



**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
February 19, 2018 7:00 pm**

Meeting called to order by Chairman John Delmotte at 7:00 pm and he led the Pledge of Allegiance.

**ROLL CALL:** John Delmotte, Mike Jaworski, Tom Woelmer, Craig Assenmacher, Gary Nowitzke, Kevin Kruskie were present. Ann Nickel-Swinkey was excused. Township Planner Lucie Fortin and Supervisor Jerry Blanchette attended also.

Chairman Delmotte added zoning ordinance amendments for new business to agenda

**CHAIRMANS ANNUAL REPORT:**

Chairman Delmotte asked for review of his annual report for 2017

**Motion to accept the annual report for 2017 and refer it to the Township Board** by Mike **Supported** by Gary.

**Motion carried.**

**ANNUAL ELECTION OF OFFICERS FOR 2018:**

**Motion to open nominations for the annual election of Officers for Planning Commission for 2018** by Mike **Supported** by Craig. **Motion Carried.**

Motion to re-elect John for Chairman by Mike **Supported** by Gary. Craig asked if motion could be made to re-elect all to existing positions.

Motion to withdraw nomination for John by Mike **Supported** by Gary. **Motion Carried**

**Motion to re-elect all current commissioners to his/her position** by Craig **Supported** by Mike. **Motion Carried.**

**APPROVAL of MINUTES:**

**Motion to approve the minutes of the November 17, 2017 meeting and place on file** by Gary **Supported** by Tom.

**Motion carried.**

**NEW BUSINESS:** C-3 Access Requirements and Architectural Standards zoning ordinance amendments

Lucie led discussion regarding C-3 zoning proposed changes and ideas.

- Access roads and cross access easements
- Commission prefers to require service road/access drive as opposed to just cross-access parking lots. Service drive would be along the South side of the parcels
- Language will be added to support the desires of the Commission
- Lucie will check with MDOT if they have a preference with the wording in regards to the road/access

Review of C-3 ordinance proposed changes by Planner.

- Section 3.8 (Transition Strip)  
To clarify this section with details regarding buffers and screening
  - No concerns by commissioners
- Section 9.08 (Site and Building Design Standards)
- To clarify this section with details in regard to Building Design
  - Discussion regarding roof pitches and flat roofs vs. pitched (6/12)
  - Window area of façade to be changed to 35%
  - Will add to require at least 25% materials other than vinyl siding on public facing facades
- Discussion of Traffic Impact Study (may be required)
- Discussion on the sign ordinance

- Commission agrees to maximum of 10' height for freestanding signs and to reduce sign area in all districts.
  - Lucie will check on using lumens in place of watts for criteria on light brightness on signs
  - Commission wants to reorganize the Article and remove any redundancies.
- Lucie will add some wording to make the standards a bit flexible to allow the PC to discuss other proposals in site plan review.

A Public hearing will be scheduled for the March 19, 2018 Planning Commission meeting, based on the revised amendment. This is needed to allow time for the Monroe County Planning Commission review and action in April as well as the Township Board review/action at their May 1, 2018 meeting.

**OLD BUSINESS:**

**Motion to table the discussion on the Sand Stripping, Agritourism and other Zoning Book adjustments** by Tom Supported by Mike. **Motion Carried**

**MISCELLANEOUS:**

Chairman Delmotte reported that the Township Board denied the rezoning request on Parcel #5813 127 215 10 and Guenther Homes has requested Township Board approval of a one-year extension for the Plum Grove II preliminary plat II.

**PUBLIC COMMENT:** None

**NEXT MEETING:** March 19, 2018

**ADJOURN:**

**Motion to adjourn** by Gary. **Supported** by Kevin. **Motion carried.**

Meeting adjourned at 9:23 pm.

Minutes are preliminary until approved.