

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JULY 14, 2020 AT 7:00 P.M.
Page 7 of 11

Kaniuk read Laura Pobanz, Macomb County Health Department dated February 5, 2020 into the record. In regards to the revised site plan submitted for the Sunrise gas station for the addition of a dry storage area, my previous comments still stand. As long as there is no water generated within this addition, this department has; no objection to it.

Comment dated December 6, 2019 – This department has received a proposal for the above captioned site to construct and addition (approximately 200 sq. ft.) to be used for dry storage. As this addition does not require any water use fixtures and does not encroach within isolation distances of the onsite septic system or water well, this Department does not object to its construction.

Penzien read Lara Sucharski, Macomb County Public Works comment dated June 30, 2020 into the record. The additional work may be added to the existing Soil Erosion permit, the permit is going to need to be renewed on or before by July 29, 2020.

Marberg read Dennis LeMieux, Ray Township Building Official comment dated July 1, 2020 into the record. The building department has no objection to the addition. An acceptable building plan is required.

Penzien stated building department needs acceptable building plan, AEW is good and Ray Township Fire & Rescue is working with owner.

Foster stated the water tank will be delivered next Tuesday and they will begin installation on Wednesday.

Penzien asked if DeMan and Foster if they are working together to complete the installation of the dry hydrant and signs?

DeMan advised the Fire Department has been working with the Fosters since the project began.

Foster advised they have the Knox box and will be installing on the building, and when installation of the tank is scheduled, they will contact Chief DiMaria and AEW to watch installation.

Penzien asked Mr. Foster is he is comfortable with all the contingent items?

Foster stated he is.

Penzien stated Mr. Cassin has recommended approval subject to compliance with all requirements.

Zoccola asked if DeMan if there is a specific place the Fire Department wants the dry hydrant.

DeMan stated they have reviewed several sets of plans for this project and we have been in discussion through the entire project. Chief will be onsite when tank is installed

MOTION by Marberg supported by Zoccola to approve the Site Plan, 1,800 square foot building addition for Sunrise Store, Dave Foster, Parcel ID 21-05-01-100-005 contingent upon meeting compliance with all Township engineering, building, assessing, and fire department requirements and all Macomb County requirements relative to roads, drainage and septic.

**FOR THIS MOTION: YES: Marberg, Zoccola, Stier, Lease, Kaniuk, Penzien
NO: None**

MOTION carried.

5C. Annual Report

Cassin provided the 2019 Ray Township Planning Commission Annual report.

MOTION by Marberg supported by Lease to forward the 2019 Annual report to the Board of Trustees.

MOTION carried.

6. OLD BUSINESS -

6A. Ordinance Amendment Discussion

Cassin stated the ordinance amendments have been previously reviewed and some minor changes have been made for the board to review and discuss.

Stier stated he would like to see a provision in the ordinance to permit the addition of a decorative cupola on accessory buildings. This issue has come before the planning commission and was denied. Height of cupola not to be included in the total height of the building. Formula for size is 1" for every 1' foot of building width, height is the concern, not to exceed a certain height or a percentage.

Zoccola stated it would be a nice addition to accessory buildings.

Cassin stated height could be 10% of building width or 10 feet.

Penzien asked all board members all agreed.

Cassin stated he will work out the proper dimensions and height for cupolas.

Cassin stated on page 1, Section 218, need suggestion for permanent foundation material, concrete, asphalt?

Zoccola stated maybe rat wall-concrete?

Stier stated he has two more items for consideration, on page 2 accessory structures current shed size is at 200 sq. ft. and does not need a building permit, needs zoning compliance permit. Discussed with building clerk and many people want a little larger, can we increase to 320 sq. ft.

Penzien stated instead of 10'X20' more like 16'X20'?

Kaniuk asked if you have the maximum allowed accessory building square footage can you also have the additional 320 square feet?

Penzien stated the ordinance currently allows a 200 square foot shed.

Lease stated he does not like the idea, could build a 10'X32' and store a motor home, just trying to get around the building permit.

Kaniuk stated she does not like the idea.

Stier stated for accessory structures need to add to footnote d, posts or supports attached to ground. Can cantilever and it is not counted as square footage. Square footage has supports touching the ground.

MOTION by Lease supported by Marberg to approve zoning ordinance amendments and to schedule public hearing for amendments.

MOTION carried.

Zoccola asked how can we add as built fees.

Cassin advised can add to engineering fees for site plan and special land use.

6B. Parks and Recreation Master Plan:

Cassin stated the Parks and Recreation Master Plan was stalled due to the Governors Executive Order. Suggest holding the public hearing at either the August or September meeting.

Zoccola asked what type of improvements do we want for the park?

Lease stated a survey of residents was completed online.

Cassin stated Ray Township had excellent participation on the survey.

Penzien asked if the board could discuss in August?

Cassin stated the public hearing has to be scheduled for the September meeting.

Kaniuk asked if the document is ready for approval?

Lease asked if the document is ready for approval?

Marberg stated what else could the board provide?

Cassin stated the board could provide other suggestions.

**MOTION by Zoccola supported by Stier to approve Parks and Recreation Master Plan as submitted and approve scheduling of Public Hearing.
MOTION carried.**

6C. Capital Improvements

Stier stated the Township completed the land swap with HCMA and acquired the land next to the library. This is part of a 10-15-year project. Township also has the land on Roxbury Lane, just thinking outside the box and this could be a great area for a tiny home development and a Fire substation.

Kaniuk asked what is considered a tiny home.

Stier stated between 200 and 400 square feet.

Stier stated he has learned the Cascades home could possibly come up for tax reversion, County treasurer is not foreclosing on homes for delinquent taxes due to Covid-19. The building official recently completed an inspection on the home and it is a safe building, is completed on the exterior but the interior is incomplete. If the home becomes available the township has requested first rights for purchase of the property. Could possibly make into a park, again just thinking outside the box.

Penzien asked if that could be a capital improvement project?

Kaniuk asked where the property is located?

Stier stated it could be under future projects.

Penzien asked if that would be a board decision?

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JULY 14, 2020 AT 7:00 P.M.
Page 10 of 11

Stier stated the existing Fire Department building needs to be reskinned, and the building needs to be made larger. The exterior is starting to rust, roof needs new trusses.

Zoccola asked if the Fire Department building has been painted?

Penzien provided the definition of a capital improvement, recurring maintenance and repair are not part of the definition.

Stier stated that the existing Fire Department building needs to be expanded to add 2 or 3 additional bays to the West side. Right now, the Fire Department has to have fire trucks built that will fit in the building. They need a ladder truck with the size and heights of the new homes being built in the township.

Kaniuk asked if the property in Davis near 27 Mile is large enough for a fire substation?

Stier stated yes it would be large enough to construct a good size substation.

Penzien asked Cassin how should we proceed with the capital improvement plan?

Cassin stated a survey can be done asking all department what their needs and wants are.

Penzien stated there has to be a capital improvement plan in place to allow the Township to seek funding for projects.

Cassin stated there has to be a completed plan in place.

Penzien asked Cassin to create a questionnaire/survey for all departments.

MOTION by Stier supported by Lease to request Planner Steve Cassin to create a survey for capital improvement plan.

MOTION carried.

7. PRESENTATION – None

8. REPORT OF THE BOARD REPRESENTATIVE:

Stier stated that everything is running smooth. There will be a change of the guard at the township in the upcoming election.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:

Penzien stated have not had anything.

10. CORRESPONDENCE –

Penzien stated the Planning Commission members have received the following:

6-12-2020 correspondence from Bluewater Gas Storage Compression Station on Omo Road has been approved by FERC and that construction will begin in August 2020 and will be completed sometime in 2021

3 issues of planning and zoning news.

11. PLANNING CONSULTANTS REPORT. – None

12. PUBLIC COMMENTS – None

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JULY 14, 2020 AT 7:00 P.M.
Page 11 of 11

13. ADJOURNMENT.

**MOTION by Stier supported by Zoccola to adjourn the meeting at 8:12 p.m.
MOTION carried.**

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Respectfully submitted,
Lisa Hall, Recording Secretary