

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

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

Members Absent: None

Others Present: Dove & Dreyson Waynick (DJW Development), Chip Tokar (NRM, LLC), many residents in attendance.

Roll Call:

Witt – here

Spohr – here

Bartolo – here

McNamara – here

VanSickle – here

APPROVAL OF AGENDA

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

Motion carried unanimously

MINUTES

Motion to approve the October 14, 2025 meeting minutes as submitted by Bartolo, Witt support.

Motion carried unanimously

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

Kelly Williams, Occidental Hwy., with the surge of the AI and a Data Center being built, encourage the Board to take this serious. Michigan and WLEN have posted articles regarding this. Dundee and Saline are in the news for Data Center. Asking the Commission to please do an ordinance regarding this.

PUBLIC HEARINGS –

1. DJW Development LLC, 1075 Sutton Road, Adrian, MI 49221. The Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres, is currently zoned Multiple Family Residential (RM-1). The requested site plan review is for multiple-family dwelling purposes consisting of one (1), eight (8) unit apartment style housing unit.

Motion to open the public hearing at 6:35 p.m. by Bartolo, Witt support. Motion carried unanimously.

Dreyson Waynick. Proposing an 8-unit apartment building. Presented several site plans for approval by the PC with minimum revisions.

Several Township residents in attendance expressed their concerns. Summary of those concerns: future plans for development of this parcel, water availability, driveway entrance, and additional traffic on Gady Road.

Dove Waynick, for the record, noted that DJW did receive approval from the Health Department. Should have all of the permits from Health Department in hand tomorrow. As far as the Road Commission approval, permits on file.

Motion to close public hearing for DJW Development at 6:50 p.m. by Bartolo, Spohr support. Motion carried unanimously.

2. Amendment to the Ordinance, Article X Conditional Uses, Section 10.70.22 Gravel Pits, Quarries, and Earth Removal.

Motion to open the public hearing at 6:51 p.m. by Witt, Bartolo support. Motion carried unanimously.

Witt gave an overview of why the ordinance revision is necessary. Board approved a moratorium through January 26, 2026.

Several Township residents in attendance expressed their concerns. Summary of those concerns: impact on surrounding property values, concerns regarding effect on area water wells, and environmental impact.

Chip Tokar, Geologist. Consultant for Gerken Materials. We did submit comments in the July letter. Important to note that part of this may have arisen from a previous application for Lucky Strike. In 2023 submitted an application. There have been several complaints addressed and conditions met for the permit. Has the Planning Commission considered meeting with Gerken personnel? Comments from myself as a professional consultant. There is a lot of duplication in the ordinance. Goal would be to iron out the duplication. Current ordinance did work at the time. Like the opportunity to meet with the PC and the Board regarding this ordinance.

Motion to close Public Hearing at 7:02 p.m. by Witt, Spohr support. Motion carried unanimously.

COMMUNICATIONS

1. Township Board – Board met on 11/10/2025. Approved reimbursement of the site plan review fee for DJW Development \$650 minus the \$25 land split fee owed to the township. Approved a land division on Valley Road. Reviewing the FY2026 budget for approval in December. As a side note, Debra Brousseau has been appointed the new interim Supervisor, due to the resignation of Tom Hawkins.
2. Board Of Appeals – application scheduled on 12/10/2-25. Applicant to build a garage and might not meet setback requirements on Black Highway.
3. Other – None

UNFINISHED BUSINESS

1. Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft Amendment to the Ordinance, Article X Conditional Uses, Section 10.70.22 Gravel Pits, Quarries, and Earth Removal.

McNamara, this is an ordinance update. This would be a Township wide ordinance to shore up our local control of this ordinance. Include existing operations and future renewal. Our local ordinances do need to protect township and residents. Until the State takes away local control, we are putting in ordinances to protect everyone.

Discussion on Page 7, Market Analysis, not the government role, not appropriate and belong here. Making sure we are aligned with the State requirements. Section C, page 7. Spohr inquired about the Market Analysis and other townships having this in their ordinance. It's not our role to ask the applicant to prove they are going to prove profit and how they make their profit. Doesn't fall within the Planning Commission role to ask them to prove profit.

Draft ordinance prohibits imported materials that are not mined on the property.

