



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
July 17, 2017 7:00 pm**

Meeting called to order by Chairman John Delmotte at 7:05 pm and he led the Pledge of Allegiance.

ROLL CALL: Craig Assenmacher, Tom Woelmer, John Delmotte, Mike Jaworski, Kevin Kruskie and Ann Nickel-Swinkey were present. Gary Nowitzke was excused. Also present was Lucie Fortin (Township Planner) and one resident, Rick Milner.

APPROVAL of MINUTES: Motion by Ann Nickel-Swinkey to approve the minutes of the May 15, 2017 meeting and place on file. **Supported** by Craig Assenmacher. **Motion carried.**

OLD BUSINESS: Chairman Delmotte asked if Lucie had a response from Gabby's Ladder. She has not. Comments on Master Plan Draft from Frenchtown Charter Township: They acknowledged that the Raisinville Master Plan is compatible with theirs. Lucie reminded the Commission that the next phase is the Public Hearing at the Township Planning Commission level before final adoption.

- 1.) Solar Farms:** Lucie had prepared and submitted to commission members *Section 3.31 Solar Energy Systems (draft 6-28-17)*. Discussion was opened regarding the ordinance. Lucie will clarify the language so the size is clear. (Note) that this will be permitted in Industrial areas. Once she is done she will ask our attorney to review the language and format.

Motion by Tom Woelmer: Upon approval by Township Attorney, this body recommends approval to Township Board of The Solar Energy Systems, Section 3.31, with the 2 changes/additions made tonight, being Subsection 1, letter B – change to all other applicable codes (instead of “any”) and Subsection 3, letter E, to delete all words after “Square Foot” to the end of the sentence. **Supported** by Craig Assenmacher. **Motion Carried.**

NEW BUSINESS:

- 1.) Bylaws and Rules of Procedure**

To clarify date and times of meetings

Motion by Mike Jaworski to adopt the most recent set of bylaws date 7-17-17. **Supported** by Kevin Kruskie. **Motion Carried.**

- 2.) Zoning Map**

Lucie submitted to commission members a copy of the updated zoning map. She explained that the C3 section along South Custer and Plum Grove was researched and mapped accordingly.

Motion by Mike Jaworski that we recommend approval to the Township Board of the Zoning Districts Map as amended in June 2016. **Supported** by Kevin Kruskie. **Motion Carried.**

- 3.) C3, Restricted Zoning Regulations**

Discussion held regarding the required service drive that was thought to be necessary for future development. The thought by the Commission in 2002 was to be able to restrict traffic from and to M-50 for safety. The Master Plan residents survey conducted in 2016, indicated that major commercial businesses along the M-50 corridor are not desired. Lucie asked the commission members to give some thoughts as to what they think would be a good fit there and how to control M-50 ingress/egress. The item was tabled.

4.) Sand Stripping Zoning Amendment

Raisinville has not enacted an ordinance regulating sand stripping. Currently sand cannot be removed and transported off the premises. (Ordinance 61 H from 10/13/03 was never adopted.)

Quarrying- at what point does stripping sand become a quarry? Lucie is to research and report back regarding neighboring townships (Ida, London, Summerfield).

Discussion held regarding amending the Pond Ordinance (Section 3.15) to allow the removal of soil from property.

5.) Flood Plain Zoning Ordinance

State/new FEMA map requires amending some of our ordinance language. Lucie will review and discuss with attorney and report back to commission.

6.) Agri-Tourism regulations

"Value added businesses" in agricultural areas (ex: wineries, reception venues, etc). Issues include noise, traffic, light shading at night from large light poles. Members need to think about these issues for future discussion. Neighboring townships are already approving these types of things.

MISCELLANEOUS: None

PUBLIC COMMENT: None

NEXT MEETING: August 21, 2017

ADJOURN: Motion to adjourn by Ann Nickel-Swinkey. **Supported** by Craig Assenmacher. **Motion carried.** Meeting adjourned at 8:30 pm.

Minutes are preliminary until approved.