



**RAISINVILLE TOWNSHIP
PLANNING COMMISSION MINUTES
July 15, 2019**

CALL TO ORDER:

A meeting of the Raisinville Township Planning Commission was called to order by Chairman John Delmotte at 7:00 p.m. on Monday, July 15, 2019, in the Raisinville Township Hall, 96 Ida-Maybee Road, Monroe, Monroe County, Michigan. 48161, and he led the Pledge of Allegiance.

ROLL CALL: John Delmotte, Ann Nickel-Swinkey, Mike Jaworski, Craig Assenmacher, Ryan Timiney were present. Tom Woelmer arrived late, and Kevin Kruskie was excused. Township Planner Lucie Fortin, Township Engineer Mark Mathe, Ken Thompson, representing BC Raisin Ridge Property LLC and multiple residents from Raisin Ridge Mobile Home Park, Aberdeen Subdivision and residents along M-50 also attended.

APPROVAL of MINUTES: Motion to approve the minutes of the February 21, 2019 meeting and place on file by Ann. Supported by Mike. Motion carried.

CHAIRMAN'S YEAR END REPORT: No report submitted to review by the Chairman. Left Tabled

PUBLIC HEARING:

Kenneth B Thompson, on behalf of BC Raisin Ridge Property LLC, of 32255 Northwestern Highway Suite 201 Farmington Hills, Michigan 48334, is requesting Special Approval for the final phase of Raisin Ridge Mobile Home Park, located at 801 Franklin Blvd. Monroe, MI 48161, Parcel ID# 5813-127-323-20.

Motion to Open Public Hearing on request by BC Raisin Ridge Property LLC, of 32255 Northwestern Highway Suite 201 Farmington Hills, Michigan 48334, for Special Approval for the final phase of Raisin Ridge Mobile Home Park, located at 801 Franklin Blvd. Monroe, MI 48161, Parcel ID# 5813-127-323-20 by Mike. Supported by Craig. Motion Carried

Comments from Applicant- Kenneth Thompson spoke on behalf of BC Raisin Ridge Property LLC. This is an 84-site addition to the existing manufactured home community. It is the final phase at the back of the mobile home park. All sewer and water that this would feed into is built.

Comments from TWP Planner- Last phase of a 404 development. Cites consent judgment which made it clear that this is a court ordered use. The use is therefore a given- it cannot be re-argued at this point in time, but conditions can be added to the motion to Approve Special Use.

1.) Suggests requiring a landscape transition strip. This would be a condition of the special use approval- not in the site plan process.

2.) Emergency access to Aberdeen Road is required per the approved plans. The constructed roadbed on the adjacent subdivision needs to be verified and maintained.

-Commissioner Timiney asked what the consent order required. Discussion followed.

-Commissioner Jaworski asked Mr. Thompson about the emergency access to the east (Raisinville Rd)- do they have the easement to access Raisinville Rd? Mr. Thompson stated that he drove it earlier today and that the outlot on the subdivision portion was constructed.

Comments from TWP Engineer-

1.) Suggests that we ensure that the access road connects to whatever it needs to in the Aberdeen Subdivision and is adequate to support emergency vehicles accessing the site. Recommends design contingent in the plans and that meets the emergency access in the fire code.

2.) Ensure there are no wetlands on this land and require a current wetland delineation report approved by the Michigan Department of Environment, Great Lakes & Energy (EGLE) be submitted to document whether or not jurisdictional wetlands exist on this property.

Wetland approvals are only good for 5 years.

Public Comments-

John Ankenbrandt: Letter read by Chairman for the record and a copy will be attached as part of the minutes. His concern was 1.) sewer/water taps. 2.) no fence. 3) trespassing on their property. 4.) Trash/etc. on the property, ATV traffic, firepits in his woods.

Ted Gay, 945 Cameron Circle-

- a.) ATV comes from Aberdeen not the manufactured home park.
- b.) Manufactured Home park isn't maintaining the curbs, sidewalks & driveways, they're crumbling. Why allow more sites when they don't maintain what's there?
- c.) Need a better second access. Not just emergency vehicles, but for everyone.

Jessica Childress, 148 Aberdeen

- a.) Doesn't want the access road to be open to the public. Aberdeen doesn't have sidewalks and she's concerned for the children.

Marissa Songco, 4031 S. Custer Rd

- a.) Property borders manufactured home park.
- b.) Fence was promised by Ron Blank, shooting fireworks in her back yard. Their dog was stolen.
- c.) She wants people stay on their own side.

Dale Bagby, 3814 Alexander Trail

- a.) If emergency access happens- who will maintain it?

Anthony Songco, 4031 S. Custer Rd

- a.) Will the fence be enforced by the Township? He thought it was part of the original approval.

Peter Erdman, 954 Cameron Circle

- a.) Can the public view the site plan?
- b.) Also questions the effect this will have on tax revenue.

Ted Gay, 945 Cameron Circle

Will Raisinville Township govern lot rent?

Lisa Neidy, 150 Aberdeen Rd

- a.) If the access road is opened up who will maintain it? Aberdeen Subdivision has an Association that pays for maintenance of the road now. Will the mobile home park help to maintain it?
- b.) they have deer, eagles, foxes, ducks, in their backyards. They were told by Ron Blank that the MHP could not expand until all of the existing lots were filled. They are also having excessive crime.
- c.) The rumor is that the new park owners are going to lease or rent the lots in the expansion. She fears that if you are not an owner, you are not going to maintain it as well as if you owned it.

Karen Slovenski, 845 Tanner Landing

- a.) Will the residents of Raisin Ridge have any say if this "goes thru", Mr. Thompson said No.
- b.) It seems that more homes are being offered to lease the site and lease the residence. Thinks owners would take better care of the property if they owned the home rather than people that lease or rent.

**Mr. Thompson, consultant to Meritus Communities, disagrees with the comments regarding poor maintenance. He said that every MHP is inspected by the State on a yearly basis. Any hazardous conditions are noted and reported and are required to a certain time frame to fix it.

John asked if the reports are available to the residents. He said, yes, they are public documents. The management of the park may have it.

Mr. Thompson said there may be a few cracked sidewalks or driveways but overall the park is well maintained and in good shape. He thinks the management team at this location does a good job.

Ted Gay, 945 Cameron Circle

- a.) Asked if there was a representative from Meritus there?
- b.) He asked Mr. Thompson if he has actually drove through the park? He offered to drive Mr. Thompson through the park and show him the issues that are being brought up.
- c.) He is worried that any heavy equipment brought in will deteriorate the roads

Peter Erdman, 954 Cameron Circle

- a.) He walks his dog and he agrees that there are trip hazards on the sidewalk

James Byram, 144 Aberdeen

- a.) He was on the Aberdeen Homeowners Association board for over 10 years and said the Easement is for Emergency Vehicles only.

They have a lock on SE corner of Easement that is checked periodically. Trespassing is a concern.

He said that they were also promised a fence, trees and money for the trees from Mr. Blank and his partner, they were promised a lot of things that never came through.

He worries about dust/dirt & heavy equipment on Aberdeen Road. This could damage the road, and it is supposed to be for emergency access vehicles only.

There is a gate on the easement right now. The association claimed there is about 1" of topsoil/grass now that is over the gravel roadbed.

Wants the Township to consider a fence now that this is going forward. He questioned if there were any chances that the Aberdeen Homeowners Association could "lose" the easement? Ann and John replied he would need to review the wording for the easement as to how it was recorded. This Commission does not have any jurisdiction over that.

Dave Benvenuto, 970 Cameron Circle

- a.) Concerned with the units being rented with the option to buy. Is the owner of the park using this option to fill up the lots so they can continue to build the next phase?

Tom W. agreed that the Township should review to see if there was anything in writing that the park must fill all the sites in Phase One before being allowed to proceed with Phase 2. Mr. Thompson explained that a park is never 100% full.

Anthony Songco, 4031 S. Custer Road

Wanted clarification that if the conditions mentioned (ex: fences, easements) was not put in place years ago, that this Commission can make their own stipulations and/or recommendations. Mike replied as long as they comply with our current zoning standards.

Asked if there are any state regulations for ingress/egress?

- Mark Mathe (Township Engineer explained the International Fire Code current version controls this issue)
- Lucie explained the Manufactured Home Housing Rules dictate the ingress and egress access throughout the State

Jessica Childress, 148 Aberdeen Rd.

Questioned what kind of fences can be put in?

- John replied- We have a whole ordinance on fences.

Lucie explained the plans we have were approved by the Mobile Home Commission in 1998.

Mr. Thompson stated he has not seen the consent agreement, but assumes that any "legal promises" would have been put into the agreement.

Eliene Benvenuto, 970 Cameron Circle

She said they've been there for approximately 2 years and it is very nice and does not want to see it to go downhill.

Would like to see the park owners take care of what is there currently before adding more. She is also concerned once

the construction begins of how the traffic will be controlled as there is one way in and one way out. Wildlife is a concern for many residents.

Ted Gay, 945 Cameron Circle

Asked for clarification as to if the Township has any jurisdiction over the MH Parks roads, sidewalks, etc. Tom & Ryan stated the Mobile Manufactured Home Commission has control.

He would also love to see a fence

Asked if Mr. Thompson would facilitate a meeting with Raisin Ridge owners and the residents. Mr. Thompson replied he cannot speak on behalf of management but the residents absolutely could request one.

Comments from the Commission-

John- Explained that the consent agreement was for the use and re-zoning of the property. It did not address the site plan approval

Mike- He does not see anywhere where a fence is shown. He thinks that the consent agreement should reflect the current zoning standards and that things may need to be adjusted.

Would like to know what percentage of the park is rented and what is the demand for housing? He would not like to see empty housing.

Tom- Was there a fence approved by the Township board? He'd like to see what the past minutes said. Was any revised plans submitted that showed a fence?

Craig- Now is the time to look out for the public. A stipulation can always be put in that a fence is required.

Asked if the Commission recommends conditions for Special Use, such as a fence or transition strips, who enforces that?

-Lucie replied conditions need to be specifically mentioned as part of the Special Use Motion. The PC makes a recommendation to the Township Board and then the Twp. Board makes the special use approval. The site plan review and approval follows with a decision on the approval of the "preliminary site plan". That decision, along with approval by other local agencies (drain commission, road commission etc.) goes to the State Mobile Home Housing Commission for their final approval. The Township receives the final site plan approval from the State.

Motion to close the public hearing by Ann. **Supported** by Tom. **Motion carried.**

Discussion of Special Use Request by Commission:

John- many of the issues brought up are beyond the Planning Commission's control.

We can address 2 issues at Special Land Use: 1.) Transition strip 2.) Emergency Access

Mike- is this consistent with our Master Plan? Things changed over the past 20 years.

Mark Mathe- a meeting was held with Mr. Thompson to look at changes

Soil Erosion issue- no final word yet

Drain Commission- has given approval. (no objection)

From an emergency standpoint, he sees no issues

He thought we needed a wetland study done? Mark M. stated that is a developer's issue, not the PC, the Township does not have a liability of determination

Mike is concerned that the 84 sites may not be filled

Tom- transition strip is our main issue for Special Use Approval.

Ann- agrees with Tom about the transition strip/buffer/fence concerns

Motion to recommend Special Use approval for the final phase for Raisin Ridge Manufactured Mobile Home Community, Parcel ID# 5813 127 323 20, with the stipulation that a transition strip or buffer be provided along the property boundaries in accordance with Section 3.18 of the Township Zoning Ordinance and in addition that the owner provide an emergency access road per the approved plans or demonstrate that a roadbed was constructed that may now have grass growing over it by Tom. **Supported** by Ann. **Motion carried 5-1.**

John, Tom, Craig, Ann, Ryan- Aye. Mike- opposed.

NEW BUSINESS:

1.) Kenneth B Thompson, on behalf of BC Raisin Ridge Property LLC, of 32255 Northwestern Highway Suite 201 Farmington Hills, Michigan 48334, is requesting Site Plan Approval for the final phase of Raisin Ridge Mobile Home Park, located at 801 Franklin Blvd. Monroe, MI 48161, Parcel ID# 5813-127-323-20.

Mr. Thompson commented that the Site plan submitted was the original plan that was submitted and was originally approved.

He'd like some specifics of the "transition strip" we are requesting, what do we want? Lucie replied under our Zoning Ordinance, Section 3.18, mentions 6' evergreens, 80% opaque, etc. Commission would like to see both a fence and vegetation to soften the fence. We'd like the fence decorative, wood screen.

Lucie commented that this development is under the State review and even noted that the original plans were approved for 3 feet sidewalks and that does not meet ADA requirements. The State needs to update their guidelines, as they have control of the manufactured communities. All we can do is make recommendations for the State to review for final approval.

Suggested to the commission that if they want to see the landscape plans then recommend preliminary site plan approval and have the applicant return to PC with requested information or to recommend preliminary site plan approval with stipulations to the Township Board.

Mark- Recommends that the applicant consider alternate names of some roads due to the similarity of other road names (Custer Drive and Raisin Circle)

Tom stated we just need to know what, if/any requirements were made regarding the fencing.

Motion to postpone site plan approval with the condition that the applicant get needed information to Mannik & Smith Group, along with proof of extension and a special meeting will then be requested by Ann.

Supported by Mike. **Motion carried**

OLD BUSINESS- Zoning Ordinance Amendments- tabled for next month's meeting

Exeter Township is revising their Master Plan

Marihuana/Hemp hand out for commissioner's review.

MISCELLANEOUS: None

PUBLIC COMMENT: None

NEXT MEETING: August 19, 2019 (unless Special meeting is called)

ADJOURN:

Motion to adjourn by Craig. **Supported** by Ryan. **Motion carried.**

Meeting adjourned at 9:33 pm.

Minutes are preliminary until approved.