

**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
May 9, 2016**

Meeting called to order by Chairman John Delmotte.

ROLL CALL: Craig Assenmacher, Tom Woelmer, Gary Nowitzke, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin were present. Mike Jaworski was excused.

APPROVAL of MINUTES: Motion by Craig Assenmacher to approve the minutes of the special meeting held on April 18, 2016. **Supported** by Adam McLaughlin. **Motion carried.**

NEW BUSINESS: Jason Miller, of 110 Research Parkway Dundee, MI 48131, is requesting Special Use and Site Plan approvals for Buildings D and E of the Miller Business Development Park, located at 4658 South Custer Road Monroe, MI 48161. Parcel ID# 5813 128 107 10.

Special Use:

Motion to Open Public Hearing by Gary Nowitzke, **Supported** by Craig Assenmacher. **Motion Carried.**

Township Planner, Lucie Fortin, spoke regarding the total square foot of buildings exceeding what's currently approved- should move to amend. She also stated a note should be added stating No harm to public welfare, regarding David Arthur Consultants use per drawings. Jason, DAC said the zoning ordinance addresses this and there is no need for them to do it.

Tom Woelmer (PC member) asked about grass clippings on site = odor, compost pile, nuisance? Hazardous materials were also questioned.

Public Comments: None

Motion to Close Public Hearing by Ann Nickel-Swinkey, **Supported** by Craig Assenmacher. **Motion Carried**

Motion to Recommend Special Land Use Approval to the Township Board for Buildings D & E in the Miller Business Development Park, located at 4658 S. Custer Road Monroe, MI 48162, Parcel # 5813 128 107 10.

The following conditions must be met for approval:

- 1.) No hazardous or controlled materials will be stored within the buildings that exceed the ordinance**
- 2.) Uses on this site will not involve activities processes, materials and equipment or conditions of operation, that are detrimental to the general public welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors,** by Tom Woelmer, **Supported** by Adam McLaughlin. **Motion Carried**

Site Plan Review:

Lucie spoke about the Landscape barrier that is lacking from the view along Frary Lane. The greenbelt has been discussed regarding this project many times and the deadline for the landscaping is June 1st. DAC commented that the landscapers are working on it.

Township Engineer, Mark Mathe, went over his review, noting C.101, C.102, C.104, and C.110

- 1.) The water lines should be marked & aligned
- 2.) The existing wells need confirmed if they are properly abandoned
- 3.) Drainage Easement
- 4.) Loading dock sides not specified in #6

Jason (DAC) asked, how much investigation do they need to do to prove these were properly abandoned? How Far back and to what extent do they need to prove? Will it hold up the development?

Easements- he claims the owners are working on properly dealing with the easement issues. Apparently at the closing these were not addressed and they are abandoning them properly.

Overhead electric lines (DTE)- these will be relocated prior to Building E construction begins. They are working with DTE currently and Jason said he knows the Building Department will not issue a permit if the lines are still there.

The 25' minimum width will be met. Vehicle turnaround issues are being dealt with.

Greenbelt issue discussed regarding location, and needing to be re-treed and have trees planted. Dan Williams, representative of Miller Business Development, commented that the "hole" Lucie mentioned is now part of their property. They discussed the West boundary of the property (as seen from Frary Lane) again. Part of discussion mentioned that the landscapers were going to replace some evergreens that were dead.

Chairman John Delmotte questioned the retaining wall design on either side of loading docks, & about the dumpster enclosures being the same size.

Adam McLaughlin asked about clarification of the abandoned well issue. Jason Nolff stated they've contacted the Health Department (as well as various contractors to see who might've worked on them to confirm if they're capped). Gary Nowitzke asked if any other records could be researched, such as DEQ? Licensed drillers? Tom Woelmer asked, why wasn't this done months ago? They could have called a contractor out to cap them if they weren't sure. If they were capped, the casing would have been cut back and not sticking out of the ground.

John Delmotte asked about the relocation of the overhead lines. If they know DTE is not known for expediting requests, why the push for final site plan approval? Jason Nolff stated only Building D is going forward now. They still have time to get the lines moved before Building E starts construction.

Tom Woelmer asked about the integrity of the 4" concrete versus the 6" with the expected truck flow over said concrete. Jason Nolff responded they will "probably do this".

Conversation ensued when Dan Williams questioned the Planning Commission members what they expected from Mannik & Smith regarding the reviews that they do, particularly from the Engineering aspect. He feels that multiple agencies are overlapping reviews and they are stuck paying for the same reviews over and over. The Planning Commission members stated they feel the Mannik & Smith Group are the watchdog for the Township and they review everything in the interest of the Township, not as individually submitted plans, as other agencies do. It was clarified that it is the decision of the Township to have the plans that are submitted be reviewed by Mannik & Smith Group, as our Engineer and Planner.

No other comments.

Motion to Recommend Preliminary & Final Site Plan Approval to the Township Board for Buildings D & E in the Miller Business Development Park, located at 4658 S. Custer Road Monroe, MI 48162, Parcel # 5813 128 107 10. The following conditions must be met for approval:

- 1.) Approval of the Special Land Use request with conditions**
- 2.) The Addition of arborvitae or other evergreens to complete the green belt along the west property boundary.**
- 3.) A note added to the drawings stating conditions 1 & 2 from Special Land use above.**
- 4.) A note added to the Final Site Plan drawings to address limiting full exterior lighting (with the exception of security lighting) to 60 minutes before and after the businesses open hours of operation as stated in the Conditional Zoning Agreement.**
- 5.) The applicant addresses the comments and concerns of the Township Engineer & other required agencies furnishing a revised site plan to the Township Building for review and approval by the Township Engineer prior to the Township Board approval.**
- 6.) Once all approvals have been obtained the Township Plan Approval Stamp shall be added to the cover sheet, and three (3) copies of the final site plan shall be submitted to the Township Building Department for signatures by Tom Woelmer, Supported by Gary Nowitzke. Motion Carried**

OLD BUSINESS: None

PUBLIC COMMENT: None

NEXT MEETING: June 20, 2016

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

Minutes are preliminary until approved.
Ann Nickel-Swinkey, Planning Commission Secretary