Operation hours, noise, lighting restrictions, dust requirements, etc. are in this ordinance that protects the neighboring properties and aligns with State laws. Serious consequences criteria form MZEA addressed.

After Planning Commission recommends adoption of the ordinance, draft ordinance then goes to Region 2 for review and then goes to the Township Board for final approval.

Witt, current ordinance was adopted in 1994. MZEA adopted in 2006 and addresses mining concerns. Attorney has reviewed. Overall this ordinance amendment strengthens our current ordinance and is a good draft.

Bartolo, Section P, Page 21, Property Value Impact Analysis. Should a distance be added to this section? McNamara, suggested to include properties within a minimum of a 1,000 feet from project site and if there is a reason to go beyond that, then the PC could request that.

Motion to accept the Ordinance Amendment to Section 10.70.22, Version 1, May 1, 2025 Draft Amendment to the Ordinance, Article X Conditional Uses, Section 10.70.22 Gravel Pits, Quarries, and Earth Removal. with the following changes: Section C, Page 7 Market Analysis text deletion, addition of 1000 feet minimum on Section P, Page 21 Property Value Impact Analysis and correct typographical changes by McNamara, Witt support.

Roll Call

Witt – yes

Spohr -yes

Bartolo - yes

McNamara - yes

VanSickle - yes

Motion carried unanimously.

2. Ordinances Revisions to Region II

- a. Solar – Witt, almost done with Solar Battery Usage. Received information from Comstock Township, Kalamazoo Township regarding their ordinance.
- b. Accessory Buildings – Witt is working with Region 2 and meeting with Thomas Boss, regarding set back requirements and sliding scale.
- c. Sign Illumination ordinance text to be revised to reflect that requirements to be reviewed by 3rd party, such as OHM, and not the Planning Commission. Still in review with attorney.
- d. Chicken Permit – off to attorney to review.

NEW BUSINESS

1. DJW Development LLC, 1075 Sutton Road, Adrian, MI 49221. The Parcel # RA0-117-2205-00 located at 2000 Gady Road Block, approximately 20.22 acres, is currently zoned Multiple Family Residential (RM-1). The requested site plan review is for multiple-family dwelling purposes consisting of one (1), eight (8) unit apartment style housing unit.

The PC members received another DJW submission from the clerk on 11/17/2025 with no time to review the materials for tonight's meeting. Noted materials received for the record. Not clear on what the additional materials are for. Parcels B, C, D are single family lots that need to be addressed and aren't part of the current application for the 8-unit apartment complex.

The PC members reviewed documents from McNamara and Witt outlining various deficiencies with the site plan application materials that were submitted for the 8-unit apartment complex. DJW (Dove & Dreyson) were provided copies of those lists.

Dove Waynick commented on that the concerns have previously been addressed. Suggested you should have one Township person to review to make sure we have a complete application. He disagrees with what the Planning Commission has to say.

McNamara, you have not submitted a complete application.

VanSickle asked to speak to him regarding a question on the site plan and he walked out of the meeting without addressing the question.

Motion to table the decision on the DJW Development Site Plan for RA0-117-2205-00 until the completed site plan is submitted and received, McNamara, Spohr support.

Motion carried unanimously.

2nd PUBLIC COMMENTS:

Attending residents voiced their concerns.

How far can he go with the development? Response: If you see activity, contact the Township office.

Does Lucky Strike have an open application? Response: They were denied. Board put on a moratorium regarding new applications. Back when you denied Lucky Strike, they didn't have the material

for the berm to build it? Response: That site has some challenges. Ordinance required a berm. Applicants' responsibility to show the development on the Site Plan. Ordinance does have provisions for the well monitoring. PC is paying attention to details of Gravel Pits.

Numerous residents thanked the Planning Commission for their hard work on the Ordinances and protecting the Township and residents.

Is there something in the Ordinance that would prove that this would be a detriment to the Township in regards to the mining operations? McNamara, if the applicant submits a completed Site Plan and meets all ordinance requirements, we have to approve it.

COMMENTS FROM COMMISSIONERS

VanSickle, Next meeting December 9, 2025. Possibly moving this meeting to December 17 or 18 if a quorum is not available.

ADJOURNMENT

Motion to adjourn at 8:38 p.m. by McNamara, Witt support.

Motion carried unanimously