

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, SEPTEMBER 8, 2020 AT 7:00 P.M.
Page 1 of 3

Approved

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: Sharilyn Kaniuk

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. Stier, Lease, Marberg, Zoccola, Forro and Penzien, a quorum of the board was present. Kaniuk, excused.

2. APPROVAL OF MINUTES – July 14 ,2020 as presented.

MOTION by Zoccola supported by Stier to approve the July 14, 2020 minutes as presented.

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

MOTION carried.

3. APPROVAL OF AGENDA-

MOTION by Forro supported by Lease to approve the agenda as amended.

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

MOTION carried.

4. SCHEDULED PUBLIC HEARINGS –

4A. Proposed Zoning Ordinance amendments as related to Section 3001-Definitions, Section 218-Temporary Structures, Section 200-Accessory Structures, Section 1815-Fences and Walls, Section 222-Height exceptions, Section 201-Keeping of Animals (Chickens), Section 222-Dumpsters at Construction Sites, Section 403-Special Land Uses, Section 2900-Certificates of Zoning Compliance, Section 2900,B – Wells, Section 2110-Engineering Reviews, Section 2205-Engineering Reviews

Penzien stated Mr. Cassin would provide a summary of the of the amendments.

Cassin stated the zoning ordinance amendments have been worked on for almost one year and the planning commission has reviewed them, adoption is subject to this public hearing and approval and adoption by the Township board of trustees.

MOTION by Zoccola supported by Forro to open the public hearing at 7:14 P.M.

FOR THIS MOTION: YES: Zoccola, Forro, Stier, Marberg, Lease, Penzien.
NO: None

ABSENT: Kaniuk

MOTION carried.

Penzien stated if any residents or members of the public are present and would like to comment, please unmute your microphone and state your name, address and comment.

No public comments.

MOTION by Stier supported by Lease to close the public hearing at 7:16 P.M.

FOR THIS MOTION: YES: Stier, Lease, Zoccola, Marberg, Forro, Penzien.

NO: None

ABSENT: Kaniuk

MOTION carried.

Penzien stated he would like to thank Mr. Cassin and all planning commission members for all the work and review of the proposed zoning ordinance amendments.

MOTION by Marberg supported by Lease to approve zoning ordinance amendments as presented and to forward approved amendments to the Ray Township Board of trustees for approval and adoption.

FOR THIS MOTION: YES: Marberg, Lease, Forro, Stier, Zoccola, Penzien.

NO: None

ABSENT: Kaniuk

MOTION carried.

4B. Five-Year Parks and Recreation Master Plan

Penzien stated Mr. Cassin would provide an overview of the Five-Year Parks and Recreation Master Plan.

Cassin stated Parks and Recreation Plans are required by the State of Michigan to allow Townships to apply for grant money that allows them to purchase land for parks and recreation, to improve any lands purchased and also to improve existing parks. The survey received an incredible 210 responses.

Cassin stated if the planning commission and the Township Board adopt the plan, he will work with the staff to get everything to SEMCOG and to the State of Michigan for approval. The next funding cycle begins April of 2021.

MOTION by Forro supported by Zoccola to open the public hearing at 7:21 P.M.

FOR THIS MOTION: YES: Forro, Zoccola, Marberg, Lease, Stier, Penzien

NO: None

ABSENT: Kaniuk

MOTION carried.

Penzien stated if any residents or members of the public are present and would like to comment, please unmute your microphone and state your name, address and comment.

MOTION by Marberg supported by Zoccola to close the public hearing at 7:22 P.M.

FOR THIS MOTION: YES: Marberg, Zoccola, Stier, Lease, Forro, Penzien.

NO: None

ABSENT: Kaniuk

MOTION carried.

Penzien asked if any of the planning commission members would like to comment?

Stier asked Cassin if the parks and recreation plan can be amended?

Cassin stated it can be amended but has to go through the process and then be amended by the State of Michigan.

Penzien stated he would like to thank Mr. Cassin and all planning commission members for all the work and review of the Proposed Five-Year Parks and Recreation Master Plan.

MOTION by Lease supported by Marberg to approve the Ray Township Five-Year Parks and Recreation Master Plan as presented and forward to the Ray Township Board of trustees for approval and adoption.

FOR THIS MOTION: YES: Lease, Marberg, Stier, Forro, Zoccola, Penzien.

NO: None

ABSENT: Kaniuk

MOTION carried.

5. NEW BUSINESS - None

6. OLD BUSINESS – Capital Improvements

Penzien stated there is nothing to discuss at this time, would like to put on next agenda, asked Cassin to provide input.

7. PRESENTATION – None

8. REPORT OF THE BOARD REPRESENTATIVE:

Stier stated there is not much to report. Limestone has been put on the roads. The Ray Township voter turnout for the State Primary was the highest in Macomb County.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:

Penzien stated another outbuilding was approved in the front yard, this is a legitimate issue.

10. CORRESPONDENCE – None

11. PLANNING CONSULTANTS REPORT. – None

12. PUBLIC COMMENTS – None

13. ADJOURNMENT.

MOTION by Stier supported by Zoccola to adjourn the meeting at 7:28 PM.

FOR THIS MOTION: YES: Stier, Zoccola, Lease, Marberg, Forro Penzien.

NO: None

ABSENT: Kaniuk

MOTION carried.

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Respectfully submitted,
Lisa Hall, Recording Secretary