

RAY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, JULY 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: Justin Marberg  
Doug Stier  
John Zoccola

Absent: None.

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. All members were present.

2. APPROVAL OF MINUTES – May 1, 2018

**MOTION by Stier supported by Zoccola to approve the May 1, 2018 minutes as presented.  
MOTION carried.**

3. APPROVAL OF AGENDA-

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

4. SCHEDULED PUBLIC HEARING. None.

5. NEW BUSINESS. – None.

6. OLD BUSINESS.

A. Site Plan Review for airport expansion for additional hangars for Ray Community Airport located at 59819 Indian Trail, Permanent Parcel # 05-26-400-030. Macomb Airways, Applicant. – Tabled from 3-13-18 mtg

Chairman Penzien stated at the March 13, 2018 the Planning Commission approved the special land use for ten additional hangars for the Ray Community Airport and the site plan was tabled. Further stated they have submitted the site plan for review.

Correspondences:

7-3-18 Lyle Winn, Anderson Eckstein & Westrick were read into the record.

7-2-18 Fire & Rescue were read into the record.

Mr. Dailey, Planning Consultant presented his findings and recommendations dated July 3, 2018, as follows:

The purpose of this review by the Planning Commission is to consider the Site Plan portion of the application for special land use and site plan approval for the construction of ten (10) airport private hangars at the Ray Community Airport.

According to Ray Township Zoning Ordinance 36, Section 403-C, Airports, airfields, runways, hangars, beacons and other facilities involved with aircraft operations may be permitted as a Special Land Use in the Residential Agricultural District subject to the standards of Section 1700-A and the provisions of Site Plan Review. On March 13, 2018 the Planning Commission held a public hearing to consider both the Special Land Use and Site Plan Application as referenced above. The Planning Commission at that meeting approved the Special Land

Use for the ten private hangers. The Planning Commission found that the application with respect to the Special Land Use meet all the Required Standards and Designs by Use of Section 1700 and the general standards found in Section 2202 Special Land Use Standards.

The Site Plan portion of the Application however was set aside by the Planning Commission pending the submission of site plan drawings that would be in accordance with Section 2103 of the Zoning Ordinance. The Applicant has submitted revised site plans and met with the undersigned on June 28, 2018 to review the plans to determine if the revised plans met the standards for consideration by the Planning Commission. It is the opinion of the undersigned that the revised plans meet the standards for review and consideration for approval by the Planning Commission. The Applicant's representative was advised however to personally bring the revised site plan drawings to the Township Engineer and Fire Department for their review prior to the Planning Commission meeting of July 10.

The Ray Community Airport occupies 91 acres on the west side of Indian Trail, between 27 and 28 Mile Roads. The subject parcel is a 2.109 A parcel with 191.87 ft of frontage on west side of Indian Trail that is situated approximately 200 ft east of the north/south runway and immediately south of existing hangers that back to Indian Trail. The parcel is presently zoned R-1 (Residential Agricultural) and undeveloped.

The public roads that service the site are gravel surfaced. See the aerial map below.



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 revised site plan dated June 20, 2018 indicates the following;

- A. 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. The parcel contains an improved east/west runway; grass north/south runway; and numerous structures including: 35 Hangars, Terminal, House, and Maintenance Garage.
- C. Access to the parcel will continue to be provided via three separate drives off Indian Trail.
- D. Five (5) additional hangars will be constructed as part of this Site Plan Application in the southeast corner of the site. Four hangers will back to Indian Trail Road setback a minimum of 103.12 ft. from the right-of-way. The north proposed hanger will measure (46.67' x 51.67') the remaining three that back to Indian Trail will measure (51.67' x 61.67').

- E. The fifth hanger measuring 36 ft. x 252 ft. will face the hangers backing to Indian Trail separated by a taxiway that will extend directly from the existing taxiway that services the hangers to the north. The fifth hanger may be divided into six separate hangers.
- F. The hangers will maintain a minimum setback from the south property line of 60 ft.
- G. A proposed 20 ft. landscape berm is to be established off the Indian Trail right of way extending from the south property line the existing drive to Indian Trail between proposed Hangars # 1 and #2.
- H. A proposed detention area is noted within the setback between Proposed Hangars #2 and #3 and the proposed 20 ft. landscaped berm.
- I. There is an existing gravel drive for construction purposes that presently accesses Indian Trail in the area of proposed Hangar #1. The drive will be used during the construction process.
- J. There will be a 20 ft. concrete taxiway to service all the proposed hangars. The taxiway will be an extension of an existing taxiway that services hangars to the north.
- K. The Township Engineer will review plans for construction of five new hangers and the taxiway extension servicing said hangers following approval of the site plan.

Bob Martin, Representative of Ray Community Airport stated the fifth hanger would be divided into six separate hangers. He questioned the Engineers request to abandon the second drive since it has always been used for an additional ingress/egress. Further stated they are not requesting another drive.

Stier stated the drive needs to be addressed with the Macomb County Road Commission.

Zoccola stated a permit is required from the Macomb County Road Commission for the additional drive.

Discussion was held on the site plan.

**MOTION by Lease supported by Zoccola to Approve the Site Plan for airport expansion for additional hangers for Ray Community Airport located at 59819 Indian Trail, Permanent Parcel # 05-26-400-030. Macomb Airways, Applicant. This approval is based upon the Planners recommendations dated July 3, 2018 with the following conditions, as amended by the Planning Commission, as follows:**

1. The paved areas on subject site to be properly graded, drained, surfaced to the satisfaction of the Township Engineer.
2. The existing gravel drive will serve as a construction drive. Existing drive to be shown on revised plan with notation from Macomb County Department of Roads if permitted to remain.
3. 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.
4. That the area between the street and the building line of the hangers shall be planted with grass and trees and maintained.
5. The open storage of junk or wrecked motor vehicles, aircraft, parts etc. shall not be permitted.
6. That the following issues raised by the Fire Department must be complied with:
  - a. Water supply is waived at this time due to water supply on site. If the airport expands further to the south of subject site, the Township will evaluate whether additional service may be required.
  - b. Knox boxes shall be attached to each of the new hangers.
7. The applicant 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.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount determined by the Township Engineer based upon the site improvements required as part of this approval be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the applicant will have to appear before the Planning Commission for consideration of an extension of the two-year time period. The bond must be posted prior to receiving construction permits from the Township Building Department.
9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.
10. That the Final Engineering Plans submitted for approval must address to the satisfaction of the Township Engineer the issues raised with respect to drainage.

11. That the applicant be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
12. Revised site plan to be submitted with notation from Macomb County Department of Roads regarding future use of existing driveway and notate the removal of the existing berm and proposed berms.
13. Separate landscaping plan to be submitted showing providing screening of detention pond and hangers using arborvitae and spruce outside of the proposed right of way and extending to the South property line.

Upon receipt of the revised site plan and landscape plan as noted in item 12 above, the plan will be forwarded to the Township Building Official and Engineer for final permits review.

**FOR THIS MOTION:     Yes:   Lease, Zoccola, Marberg, Forro, Stier, Penzien.**  
**No:    None.**

**MOTION carried.**

B. Discussion Capital Improvements Plan – Nothing further to report at this time.

C. Discussion Dedicated Landscape – Nothing further to report at this time.

7. PRESENTATION: None.

8. REPORT OF THE BOARD REPRESENTATIVE:

Stier reported Cynthia Banach has resigned from the Planning Commission due to her work schedule. He stated at the last Board meeting the Board accepted her resignation with regret. Further stated she was on the Planning Commission for twenty years.

Stier reported the Board is accepting sealed bids for the maintenance truck with the snowplow which has recently been taken out of service. Further stated sealed bids are to be submitted to the Clerk by 2:00 p.m. on July 17, 2018 and all bids will be opened at the Board meeting.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:

Penzien reported the Zoning Board of Appeals had a variance request to combine two odd shaped parcels that exceed the depth to width 1:4 ratio. Further stated the variance request was approved to clean up the odd parcels.

10. CORRESPONDENCE – None.

11. PLANNING CONSULTANTS REPORT. - Planning Commission received the report.

12. PUBLIC COMMENTS

13. ADJOURNMENT.

**MOTION by Stier supported by Zoccola to adjourn the meeting at 8:05 p.m.**

**MOTION carried.**

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Tom Penzien, Chairman

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Randy Forro, Secretary

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Date

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