A meeting of the Raisinville Township Planning Commission was called to order by Vice-Chairman Craig Assenmacher at 7:00 PM on Monday May 20, 2024. Craig led the Pledge of Allegiance.

**Roll Call:** Tom Woelmer, Keith Henderson, Craig Assenmacher, Ryan Timiney, Catherine

Acerboni, Ann Nickel-Swinkey were present, along with Raisinville Township planner, Lucie Fortin. John Delmotte was absent. Joseph Albright and a few residents of the Township were in attendance also.

**Approval of minutes**: **Motion to approve the minutes of the February 19, 2024 meeting and place them on file** by Tom, **Supported** by Catherine**. Motion carried**.

**New Business:**

Notice this here by giving that the Raisinville Township Planning Commission will hold a public hearing

on May 20th, 2024 at 7:00 PM to hear public comments on the proposed special approval use for

fill dirt for a future new home on their property by Joseph & Cynthia Albright of 3407 Haines Rd. Petersburg, MI 49270. Parcel ID# 5813-213-457-20, which is across from 7777 Dixon Rd. Monroe, MI
**Motion to open the public hearing** by Ann, **Supported** by Craig. **Motion carried**.

Lucie Fortin (Planner)- discussed her review (R1660007, dated 5/13/24). Additional information needed:
The extent, nature, and duration of the proposed fill activity; The type of fill material; Proposed ground cover used to stabilize the soil surface; and Notes added to the plan addressing the applicable permit requirements outlined in Section 15.2.3. such as; the applicant’s responsibility for leaving public roadways clean and for limiting noise, odors, or dust to the property.
Suggested Conditions for Special Land Use Permit:

1. Submittal of a building permit application
2. An approved permit from the Monroe County Drain Commissioner’s office for Soil Erosion and Sedimentation Control if applicable; and
3. The proposed use must comply with all applicable local and governmental laws and regulation

Applicant comments- trucks would be running 3-4 times a day with top soil from Dundee Schools and would be dumped and spread at the same time, pending weather, with a duration of approximately 30 days. Joseph stated that they are waiting for a driveway permit from the Monroe County Road Commission, Craig asked if he would be installing another culvert and his response was, if he needed to. Keith asked what the proposed ground cover would be, and it would be grass after the home is constructed. They are hoping to start building after the first of next year. Catherine asked what would stabilize the soil until they build. He said he’d plant grass if he needed to. Craig asked how many yards of dirt would be brought in: around 60-70.

Public Comment: Maggie & Joe Dozal, 7691 Dixon Rd- is it for the home or motocross? He said the home. The motocross track he uses now will remain the same.
**Motion to close the public hearing** by Keith, **Supported** by Ryan. **Motion carried**.

Commission comments: Some concerns regarding leaving bare ground without ground cover since it’ll be a year or so before they plant grass and the weeds they’ll have to deal with until then.

Craig- No drain permit required per an email he said

**Motion to recommend to the Township Board approval of Special Land Use request use for**

**fill dirt for a future new home on their property by Joseph & Cynthia Albright of 3407 Haines Rd. Petersburg, MI 49270. Parcel ID# 5813-213-457-20, which is across from 7777 Dixon Rd. Monroe, MI., with the following information to be provided in writing: The type of fill material; Proposed ground cover used to stabilize the soil surface; and Notes added to the plan addressing the applicable permit requirements outlined in Section 15.2.3. such as; the applicant’s responsibility for leaving public roadways clean and for limiting noise, odors, or dust to the property. AND:**

1. **An approved permit from the Monroe County Drain Commissioner’s office for Soil Erosion and Sedimentation Control if applicable; and**
2. **The proposed use must comply with all applicable local and governmental laws and regulations** by Keith. **Supported** by Ann. **Motion Carried**

 **Zoning Ordinance Amendments:** Lucie submitted Proposed Zoning Ordinance Amendments,
dated 5-14-2024 for the commission to review and consider changes. This includes Section 2.01 definitions: (Shipping containers), Section 3.28 Portable Moving and Storage Containers, and Section 16.03 Off-street parking requirements.

Discussion of 3.14 (Accessory Buildings), roof slopes, and setbacks.
These proposed amendments and implanting any changes will be further discussed at a future meeting.

**UPDATE OF ORDINANCE #74 (per Public Act 13 of 2024)-** informational item for the commissions review, this will be on the Township Board’s Agenda in June 2024

**OLD BUSINESS:**  Trustee Woelmer gave an update on:Dollar General (aka DG Market) will be an upscale Dollar General store. Final approval was granted by the Township Board at the May 7, 2024 meeting with two exceptions- 1.) provide proof of ownership and 2.) provide proof of recording of the easement prior to building permit being issued.

**MISCELLANEOUS:**

Tom reported that Battery Storage has been coming to various townships and an ordinance should be looked into before it’s presented to us.
Private Moto Cross- Tom believes there is a loophole that needs to be filled and this needs to be looked into further.

**PUBLIC COMMENT:**

Maggie Dolezal, 7691 Dixon, asked if ordinances could be put online. Craig explained that the Zoning Ordinances are available online.

Dan Rigato, 5034 N Custer, asked if we have received any notification from the State or MPSC regarding implanting their Public Act for Solar and Wind? No was the answer.

Next scheduled meeting is June 17, 2024, if needed.

**Motion to adjourn** by Ryan. **Supported** by Tom. **Motion Carried**