that links to the survey on the website. Raisin Township is updating their Master Plan and your opinion is important. Test this on a mobile device. Survey is forth-coming in a few days to be put on the website. Have these cards distributed to local businesses. Letter for surrounding districts/utilities/gas line companies with a notice of intent of updating Master Plan. Kade to get letter to Witt. McNamara, PC members to review the goals/tasks of the Master Plan. This should be an elevated priority to have a professional review and guide us.

Parks and Rec Master Plan. Witt, 2022-2028 new Master Plan is available and Witt is awaiting on the copy. McNamara this is important to be consistent with the Master Plan and grant writing programs for funding.

Witt, look at Future Land Use Map and requests for boarder line rezoning. There needs to be some updates to the Map.

Shooting for September 8, 2026 for survey results completed.

3. DJW Condominium Preliminary Finals Site Plan Review, Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres listing deficiencies and requirements to complete the final.

McNamara, we have just received updated information today regarding this project. This may be enough for approval at the September 8, 2026 meeting. We need time to review these documents.

Drain Commission letter needs to be confirmed with their comments.

Dreyson, they have made all of the revisions from the list of documents. Section 66 documents have been submitted. Road Commission, Drain Commission, Health Department, and Township Fire and Safety letters have all been submitted.

McNamara, can you explain the private road description on Exhibit B. It doesn't get you back out to a public road (Gady Road). Dreyson, In the Master Deed there is an explanation relating to the easement. Master Plan, Page 15, Section D, where do these numbers come from? These figures need to be where they are proper. Maintenance of the roads and fees thru the HOA. McNamara, not seeing if there are any restrictions regarding ie: fencing relating to the Township ordinances. Fencing is not prohibited. Out-building restrictions. Not proposing anything behind the Township ordinances.

Dove, everything that is from the last meeting has been submitted and apologizes for lateness of receiving documents.

Bartolo, there is a lot of documents that needs to be reviewed.

Dove, could the PC please review these documents and have the Board approve at their next meeting on September 14.

Witt, Driveway has to be shown on the legal documents.

McNamara, Master Deed. Driveway has to be paved with 30 days of C of O issuance. Pool section, no above ground pools allowed.

Witt, could all this be shown on one page instead of all these documents. Ingress and Egress need to be shown on one drawing. Large drawing doesn't have this.

Witt, is it possible for the Road Commission to indicate that they don't have any jurisdiction on their letterhead. Dreyson, indicates that they do have that letter.

Give written comments back to Waynick's by August 25, 2026, so we can take action on September 8, 2026.

Access is a big one. All exhibits need to have the same information.

Master Deed issues

Fire and Police have no issues to speak on.

NEW BUSINESS

None

2nd PUBLIC COMMENTS:

Jim Colburn, Bailey Drive. Regarding the survey. 1200 responses is a poor percent of Township residents responses. If you just did a walk-about in the Township subdivisions you would get way more than 1200 people. The old timers in the Township are being zoned out. The rules are for the new comers into the Township. The rules are becoming harder for the old timers to survive and old timers are thinking of moving out.

COMMENTS FROM COMMISSIONERS

- McNamara, share your frustration from public comments. We are writing the plan for the over-all. The biggest part of the survey is on trending. Where do you live and work is in the survey. There is a lot of people who work from home. We are not just taking the survey data we are looking for trends. Everyone is aware that the round-about is open. Road Commission meeting on August 27, at 9:00am at Road Commission office on Treat Highway ways to deal with Palmyra/Deerfield corner. Considering a round-about at this corner. Road Commission to present this at the meeting. Right thru the train tracks.
- Bartolo, good meeting.
- VanSickle, Next meeting is September 8, 2026
- Witt, good to have the Master Plan moving forward. Look back at our Township for the last 5 years. Land Use Map and rezones.
- Spohr, survey notes. Should we add to the employment section of the survey as to why they are not working? Also add are they a Full Time Student and Retired choices in question number 3. Witt to contact Kade.

Next meeting items

Ordinance update

Master Plan Review

DJW Gady Road Project

ADJOURNMENT

Motion to adjourn at 7:52pm by McNamara, Witt support.

Motion carried unanimously