

**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
September 19, 2016**

Meeting called to order Pledge of Allegiance led by Chairman Delmotte

**ROLL CALL:** Gary Nowitzke, Ann Nickel-Swinkey, John Delmotte, Craig Assenmacher. Tom Woelmer were present. Adam McLaughlin arrived just after roll call. Mike Jaworski was absent. A quorum was established and the meeting proceeded.

Township Planner Lucie Fortin and Mike Walters (3105 Vivian Rd Monroe, MI 48162, representing Heritage Baptist Church) were also present.

**APPROVAL of MINUTES: Motion** by Gary Nowitzke, **Supported** by Craig Assenmacher to approve the minutes of the meeting held on July 18, 2016. **Motion carried.**

**NEW BUSINESS:** None

**OLD BUSINESS:**

**1.) Heritage Baptist Church revised landscape plan**

Lucie's comments:

Applicants received approval in September/October 2014 from PC and the Township Board. Applicants contacted Lucie in March/April 2016 and they were supplied the landscaping requirements. Applicant submitted plan Wednesday September 14, 2016 (meeting was held at the Township hall with Lucie, Jerry, and Mike Walters), and then submitted revised plan at the meeting. Most of the requirements were met, the shrubs along the parking lot are lacking. Greenbelts met along both roadways. Maybe shrubs could be more along south. Lucie reiterated that this was approved without plans in 2014 and how it can cause problems later on.

Mike Walters commented that he feels the revised plan submitted at the meeting meets the requirements of the Township. He asked about the permanent Certificate of Occupancy. It was being held up because of no landscaping plan approval.

**Motion** to approve amended landscape plan as presented by Ann Nichol-Swinkey, **Supported** by Gary Nowitzke. **Motion Carried.**

**2.) Master Plan:**

Survey: Proposed survey was reviewed. The following are things that the PC board would like to see changed:

Q #1- change "rank" to "identify"

Q #2- Two changes: remove "The Township.... And "commercial development"

Q #3- (1) insert words "limited" and "between "be" & regulated in the last choice (2) Bold Print the word "one" in the preface. Underline that word too.

Q #4- Delete "facilities or accommodations" add "path or trails". Add Blight Enforcement

Q #5- Remove "my" from "commercial and industrial....." and delete "all right" & insert "acceptable."

Q #6- Redo sentence to start with "Professional offices, such as doctors, lawyers..."

Q #7- Add word "or" between "lots" & "in". Remove "Detached" from last 2 options above "None" category.

Q #8- (1.) Delete the first option. (2.) add the word "trails"

#2, #5 & #8- change "agree somewhat" to "disagree" (remove No Opinion)

Q #9- Delete "facilities or accommodations" add "paths or trails"

Q #10- No changes

Q #11- Stays the same

Discussion as to who to send the Postcards to. Registered voters or Homeowners? Also, would like to add a line to the Winter Tax bill backer as a reminder to do the survey.

Craig- no questions deal with Fire, Police & Safety?

Lucie- under Q#4: Add Public Safety (fire ambulance &/or police).

Under Q# 8 add Public Safety response times are adequate

Under Q #19 add "From Home" bullet

Blight discussion. Should people be able to report anonymously? Zoning text needs to be reviewed as to what authority the blight officer has.

### **3.) Zoning Ordinance Book:**

Lucie will continue to work on updating the Zoning Map.

The Ordinance book can now be put on line as is. No longer "Draft Copy". She incorporated the ordinances enacted since the last printing. No vote needed to approve it: can go online.

Discussion also regarding C2 vs C3 along M50 corridor by Plum Grove.

**Misc:** Craig states the need to review the Accessory Building Ordinance in the future

1.) What counts as square footage and what doesn't? 2.) The size restrictions?

The Township board has given the PC authority to send out the postcards. Tonight's decision does not have to come back to the Township Board.

**PUBLIC COMMENT:** None

**NEXT MEETING:** October 17, 2016

**ADJOURN: Motion** to adjourn by Craig Assenmacher, **Supported** by Adam McLaughlin. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary