

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

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

Members Absent: none

Others Present: Will Nicholson, Crystal Tonemah, Todd Crane, Chip Tokar

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Move DTE site plan extension request to the June agenda

Motion carried unanimously

MINUTES

Motion to approve the April 8, 2025 meeting minutes with corrections by Bartolo, Witt support.

Under Spohr Commissioners comment - heard nothing negative regarding new DG Market.

Motion carried unanimously

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

None

PUBLIC HEARINGS

1. Gerken Materials Conditional Use Permit renewal application including mining expansion activities. Parcels #'s: RAO-108-1100-00, RAO-108-1300-00, and RAO-108-3300-00

Witt reported the Public Hearing Notice was published in the Telegram on April 20, 2025, received no comments or phone calls from the public. All residents within the required 300 foot radius received notices.

Motion to Open the Public Hearing at 6:36pm Witt, Spohr. Motion passed.

Tokar, owner of natural resources management and obtained by Gerkin, 13293 Sherman White Road, Swanton, OH. Sand and gravel operation. Gerkin has purchased the Wolf property West of the current property for a 15 acre lake expansion to the current pond. Operate under the same condition. Received a letter of OHM and will respond to the listed conditions.

Crane, we continue to monitor the ground water, dust, air permits thru EGLE. Its a dredge operation, no chemical, screening off the materials.

Public Comments:

Raisin Township residents had the following concerns:

- Concerned with the enlargement location. Is this going to in the future link up with the proposed Gravel Pit behind the old GM Plant?
- How far west are they going to go? There are 5 residents on the Sayler Property that didn't receive notices. Witt, pulled out the GIS report and Sayler locations are outside of the 300 feet radius.
- There's a new dredge up front, so there's two now? Gerkin response, the old dredge will be replaced with the new one, the old dredge coming out.

Motion to Close Public Comment at 6:53 by McNamara, Witt support.

COMMUNICATIONS

1. Township Board – Witt reported the Board met on Monday, May 12. Approved a fire cadet resolution for the fire dept. to recruit new recruits. Approved hiring Adam Casarez for maintenance supervisor. Approved the L4029 truth and taxation of 3.459 mills for the taxes winter bills. Working on the Road contract for Wilmouth Road, and other Lenawee roads. Approved expenditure for the bill paying process.
2. Board Of Appeals – Bartolo reported, the Board met on May 5th. Reviewed the roles and functions of the Zoning Board of Appeals. Zoning Board hasn't received many appeals. Discussed setting up Zoning Ordinance Task Force with no more than 5 people. This would help speed up the ordinance changes. Will work with PC on the process of ordinance changes. Assist the PC workload to assist with ordinances. Attempting to get a link set up.
3. Other –McNamara, Valley/Occidental Roundabout plans have been submitted to MDOT. Road Commission to do some preliminary work in the direction towards Black Highway. Preparatory work by the will be done by the Road Commission.

NEW BUSINESS -

1. Gerken Materials Conditional Use Permit renewal application including mining expansion activities. Parcels #'s: RAO-108-1100-00, RAO-108-1300-00, and RAO-108-3300-00

McNamara, received the March 4, 2025 submitted package to the Township. This is a 5-year permitted process. Timing worked out for the renewal and expansion to be submitted together. Current permitted site not asking for any changes. OHM consulting engineer reviewed the package and submitted report on April 24, 2025. EGLE approval is required for the lake, and correspondence to the Township for the file, parking in relation to set-back requirements, more clarity on the marl area. What is your end use plan for the entrance and paved portion of the road clarification on the final plan?

Spohr, open issues related to OHM letter. What is the time schedule to get these addressed? Couple weeks.

Witt, Thanks for OHM to review this. Excavation surcharge? Crane, we understand this. We traditionally reassess this. What would you propose for the increase? In the past, increase by 3cents. Witt, put it to 6 or 7 cents. Crane, as part of this additional application, mineral resources spent large dollars on Ives Road. In order to keep that road up, the surcharge goes to the upkeep of the road. We have done this yearly, and propose to continue to do this. We will consider adding this to the permit.

Bartolo, site plan, figure 1 and figure 2, the small drain is not listed on the Site Plan. If it is Cook Drain it needs to be listed. Crane, will add this. Bartolo, Crane, you are a certified geologist, the Township ordinance does not mention anything about a geologist listed in preparing site plans. The Ordinance reads an engineer, architect to prepare site plan. George Ortez & Assoc. is a licensed engineer in Michigan. This needs to be updated. McNamara, add geologist to the task list to prepare site plan.

McNamara, originally, when there was a request to add material bins for outside materials was rejected not allowed outside materials. Original bins, Crane, catch materials from Ohio. Section 32 of the conditional use permits needs additional language to clarify this. Attorney, no comments, they did review and no concerns. Site Plan was thorough and complete and no real concerns with the mining plan or screening. Conditional Use Permit itself, surcharge is on the table, things are more expensive, performance bond. Lake gets bigger, but adding for property, and \$5,000 per acre is low. Look at the costs for Performance Bond in Section 22 and review yearly to appropriate charges.

Todd, worked real hard on this with PC and good experience for both of us. I believe concerns have been addressed since the beginning. Gerkin is not associated with the previous gravel plan. We have to plan to join the next gravel pit. Have nothing to do with the Lucky Strike application. McNamara, react to what is applied for.

