

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, APRIL 10, 2018 AT 7:00 P.M.
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Location: Ray Township Hall
64255 Wolcott. Ray, MI 48096

Present: Tom Penzien, Chairman
Justin Lease, Vice-Chair
Randy Forro, Secretary
Members: Cynthia Banach
Justin Marberg
Doug Stier

Absent: John Zoccola (excused)

Also Present: Lisa Hall, Planning and Zoning Clerk,
Jack Dailey and Jerry Schmeiser, Township Planners.
Attendance record on file

1. CALL TO ORDER – PLEDGE OF ALLEGIANCE AND ROLL CALL.

Chairman Penzien called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Penzien, Lease, Forro, Banach, Marberg and Stier were present. Zoccola was absent.

2. APPROVAL OF MINUTES – March 13, 2018

**MOTION by Banach supported by Lease to approve the March 13, 2018 minutes as presented.
MOTION carried.**

3. APPROVAL OF AGENDA-

**MOTION by Banach supported by Forro to approve the agenda as presented.
MOTION carried.**

4. SCHEDULED PUBLIC HEARINGS – None.

5. NEW BUSINESS. – None.

6. OLD BUSINESS.

A. Discussion Capital Improvements Plan

Chairman Penzien stated at the last meeting he asked each Planning Commission member to research and educate themselves and think of ideas for the capital improvement plan. Further questioned why there is a need for a capital improvement plan.

Jack Dailey, Planner stated the Law for the State Enabling Act requires a capital improvement plan to be eligible for grants. He explained the capital improvement plan is a long-range plan and is a wish list for various departments in the Township.

Penzien stated the capital improvement plan should be reviewed every six years.

Mr. Dailey stated each department should have input in the capital improvement plan including itemizing the importance of ideas along with the costs of the project.

Banach stated that most grants require applicants to provide matching funds. In most cases, to acquire matching funds, it is necessary to ask residents to approve a millage. She stated that grants rarely cover the entire project. She further stated that there are very few brick and mortar grants available.

Discussion was held on the need for a new Township Hall.

Penzien stated for a capital improvement plan the best process is to create a flow chart.

Mr. Dailey stated each department should provide the costs for their portion of the capital improvement plan and provide where the grants are available.

Penzien asked the Commission for input for the comprehensive plan for a six-year time frame.

The Commission discussed ten items for the comprehensive plan as follows:

- New Township Hall
- Acquire property for Township Hall
- Acquire property for additional Fire stations
- Paving of Roads
- Parks and Recreation Site
- Connect to the Macomb Orchard Trail
- Fitness Center – gymnasium and other events
- Bridges
- Library – renovation of Township building for Library
- Drainage through-out the Township
- Water and Sewer

Discussion was held on each item. The list is not in any order of importance for the capital improvement plan.

Discussion was held on getting the residents input on the capital improvement plan by having an article in the next newsletter for public input or a survey monkey.

Mr. Dailey recommended each department priorities their items for the capital improvement plan and provide the costs involved.

B. Discussion Dedicated Landscape

Jerry Schmeiser, Planner provided photos of a dedicated landscape area for lots that back up to major roads.

Jack Dailey stated the dedicated landscape area requires an area of 20 feet for landscaping as a buffer along the major road. Further explained the 20 feet of landscaping area also requires an irrigation system for the area.

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7. PRESENTATION: None.

8. REPORT OF THE BOARD REPRESENTATIVE:

Stier informed the Planning Commission the Township Board adopted a new Open and Outdoor Burning Ordinance 53. He explained the new ordinance is for an annual permit that expires on December 31st. Further stated the application and ordinance is available on the Township website.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE: - Nothing to report.

10. CORRESPONDENCE – None.

11. PLANNING CONSULTANTS REPORT.

Mr. Dailey and Mr. Schmeiser presented the Planning Commission with their report April 5, 2018.

12. PUBLIC COMMENTS – None.

13. ADJOURNMENT.

**MOTION by Stier supported by Banach to adjourn the meeting at 8:24 p.m.
MOTION carried.**

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Respectfully submitted,
Lori R. Lascoe, Recording Secretary
Township Clerk