

Ray Township Planning Commission
Meeting Minutes
Tuesday, January 12, 2016 at 7:30 p.m.

Location: Ray Township Hall
64255 Wolcott, Ray, Michigan 48096

Present: Tom Hancock, Chairman
Tom Penzien, Vice Chairman
Lori Lascoe, Secretary
Cynthia Banach
Joe Jarzyna
Justin Lease

Absent: John Zoccola

Also present - Lisa Hall, Building, Planning and Zoning Director; Jerry Schmeiser, Township Planner; 1 resident

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

Chairman Hancock called the meeting to order at 7:30 p.m. and the Pledge of Allegiance was recited.

Present: Hancock, Penzien, Lascoe, Jarzyna, and Lease. Absent: Zoccola.

2. APPROVAL OF MINUTES – December 8, 2015 – MOTION by Ms. Lascoe, to approve the minutes from December 8, 2015 as presented, supported by Mr. Jarzyna. Motion carried.

3. APPROVAL OF AGENDA – Chairman Hancock stated during the first meeting in January the selection of officers are chosen by the Planning Commission. He would like to add the selection of officers to the agenda tonight making this item 5a.

MOTION by Ms. Lascoe to approve the agenda as amended, supported by Ms. Banach. Motion carried.

4. SCHEDULED PUBLIC HEARINGS – none

5. NEW BUSINESS –

a. Selection of Officers

Chairman: There was a nomination of Tom Hancock for Chairman of the Planning Commission by Cynthia Banach.

MOTION by Ms. Banach to nominate Tom Hancock for Chairman of the Planning Commission, supported by Ms. Lascoe. Motion carried.

b. Vice Chairman: There was a nomination of Tom Penzien for Vice Chairman of the Planning Commission by Joe Jarzyna.

MOTION by Mr. Jarzyna to nominate Tom Penzien for Vice Chairman of the Planning Commission, supported by Ms. Banach. Motion carried.

c. Secretary: There was a nomination of Lori Lascoe for Secretary of the Planning Commission by Joe Jarzyna.

MOTION by Mr. Jarzyna to nominate Lori Lascoe for Secretary of the Planning Commission, supported by Ms. Banach. Motion carried.

6. OLD BUSINESS–

a. **Status of the Master Plan –** Mr. Schmeiser advised the date of April 12, 2016 is planned for the Public Hearing to be held regarding the Master Plan.

7. Presentations - Mr. Hancock reported to the Commission he did his training through webinar to maintain his Master Citizen Planner Certification. He completed six seminars and felt it was beneficial; he has 10 pages of notes from the seminars, the cost was \$10 each, and the topics were interesting.

8. **Report of the Township Board Representative** – Mr. Jarzyna reported he attended the meeting. The pay for the Assessor position was approved at the last meeting. An update was asked regarding North Avenue; Lisa mentioned our Attorney was out last week; she will be meeting with her next week and get an update.

9. **Report of the Zoning Board of Appeals Representative** – no report available.

10. **Correspondence** – Mr. Hancock commented we have received a letter from Susan Brockmann, Township Clerk, indicating a Notice of Intent to Update the Bruce Township Master Plan.

MOTION by Ms. Banach to receive and file the letter from Bruce Township indicating their Intent to Update the Bruce Township Master Plan, supported by Ms. Lascoe.

Discussion: Mr. Penzien inquired if we have sent out letters indicating we are updating our Master Plan in Ray Township. It was confirmed we had.

A voice vote was taken on the motion. All yes. Motion carried.

11. **Comments from Planning Consultants; Report from Consultants attached.**

Mr. Schmeiser summarized the Planners' Recommendations as presented in their document presented to the Board dated January 11, 2016.

- Mr. Schmeiser passed out to the Commission a Proposed Amendment to the Zoning Ordinance regarding Special Events for the Commission's review and for future discussion. Mr. Schmeiser explained they worked with the Township staff and officials to draft an amendment of the Zoning Ordinance regulating Special Events. He explained this proposed document would be provided to be used by the administration for these events. The language would still have to be reviewed by the Township Attorney. Also the review process would be necessary with the County Dept. of Roads and the Michigan State Police Office. At such time as the Township Supervisor is satisfied with the appropriate language in place, a Notice of Public Hearing will be published for the required public hearing before the Planning Commission. Mr. Hancock added it would be on an event by event basis; and three events per year. He also voiced concern for neighbor complaints.

Mr. Schmeiser advised they prepared a similar ordinance for Macomb Township. No action is needed to be taken tonight; it is just for review. Discussion continued concerning this ordinance to be considered. Comments included the concern when people have graduation parties, corn roasts, church festivals and specific events to be looked at. Also when auctions are held and there are many cars parked in the area and the traffic; Mr. Schmeiser reiterated this was prepared for the Commission's review and future discussion. There are issues to be resolved.

On-Going Issues:

- The Certificate of Zoning Compliance Form and final certificate as presented to the Planning Commission at the December, 2015 Regular Meeting is in use after review by the Township Board.
- Romeo Airport: Mr. Schmeiser said they met with the people and he is not sure what they want. If they would submit a Certificate of Zoning Compliance we would be more informed. Mr. Bohm is working with the people to work this out. Lisa has sent out the application to them and it has not been returned to date; we are in question who has the authority. They are interested in teaching classes at the airport. It is not clear what type of classes. Not sure who will be doing the inspections at the site. Future individual uses and independent occupants operating within structures as accessory non-state functions on airport property will be required to obtain Certificates of Zoning Compliance from the Township.
- Todd Boccaccio - 586-928-4400: Parcel on west side of North Avenue, north of 26 Mile Rd.; zoned I-R, Parcel No. 05-36-100-014; Proposal to construct pole barn to be used for storage of equipment vehicles

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for lawn care including fertilizing. They have met with them. Nothing else has come in yet. Mr. Schmeiser had nothing further to report.

- Faith Baptist Church: The Planners met with the pastor some time ago. The pastor stated maybe they would build a new church in the future; this was two or three months ago. There is nothing further to report.
- Tom Simasko: Proposed Industrial/Storage Building: 05-36-100-014; 58185 North Avenue. The trees are all gone. They have done all they can do without getting a permit. He has not returned; there is nothing further to report.
- 27 Mile/North Avenue-Jim Sapd: The property has been cleared; they will make sure there is no building without a permit.
- Establish list of non-conforming/illegal or non-compliant uses: There is nothing to report at this time.
- Amend the Subdivision Control Ordinance to allow for the development of a “Dedicated Landscape Area” – Nothing to report at this time.

There was discussion regarding St. Joseph Catholic Church (26 Mile and Romeo Plank). Mr. Schmeiser said he spoke and met with Pastor John in the past. Their plan was to use the church and ultimately get a Special Land Use to build the playground and/or the soccer fields for school aged children on the site according to the ordinance. He was told to write a letter to the Supervisor, because of the cost, and advise him what they are doing. He told them when you get to the point to build those playgrounds, you will need to get those special land use permits. He said they are having services there now. Mr. Schmeiser said he will contact them concerning their future plans. Discussion continued concerning the bright lights on the sign at the church and statue. Lisa said they had a permit for the sign, and Bob reviewed it and went out to the church to inspect. She said it was approved according to site plan review. It was suggested some type of shield be installed to bring down the brightness of the sign.

12. Public Comments – none.

MOTION by Ms. Lascoe to adjourn the meeting at 8:06 p.m., supported by Mr. Jarzyna. Motion carried.

Tom Hancock, Chairman

Lori, Lascoe, Secretary

Date

Respectfully submitted,
Marcia Jamroz, Recording Secretary