McNamara, permit 12/8/2020. We need to get this done before the end of the year with correct recommendations

Witt, spirit of cooperation was so helpful and doing what is best for the Township. Only one complaint with a diesel smell but that was corrected.

Motion to table the decision conditional use permit for expansion and renewal pending by McNamara, Witt support with the following:

- Addressing engineering comments of 4/24/2025 from OHM
- Revisions to the Conditional Use Permit for Section 22 performance bond; Section 24; Section 30 surcharge charge; Section 32 storage
- Exhibits sealed by a profession engineer as required by Ordinance
- Labeling the Cook Drain on the Site Plan
- Witt, back in January, 2025, a moratorium was put on the gravel/mining ordinance. The new ordinance amendment has proposed changes. The changes will have to be

followed. Gerkin meets the current ordinance, but next time, new ordinance changes have to be met.

UNFINISHED BUSINESS

1. Sutton Place No. 2 list of items that the applicant for Sutton Place No. 2 would need to complete / correct for preliminary site plan approval. Witt, reported the PC denied the preliminary plan. Board decided to table it to the May 27 Board meeting.

McNamara, packets go out in 10 days.

Board request hydrological study.

Lighting in the subdivision, applicant did not commit to this. Witt, it's a safety issue. The light district installs this and added charges are added to the resident's tax bills.

McNamara, health, safety and welfare of the project.

Common elements, drainage areas are not designated and maintenance responsibilities.

Common elements that are critical for keeping water out of basements. Spohr, makes sense and benefits all of the potential owners. Witt, both attorneys were present at the Board meeting both agreed health, safety and welfare. Market value will determine if lots sell. Point out what the deficiencies and let the Board make a decision. Spohr, attorney indicated need the buyer beware clause. McNamara, Board asked us to clarification on request. This isn't intended to make argument, these are the reasons for making clarification.

Witt, Health Department report of 2024, conditions put in Master Deed and Bylaws. January, 2025 not listed. Language is not in there in the last Site Plan.

Bartolo, change the retention areas to common elements. Retention areas were part of the parcels, are the lots going to be undersized by the Ordinance. If they were converted to common elements, they cannot be part of a parcel.

Section 9, acreage is not listed.

McNamara, access to the detention areas that are in yards and street front. Has to do with fencing. Association docs don't require what types of fences are permissible. Rear yard wood board fences could be 6 foot high, they are designed to hold water. How do you get emergency vehicles in, if there is an emergency?

McNamara, lots 3 and 4, septic field locations on the drawing are not viable as they relate to the drawing. Back with the Health Department 11/25/2024 letter. If a utility truck crushes would crush their septic and this could affect the neighbors drains and water. Putting facilities in the utilities line is not feasibility. Nicholson, DTE trucks on the 50' easement. Consumers has acknowledge that if anything happens, it's on the owner not Consumers Energy.

McNamara, the Board has a lot of options to approve the preliminary plan.

Witt, Section 9.90 Site Plan document is also attached. Some items for consideration:

- * Board request for a hydrological study be done to understand the impact of this development on the water supply.

- * Review Section 9 and 9.90.5 of the 9.90 Site Plan Requirements. Example, net acreage figures for each of the 117 lots? Signs for the development on site plan? Soil boring report?

- * Signed affidavit from DR Park Properties that Will Nicholson has authority to make the application.

- * Master Deed / Bylaws - appears to not contain the information noted by the Health

Department.

- * Exterior lighting requirements (street lights).

Spohr, should the Master Deed/Bylaws have preliminary or draft. Witt, the last one we got is probably Final Master Deed/Bylaws.

McNamara would like the draft of minutes by May 20, 2025 to Witt.

Package go out May 22 for the May 27 Board meeting. This date was established by the Board.

2. Ordinances Revisions to Region II

- a. Solar – is in limbo in Lansing to undo PA233.
- b. Accessory Buildings – talked to Region II and awaiting for info from us. Region is still considered a viable source.
- c. Sign lumination – going back into the building dept. to send to have OHM to make expert determination on signage and lighting.
- d. Gravel and Mining – sent out info to PC. Put a public hearing on our Public Hearing on the June agenda. June 10, 2025 PC Meeting. June 19 is Juneteenth celebration.

Another application for a duplex application submitted. Fees paid and has been asked to contact a site plan engineer. Conditional Use Permit.

SECOND PUBLIC COMMENTS

Kelly Williams, Occidental Hwy., it is really hard to hear you when you are talking. Difficult to hear what is being said. Hard to heard in the audience. Witt, there is a sound system here. Will try to do a better job.

COMMISSIONERS COMMENTS

VanSickle, Next meeting June 10, 2025

July 8, 2025 PC meeting seems to be okay with everyone

Bartolo, looking at Township website, please have the agenda on the website for all meetings. Zoning Board came here and nothing was set up for meetings. Supervisor controls the website. Witt will pass along the comments.

McNamara, good comment on the sound system being used. Having room set up, sound system set up passed along to the supervisor.

Say the Pledge of Allegiance at the beginning of meeting and have the flags set up.

ADJOURNMENT

Motion to adjourn at 8:12 pm by McNamara, Witt support.

Motion carried unanimously