

Ray Township Planning Commission  
Meeting Minutes  
Tuesday, November 1, 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  
John Zoccola

Also present – Lisa Hall, Building, Planning and Zoning Director; Jack Dailey and Jerry Schmeiser, Township Planners; 1 petitioner.

**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, Banach, Jarzyna, Lease and Zoccola.

**2. APPROVAL OF MINUTES August 9, 2016 –**

**MOTION by Ms. Lascoe to approve the minutes from August 9, 2016, as presented, supported by Mr. Jarzyna. Motion carried.**

**3. APPROVAL OF AGENDA – Mr. Hancock added a letter from a resident to Correspondence - 10b. MOTION by Ms. Banach to approve the agenda, as amended, supported by Mr. Zoccola. Motion carried.**

**4. SCHEDULED PUBLIC HEARINGS –**

**a. Site Plan Application – Allied Signs – Ray Community Airport – 59819 Indian Trail, Ray, MI 48096, Parcel 05-26-400-030. Install a 6’ overall high monument sign at 4’x4’-1” internally illuminated sign.**

Patrick Stieber, Allied Signs, spoke as representative of the Airport. Mr. Stieber stated he would like to install a 6’ illuminated monument style sign for Allied signs for Ray Community Airport. He said it will be 6’ overall, the sign will be setback far from the roadway and airport.

Mr. Hancock read Bob Beckett, the Building Official’s, comments dated October 24, 2016, regarding placement of the proposed sign. Mr. Beckett’s comments stated the sign could be in compliance with the ordinance if the bottom of the sign is not more than one foot above the grade. He states the bottom of the sign could be covered with skirting or whatever to cover the exposed pylon supporting the sign to make it appear as a monument sign. He had no objection to the proposed sign if this violation is corrected to Planning Commission recommendations.

Mr. Hancock read the Planners’ findings, description and recommendation:

The purpose of this request as noted on the APPLICATION FOR SITE PLAN APPROVAL is for the construction of a Monument Sign at the Ray Community Airport. The Ray Community Airport occupies 91 acres on the west side of Indian Trail, between 27 and 28 Mile Roads. The subject parcel is zoned R-1 Agricultural Residential.

Section 2001-3. (a) of the Zoning Ordinance provides that...All new signs, which are not exempt, shall be reviewed by the Planning Commission...and further pursuant to Subsection 4. (c) which states; Signs not visible beyond the boundaries of the lot or parcel upon which they are located. Such signs shall not be counted toward the maximum number of signs permitted on a site and shall remain subject to Planning Commission approval, permit requirements, inspections, and height and setback requirements.



**I. The general description of the surrounding properties is as follows:**

The adjoining parcels to the north, south and west are zoned R-1 and contain residential uses on large parcels. The parcels to the east across Indian Trail are also zoned R-1 and contain residential parcels.

**The site plan submitted indicates the following;**

- A. The subject property known as the Ray Community Airport is irregular in shape is provided with 1770.91 ft. of frontage on the west side of Indian Trail and extends for a depth of 2668 ft.; for a total site size of **91 acres**.
- B. On May 10, 2016 the Planning Commission approved a Site Plan for two additional hangars at the airport.
- C. The proposed sign will be placed 330 ft. west of the road right of way off Indian Trail Road; approximately 70 ft. north of the taxi-runway and southwest of the south-most building that faces Indian Trail.
- D. The sign will be an internally illuminated monument sign measuring 4' x 4'1".
- E. The sign as presented will be set on a brace 2 ft. above grade giving the sign a total height of six (6) ft. It is noted that the distance between the bottom of the sign and the grade must be one (1) or less in order to be a monument sign. It will be necessary to add framing material acceptable to the Building Official to the bottom of the sign.

**RECOMMENDATION**

**The Township Planners recommend that the Site Plan for the Monument Sign at the Ray Community Airport be approved subject to the following conditions:**

- 1. That framing material acceptable to the Building Official must be added to the bottom of the sign the entire span of the base to the grade in order to meet the definition of a Monument Sign
- 2. That the Applicant shall comply with all pertinent codes and ordinances.

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The Commission discussed the pylon sign and adding framing material acceptable to the Building Official to the bottom of the sign to meet the definition of a Monument sign.

**MOTION BY Mr. Zoccola to approve the request for Site Plan for a Monument Sign at the Ray Community Airport based on the following conditions:**

- **The proposed sign will be placed 330 ft. west of the road right of way off Indian Trail Road; approximately 70 ft. north of the taxi-runway and southwest of the south-most building that faces Indian Trail.**
- **The sign will be an internally illuminated monument sign measuring 4' x 4'1".**
- **The sign as presented will be set on a brace 2 ft. above grade giving the sign a total height of six (6) ft. It is noted that the distance between the bottom of the sign and the grade must be one (1) or less in order to be a monument sign. \*With the modification of adding the necessary trim to add framing material acceptable to the Building Official to the bottom of the sign to meet the ordinance requirements.**
- **That the Applicant shall comply with all pertinent codes and ordinances.**

**Motion supported by Ms. Banach.**

**A roll call vote was taken:**

**Mr. Zoccola     yes**  
**Ms. Banach     yes**  
**Mr. Penzien    yes**  
**Ms. Lascoe     yes**  
**Mr. Jarzyna    yes**  
**Mr. Lease       yes**  
**Mr. Hancock   yes**

**Motion carried – Vote 7-0.**

**5. Old Business – a. Master Plan – Zoning Ordinance**

Mr. Dailey explained the Commission had two versions of the Master Plan in front of them. Mr. Dailey said the Commission will find for their review changes to the zoning map as a result of the revisions made in the Master Plan with the adoption of the Ray Township Master Plan Update 2016-2020 by the Township Board earlier this year. Mr. Dailey said presented are discussion points and recommendations as to how, or if the zoning map should be changed for each parcel where revisions in the Master Plan Update require consideration of action by the Township relative to the Zoning Map as currently adopted. If any changes to the parcels are to be made, Mr. Dailey suggested making them as soon as possible. For example, the issue of the east side of North Avenue, as it seems to be an area of priority. Discussion commenced concerning the documents presented to the Commission tonight.

Mr. Lease asked if there was a reason why the Commission would not want the two documents to align with one another.

The discussion continued regarding manufactured housing and the location on the Map.

Mr. Jarzyna commented the market drives the product. There is not a market for it right now.

Mr. Hancock commented it was the Planners' recommendation to leave it where it is, not zone it. Or move it to a new location in the southwest -quarter of Sec. 7, north side of 30 Mile and the east side of proposed Hayes Rd.

It was decided to include in the Master Plan, but not zone it. All were in agreement.

Discussion continued regarding going forward to 2020 with respect to Commercial Area Designations; and the Industrial Residential designation as found in Sec. 9-12 thru 13 the Plan was revised so that the Industrial-Residential designation is eliminated from the east side of North Avenue and replaced with Single Family Residential Medium.

Those parcels are presently zoned IR (Industrial Residential.) It is recommended that those parcels on the east side of North Ave. in Sec. 36 be rezoned from IR to R-1.

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**MOTION by Mr. Jarzyna to notice for a Public Hearing for December 13, 2016 for the parcels zoned IR (Industrial Residential) on the east side of North Avenue in Section 36, to be rezoned from IR to R-1, motion supported by Ms. Banach.**

**Roll call vote:**

Mr. Jarzyna     yes  
Ms. Banach     yes  
Ms. Lascoe     yes  
Mr. Penzien    yes  
Mr. Lease       yes  
Mr. Zoccola    yes  
Mr. Hancock    yes

**Motion carried. Vote 7-0**

**6. Presentations – none**

- 7. Report of the Township Board Representative** – Mr. Zoccola reported on the Businesses in Residential Zoning. He advised this would be his final meeting and thanked the Commission for his years of service.
- 8. Report of the Zoning Board of Appeals Representative** –Mr. Hancock reported on the last two meetings of the Zoning Board: approval of a larger barn for Mr. Powers and the approval of a land variance for the D’Hondt’s.
- 9. Correspondence** – a. A letter from Lenox Township was read regarding updating their master plan. The Township Planners will review. b. A letter was received from Jacob Bankstahl regarding illegal hunting in Ray Township also attached.
- 10. Comments Planning Consultants;** Mr. Dailey advised the reports are attached. They are available for any question. Also attached are the reports regarding the proposed cell towers.
- 11. Public Comments** – Mr. Hancock thanked John, Joe and Lori for their service on the Planning Commission. Mr. Penzien thanked Mr. Zoccola for his many years of service on the Township Board.

Mr. Lease commented on the Planning Representative for the Consent Judgement Procedure. Mr. Hancock said if anyone is interested in being that representative, let the Supervisor know. Ms. Lascoe commented on the twelve businesses on the list. Discussion took place concerning how they were arrived at, and the proposed process.

**MOTION by Ms. Lascoe to adjourn the meeting at 8:35 p.m., supported by Mr. Zoccola. Motion carried.**

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Tom Hancock, Chairman

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Lori Lascoe, Secretary

\_\_\_\_\_  
Date

Respectfully submitted,

Marcia Jamroz, Recording Secretary