

RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
June 20, 2016

Meeting called to order by Chairman John Delmotte.

ROLL CALL: Gary Nowitzke, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin and Mike Jaworski were present. Craig Assenmacher and Tom Woelmer were excused. A quorum was established and the meeting proceeded.

Township Planner Lucie Fortin, Dave Kubiske (engineer for applicant), Hobby Nels (construction manager for applicant) and Catharine Calder (Meadow Montessori School) were also present.

Pledge of Allegiance led by Chairman Delmotte

APPROVAL of MINUTES: Motion by Gary Nowitzke, **Supported** by Adam McLaughlin to approve the minutes of the meeting held on May 9, 2016. **Motion carried.**

NEW BUSINESS: Meadow Montessori, Inc., is requesting Special Use and Site Plan approvals for adding a parcel of land located immediately south of the existing school at 1670 S. Raisinville Road, Parcel # 5813 134 323 00. The subject parcel is zoned R2, Single Family Residential. The proposed use is to convert an existing house into high school classrooms.

Special Use:

Motion to Open Public Hearing by Ann Nickel-Swinkey, **Supported** by Mike Jaworski. **Motion Carried.**

1.) Dave Kubiske from David Arthur Consultants commented that he updated original site plan from 2002 to show new proposal. He stated the architect will take care of addressing the ADA requirements.

2.) Township Planner, Lucie Fortin, stated that the applicant has combined the two parcels and that, because this is a school building, Fire and Building approval are needed from the State of Michigan and those permits are in process. The exterior improvements will only include the addition of a lighted sidewalk to connect the existing and proposed school buildings to each other.

RE: Special Land Use Criteria: Will not change the character of the area, adequately served by essential services, should not create a need for additional public facilities or services; not expected to have negative impacts on adjacent properties in terms of traffic, noise, smoke, odors; and is consistent with the uses found along South Raisinville Road. She suggests recommending Board approval of this Special Land Use.

RE: Site Plan: Parking- if to be expanded, will need to be re-addressed. While there are plenty of spaces, the existing parking does not comply with the zoning ordinance dimensional standards. Signage- no new signs are proposed. Lighting- a discussion was held with the architect and they submitted light fixture cut sheets and height information. She suggested if an approval recommendation is made to the Board that it is contingent on the Township Planner comments being addressed. A review of revised documents submitted on June 20, 2016 is currently being done. She also addressed the Engineer's report: Public Utilities (Water & Sewer) were not depicted on the plans. Dave Kubiske stated a call was made to the Health Dept. and City of Monroe to confirm that there are public water and sewer services to the existing house. They put it in their letter. It was also suggested that if the PC goes forward with an approval recommendation that it is contingent on the Engineer's comments being addressed. A review of revised documents submitted on June 20, 2016 is currently being done.

3.) Public Comments: Catherine Calder (representing Meadow Montessori School), the high school classrooms should not be conceived as large rooms, but as small, only serving 12-13 high school students

Motion to Close Public Hearing by Mike Jaworski, **Supported** by Gary Nowitzke. **Motion Carried**

Motion by Ann Nickel-Swinkey, Supported by Mike Jaworski: Motion Carried
To Recommend Special Use Approval to the Township Board of the application by Meadow Montessori; to add a parcel of land located immediately south of the existing school at 1670 S. Raisinville Road, Parcel # 5813 134 323 00. The subject parcel is zoned R2, Single Family Residential. The proposed use is to convert an existing house into high school classrooms.

Motion by Ann Nickel-Swinkey, Supported by Mike Jaworski: Motion Carried
To Recommend Final Site Plan Approval to the Township Board of the application by Meadow Montessori; to add a parcel of land located immediately south of the existing school at 1670 S. Raisinville Road, Parcel # 5813 134 323 00. The subject parcel is zoned R2, Single Family Residential. The proposed development is to convert an existing house into high school classrooms, contingent on the Township Planner and Engineer's comments being addressed. (Review letters dated June 13 and June 8, 2016)

OLD BUSINESS: None

PUBLIC COMMENT: None

NEXT MEETING: July 18, 2016

ADJOURN: Motion to adjourn by Mike Jaworski, **Supported** by Adam McLaughlin. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary