

**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
October 19, 2015 7:00 pm meeting**

Meeting called to order by Chairman John Delmotte and led the Pledge of Allegiance.

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

**APPROVAL of MINUTES: Motion** by Gary Nowitzke to approve the minutes of the September 21, 2015 meeting. **Supported** by Craig Assenmacher. Unanimous. **Motion carried.**

**PUBLIC HEARING:**

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

-Jason Nolff (David Arthur Consultant, representing applicant): Stated they addressed comments from our Engineer and Planner. DAC would like recommendation to the Township Board for Final Site Plan Approval.

- Luci Fortin, Planner: Evergreen Canopy addressed & she is satisfied. Ordinance states up to 50% of canopy trees can be substituted by using Evergreen Trees and she is ok with that.

-Jason asked if 17 existing Evergreen trees would be allowed to be used in lieu of canopy trees.

-Mark Mathe, Engineer: Grading of parking lot & slopes thru out site. No requirements. Minimum slope of 1% suggested, otherwise use generally accepted standards.

-Jason: Drain Commission does not require 1%.

**Motion to close Public Hearing** by Ann Nickel-Swinkey, **Supported** by Gary Nowitzke. Unanimous. **Motion Carried.**

Planning Commission Comments:

Tom Woelmer confirmed if the parking lot was gravel. Jason Nolff stated slope would be addressed if/when asphalt or concrete is installed.

**New Business:** Recommendation for Final Site Plan Approval to Township Board: Applicant: Jason Miller of 8710 N Custer Rd., Monroe, MI 48162; for a proposed landscape contractor's building/yard located in the Miller Business Development Park, at 4658 S. Custer, Monroe, MI 48161, which is Zoned M, Manufacturing. Parcel ID: 5813-128-107-10, by Ann Nickel-Swinkey, **Supported** by Tom Woelmer. Unanimous. **Motion Carried.**

**OLD BUSINESS:**

1.) Zoning Ordinance Update. Discussion led by Lucie Fortin.

(See her memo) 8 suggested amendments listed.

Recommended #1 & #2- as "a must"

#3 thru #6 as a good idea

#7 & #8- as a lower priority

Tom Woelmer- Should the 1% slope requirement be included in Zoning Ordinance Amendment?

Lucie states- Could establish Engineering Standards vs. including same in the Ordinance itself.

Sand Ordinance- discussion about revisiting the issue of drafting a "sand ordinance" to allow removal from premises. PC discussed this ordinance at the 10-13-2003 meeting.

Definition of "Farm"- We define it by acreage. Michigan Department Agricultural & Rural Development does not define a farm by acreage. We require 10 acres.

**PUBLIC COMMENT:** None

**NEXT MEETING:** November 16, 2015 (if needed)

**ADJOURN: Motion** to adjourn by Craig Assenmacher. **Supported** by Tom Woelmer. **Motion carried.** Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary