

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 11, 2020 AT 7:00 P.M.
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Amended

Location: Ray Township Hall
64255 Wolcott. Ray, MI 48096

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

Absent: John Zoccola

Also Present: Lisa Hall, Planning and Zoning Clerk,
Stephen Cassin, Township Planner.
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, Marberg, Lease, Forro, Kaniuk, and Stier a quorum of the board was present. Zoccola, excused.

2. APPROVAL OF MINUTES – August 13, 2019 as presented.

MOTION by Forro supported by Lease to approve the August 13, 2019 minutes as presented.
MOTION carried.

3. APPROVAL OF AGENDA-

Penzien stated he would like to amend the agenda to include under communication, Planning and Zoning Newsletters, FERC and the Ray Township 2020 Meeting Schedule. Also move old Business items 5 A and 5 B ahead of new business.

MOTION by Stier supported by Lease to approve the agenda as amended.
MOTION carried.

4. SCHEDULED PUBLIC HEARINGS - None

6. OLD BUSINESS -

6A. Request for Special Land Use and Site Plan Extension of February 13, 2018, Planning Commission Approval, Faith Baptist Church, 60920 Romeo Plank, Parcel ID# 21-05-29-100-031

Penzien asked if there were any representatives for the church in the audience?

Marty Self, President, M& J General Contracting was present.

Penzien read email received into the record.

Stier read extension letter request into the record. Letter in file.

Self, stated all Macomb County Permits have been extended. The church has raised enough money to secure the loan but desires to be fiscally responsible and continuing saving to make certain the project is well funded.

Penzien stated two years goes by fast.

Self stated the two years has went by quickly, both of the wells have been installed. The entire eleven (11) acre parcel is low and wet. So, the time of year to begin construction is tricky, cannot start when it is wet.

Penzien stated the wells and permits indicate they are making progress.

Lease asked if other extensions have been for two years? The request asked for one year.

Forro stated he sees no reason not to extend for two years.

Stier stated he agrees with Forro.

Lease stated he commends the church for being fiscally responsible and that it is a big project.

MOTION by Stier supported by Marburg to approve a two (2) year extension of the Special Land Use and Site Plan Approval of February 13, 2018 for Faith Baptist Church, 60920 Romeo Plank, Parcel ID#21-05-29-100-03.

MOTION carried.

6B. Request for Special Land Use and Site Plan Extension of March 13, 2018 Planning Commission Approval, Ray Community Airport, 59819 Indian Trail, Parcel ID#21-05-26-400-030

Lease read extension letter request into the record. Letter in file.

Penzien stated the airport was approved for two years.

Kaniuk asked what was the approval for?

Marberg stated they expanded the land area and received approval to add hangars.

Harold DeMan, ray Fire Marshall in audience, stated they want to add a driveway and remove another but need approval from the Macomb County Department of Roads.

Lease stated the extension letter states they have hopes of starting in 2020, in favor of approving a one-year extension.

Stier stated one year and can ask for another extension if needed.

Stier stated one year should be enough for the airport.

MOTION by Lease supported by Forro to approve a one (1) year extension of the Special Land Use and Site Plan Approval of March 13, 2018 for Ray Community Airport, 59819 Indian Trail, Parcel ID#21-05-26-400-030

MOTION carried.

5. NEW BUSINESS -

5A. Election of Officers

Penzien asked if the current officers are ok with the elected officers' positions they hold?

MOTION by Stier supported by Marburg for current officers to continue as elected.
MOTION carried.

5 B. Ordinance Amendment Discussion

Cassin presented the proposed ordinance amendments: Upon meeting with various clients and reviewing the ordinance it has been determined that some corrections and additions should be discussed. Upon the Planning Commission's approval, the suggested amendments will be prepared in a legal format for the board to review. After review the board will need to schedule a public hearing for the amendments.

Cassin stated there is currently no definition of a temporary structures, the use of Conex boxes is a concern, a definition is needed to regulate the use, criteria that defines temporary, exceptions, limits and what is acceptable.

Cassin stated under accessory structures, maximum size limits needs correction, and what is included in square footage.

Cassin stated ground elevation and maximum fence height needs clarification.

Cassin stated there are contradictions in the ordinance district chart and permitted uses in some sections regarding tree and shrub nurseries that need correction. Small scale as regulated by the State of Michigan are Ok in residential areas.

Cassin stated the definition of building height needs clarification.

Cassin stated Lori Lascoe, Ray Township Clerk received correspondence from a resident regarding chickens. The zoning ordinance does not currently contain text for the specific regulation of chickens and roosters and needs to be added. Text provided includes for 1 acre or less but can add provision of non-farming household of more than one acre.

Cassin stated Joe Jarzyna requested text be added to the ordinance that would regulate dumpsters on active permitted construction sites.

Discussion continued.

Penzien asked if there would be another draft including the items discussed at this meeting?

Cassin advised he would edit the text and provide for the Planning Commission to review at the next meeting.

**MOTION by Lease supported by Forro to allow Planning Consultant Steve Cassin permission to move forward with drafting ordinance amendments to present at next board meeting.
MOTION carried.**

6. OLD BUSINESS CONTINUED -

6C. Parks and Recreation Master Plan:

Penzien asked how many surveys have been completed?

Cassin stated 210 surveys have been completed, the staff promoted on the Township website and through social media and Ray received more responses that other communities that were also conducting surveys. Will send the results to Lisa and she can forward for the boards review.

Cassin stated he needs the Planning Commissions help with Section 9, Action strategies, need to determine prioritize for the chart. What the Planning Commission wants and the costs. The plan has to be approved by the State of Michigan to qualify for grants.

Cassin stated the public responses would like more bathrooms, more exercise opportunities along the path, hiking, splash pads and a pool.

Cassin stated providing additional handicapped accessible paths, recreation and exercise opportunities should be included.

Stier stated the walking path receives a lot of positive comments and feedback.

Lease stated the HCMA parks in Ray Township are underutilized and they need to be promoted.

Kaniuk stated the Ray Township park is a nice space but there are no trees in the middle.

Stier stated due to the baseball diamonds trees are not an option, makes the center a dead space.

Penzien asked if the survey answers would be incorporated into the plan.

Cassin advised they would, need to prioritize.

Kaniuk asked if the exercise equipment would be added to the perimeter walking path or would activates be added inside the building? Would trips and other activates be part of the plan?

Cassin stated this would be for the outdoor space and would not include activates such as trips.

Lease stated that according to the data, we are living very well in Ray, however the population growth seems slow or and very conservative. The draft document is very well done.

Penzien agreed that the document is very well done.

Stier stated the bathrooms are heated and always open. Not sure why the survey respondents want more, unless they mean at the back of the park and it would be difficult to put any at the back of the park.

Stier stated we have not reviewed the capital improvements plan recently and need to start looking at that.

Lease asked what is happening with the HCMA land swap.

Stier advised that it has been completed and the property to the South of the library now belongs to the Township. There are currently plans to install a gravel parking area on that parcel. The Township also needs a new fire hall, the current fire hall was built in approximately 1973-74. It needs a new roof and the roof will be a costly repair. Most important is the Township now owns that parcel and the current administration is working will with HCMA.

7. PRESENTATION – None

8. REPORT OF THE BOARD REPRESENTATIVE: Stier stated the Township is now working on the 2020/2021 Budget.

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

10. CORRESPONDENCE –

Penzien stated the Planning Commission members have received the following:

Charter Township of Chesterfield – Notice of Intent to Plan

Six (6) issues of Planning and Zoning Newsletters.

Federal Energy Regulatory Commission (FERC) Notice of Availability of The Environmental Assessment for The Proposed Bluewater Compression Project

Ray Township 2020 Revised Public Meeting Dates

Penzien stated that the Planning and Zoning Newsletters have reported on Medical Marijuana in many of the issues, asked where the Township stands?

Cassin stated the Township opted out on all.

11. PLANNING CONSULTANTS REPORT. – None

12. PUBLIC COMMENTS – None

13. ADJOURNMENT.

**MOTION by Stier supported by Forro to adjourn the meeting at 8:15 p.m.
MOTION carried.**

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Respectfully submitted,
Lisa Hall, Recording Secretary