

Ray Township Planning Commission
Meeting Minutes
Tuesday, May 10, 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
Joe Jarzyna
Justin Lease
John Zoccola

Absent: Cynthia Banach

Also present - Lisa Hall, Building, Planning and Zoning Director; Jack Dailey and Jerry Schmeiser, Township Planners; Harold DeMan, Jr., Fire Marshal. 7 residents.

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, Lease and Zoccola. Absent: Banach.

2. APPROVAL OF MINUTES – April 12, 2016 – MOTION by Ms. Lascoe to approve the minutes from April 12, 2016 as presented, supported by Mr. Jarzyna. Motion carried.

3. APPROVAL OF AGENDA – Ms. Lascoe stated at the last meeting the Revised Dedicated Landscape Area plan was tabled to this meeting. She asked this item be added to the agenda tonight. Mr. Hancock concurred and the item will be placed on the agenda tonight at 6A.

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

4. SCHEDULED PUBLIC HEARINGS –

a. Ray Township Master Plan

Chairman Hancock summarized the procedures for a Public Hearing and reviewed the guidelines and rules that would be followed tonight.

MOTION by Mr. Jarzyna to open the Public Hearing for the Ray Township Master Plan Update, supported by Ms. Lascoe. Motion carried.

Chairman Hancock stated we will begin tonight with an overview from the Township Planners.

Mr. Dailey said the Working Paper for the Ray Township Master Plan Update 2015-2020 was distributed to the Commission for review. He briefly explained the history in updating this Master Plan for Ray Township, and referred to the paper provided to the Commission for specific updates. He explained the Township Board had reviewed the Plan in October. All obligations have been met by the clerical staff, and explained no changes were made to the Plan since October. Mr. Dailey advised they are available for any questions or comments.

Mr. Hancock opened the Public Hearing for public input.

Mr. Charlie Bohm, Township Supervisor, 22407-29 Mile Rd., spoke at this time. Mr. Bohm distributed to the Commission his comments regarding the changes to the Ray Township Master Land Use Plan. He urged the Commission to revisit the rezoning change of the east side of North Avenue between 26 Mile Rd. and 27 Mile Rd. from residential industrial to strictly residential. Mr. Bohm summarized his letter and concerns. He asked the Board to consider the concerns of the neighbors on both sides of North Avenue, and see the conditions they live with and the water problems existing there. He asked the Commission to talk to the neighbors in these locations and hear their complaints as he does. He concurs with the other minor changes, but can't agree with this change. Mr. Bohm urged the Commission to reconsider the area in question. He feels the present use is the correct zoning usage.

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MOTION by Ms. Lascoe to close the Public Hearing, supported by Mr. Jarzyna. Motion carried.

Mr. Hancock opened discussion to the Planning Commission at this time.

Mr. Zoccola concurred with Mr. Bohm concerning North Avenue. He said the area the Supervisor speaks of is not an area for residential building. The septic and wells are a problem in the area. The soils are not suitable for housing. He feels this is a tough spot in Ray Township, even though it is one of our main thoroughfares in Ray Township.

Discussion followed. Mr. Hancock reminded the Commission we did not think anyone was going to build houses in the area (east side of North Avenue) when updating the plan, due to the conditions. He said we concluded it could hardly be used for anything. He said there already was a long discussion regarding the area.

Discussion continued concerning use of the east side of North Avenue, and considering the uses and the area. Mr. Bohm spoke again stating elderly couples mainly live in this area, and are unable to sell their homes. There is arsenic in the area. The existing businesses in the area were discussed as well.

Mr. Hancock asked the Planners their opinion. Mr. Dailey reminded the Commission in their original plan they wanted to create a plan for the people that have a house there, or that have an industrial use. The Supervisor suggests the east side of North Avenue should be zoned industrial/residential. He reminded the Commission no businesses have come in on the east side of North Avenue, and the present Master Plan has been in place since 2010. Mr. Dailey stated the call is up to the Planning Commission; he reminded the Commission this is long term planning. Mr. Dailey said the Supervisor knows the community well, taking into consideration his comments.

Also suggested was keeping the zoning as it is. Mr. Dailey commented no residential can come in without water and sewer, depending on the economy. He commented in five years none have come in yet.

Mr. Lease said the common agreement was to prevent one business from going in there with an industrial building; protecting a housing community from backing up to an industrial park. He reiterated he would not like to have his home backing up to an industrial site. He said unless someone comes in with water and sewer he would like to keep it as it is.

Mr. Penzien said we discussed the removal of industrial/residential thoroughly to the east side of that corridor. This is long term planning and the whole section of section 36 needs to be considered. He reminded his fellow commissioners a long time was spent on the revisions to this Master Plan, specifically this section, for a lot of good reasons, and he would like to keep it as it is written.

MOTION by Mr. Penzien to approve the Master Plan Revisions as presented by the Planners and to be sent to the Township Board, supported by Mr. Lease. A roll call vote was taken:

Mr. Penzien yes
Mr. Lease yes
Ms. Lascoe yes
Mr. Jarzyna yes
Mr. Zoccola yes
Mr. Hancock yes
Ms. Banach (absent)
Motion carried – vote 6-0

4b. Shelby Township Comments on Ray Township Master Plan Update – Letter received from Glenn Wynn, Planning Commission from Shelby Township was noted as received.

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5. New Business –

a. Site Plan Review, Bryan Pender, Ray Community Airport -

Chairman Hancock explained the purpose of this request is for Site Plan Approval for the construction of two private airport hangars at the Ray Community Airport; Parcel No. 05-26-400-030; Bill McCormick, Ray Community Airport, 7171 Hillside, Clarkston, MI 48346 and Joe Kozar, Ray Community Airport, 5101 Martin Rd., Warren, MI 48092 appeared before the Board.

Mr. McCormick stated he is the President of the Board at the airport. They would like to build one or two hangars at the airport. They are requesting permission for that purpose. There is nothing unique about it. They feel they maintain the airport immaculately and welcome the Commission to visit the airport. They will plant trees in the berm and do all required of them as requested.

Mr. Dailey said the petitioners have received all approvals concerning this expansion. The Master Plan envisions the continued existence as well as the current operation levels of the Airport throughout the time frame of the Master Plan. However, the Master Plan does not recognize the expansion of the airport beyond its current physical boundaries. The Master Plan does recognize that additional hangar construction and operation building improvements may occur within the time frame of the Master Plan.

Mr. Dailey added the fire marshal had no concerns; the township engineer will review the plan concerning paving if additional parking is needed, and the petitioner is aware of this condition if they require parking.

Mr. Hancock asked the capacity of airplanes. Mr. McCormick said they have 100 airplanes. Adding the majority are hangar airplanes. Many of them are storage airplanes. People work on the airplanes and mainly store them there. Money made there is mostly by the storage of these airplanes, and he explained it is not a lot. The new hangars will store two airplanes each.

Mr. Penzien inquired if the petitioners had any questions of the Commission. The only question tonight was the parking on the property. The bond would be eliminated in the conditions if so. Discussion continued concerning the standard building bond to build the two hangars. Having no further questions, a motion was in order at this time.

MOTION by Mr. Penzien to approve the request for a Site Plan for the request for site plan approval for airport private hangars, Parcel No. 05-26-400-030, Ray Community Airport, Applicant, for two hangars, subject to the conditions of the Planners' Report:

- The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
- Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties.
- That handicap parking is provided per the requirements of the State and the ADA (American Disabilities Act).
- That all requirements of the Zoning Ordinance be met.
- That the petitioner be aware that a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.

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The motion was supported by Mr. Jarzyna.

A roll call vote was taken:

Mr. Penzien yes
Mr. Jarzyna yes
Ms. Lascoe yes
Mr. Lease yes
Mr. Zoccola yes
Mr. Hancock yes
Ms. Banach – (absent)
Motion carried – 6-0

6. Old Business -

a. Revised Dedicated Landscape Area Plan (tabled from the April, 2016 meeting)

Mr. Dailey advised this item should be tabled until further notice, as they are working with the Engineer and Assessor on the matter at this time.

MOTION by Mr. Jarzyna to table the Revised Dedicated Landscape Area Plan, and remove it from the agenda until further notice from the Planners, supported by Mr. Zoccola. Motion carried.

7. Presentations – none

8. Report of Township Board Representative – Mr. Hancock read a letter received from Jamie Buchholz and his wife who are unhappy with the pavillion built at the Davis Cemetery. They live near the cemetery. The Supervisor has sent Mr. Buccholz a letter in reply. The original letter has been sent to the township attorney for advice and direction.

9. Report of the Zoning Board of Appeals Representative – Mr. DeMan reported to the Commission the recent ZBA meeting action taken regarding the property on Romeo Plank.

10. a. Ray Township Comment on Bruce Township Master Plan – no comments.

11. Comments Planning Consultants; report from Planning Consultants – Mr. Dailey briefly presented the report for May, 2016, welcoming any questions or comments from the Planning Commission.

12. Public Comments – none

MOTION by Ms. Lascoe to adjourn the meeting at 8:29 p.m., supported by Mr. Jarzyna. Motion carried.

Tom Hancock, Chairman

Lori Lascoe, Secretary

Date

Respectfully submitted,

Marcia Jamroz, Recording Secretary