Location: Ray Township Hall

64255 Wolcott. Ray, MI 48096

Present: Tom Penzien, Chairman

Justin Lease, Vice-Chair

Randy Forro, Secretary

Members: Justin Marberg

John Zoccola

Absent: Doug Stier (excused)

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. Penzien, Lease, Forro, Marberg were present. Stier, Kaniuk and Zoccola were absent.

Zoccola arrived at 7:20 P.M.

2.APPROVAL OF MINUTES – October 9, 2018

**MOTION by Forro supported by Lease to approve the October 9, 2018 minutes as presented.**

**MOTION carried.**

3.APPROVAL OF AGENDA-

**MOTION by Marberg supported by Lease to approve the agenda as presented.**

**MOTION carried.**

4. SCHEDULED PUBLIC HEARINGS

A. Request for Site Plan approval, Hangar #410 Addition – Ray Community Airport, 59819 Indian Trail, Permanent Parcel ID #21-05-26-400-030

Chairman Penzien explained the public hearing procedure to the residents that the Planner will present his findings for the application. The correspondences from the departments would be read into the record. Then the public should come to the podium, state their name, address and any concerns or comments they have on the item.

**MOTION by Forro supported by Marberg to open the public hearing at 7:03 P.M.**

**MOTION carried**

Mr. Cassin, Planning Consultant presented his findings and recommendations date November 1, 2018 as follows:

Site Plan Review

Zoning: R-1, Agricultural Residential

Location: West side of Indian Trail, North of 27 Mile Road

Property ID: 21-05-26-400-030

Project Name: Hangar #410 Addition – Ray Community Airport

Case No: PCI-18-002

Applicant: Mark Jones

Review Date: November 1, 2018

**Proposal**

The applicant desires to construct a 30’ x 30’ two story addition to the southerly side of Hangar 410. The plans indicate a garage and open area on the lower level, and a lounge and deck on the second floor. The total height of the addition would be 25’ 6” from ground level to the peak of the ridge.

**Compliance with the Zoning Ordinance**

Section 1700 of the Ray Township Zoning Ordinance allows (as part of an airport) runways, hangars, beacons, and other facilities involved with aircraft operations, subject to the following conditions:

* Preliminary approval from the Federal Aeronautics Administration

(Preliminary approval obtained -- see letter dated July 30, 2018 from the Michigan Department of Transportation)

* The permitted height of buildings, structures, telephone and electrical lines and appurtenances shall be established after consultation with the appropriate aeronautical agencies.

(Preliminary approval obtained -- see letter dated July 30, 2018 from the Michigan Department of Transportation)

* No building or structure or part thereof, shall be erected closer than sixty (60) feet from any property line.

(The proposed addition complies with this requirement)

* The open storage of junked or wrecked motor vehicles, aircraft, parts, etc. shall not be permitted.

(A site inspection conducted on October 30, 2018 demonstrated compliance with this requirement.)

**Recommendation**

Based on the above findings, I recommend approval of the site plan subject to final approval from the Michigan Department of Transportation/Federal Aeronautics Administration, and compliance with all township engineering, building, assessing, and fire department requirements.

Penzien asked petitioner if he had any questions or comments?

Mark Jones stated he is a pilot and owner of hangar #410. He obtained his pilots license in 1994 and built this hangar at the airport many years later. When the hangar was constructed, he had a well put in and a 1,000-gallon septic tank for his hangar only. Spends many hours at the airport and the addition will add to the enjoyment of his hobby. His hangar and the airport building are the only buildings on the property that have bathrooms and advised his hangar has a small kitchenette.

Penzien thanked Jones for his comments.

All correspondence received was read into the minutes.

Penzien read State of Michigan, department of Transportation correspondence dates July-30-2018.

Penzien asked Mr. Jones about the text contained in the MDOT letter, “Light in accordance with FAA AC70-7460-1L, chapters 4, 5 and 12. Red Lights.

Jones advised that the FAA requires red lights be mounted on building. FAA does not approve or disapprove.

Lease read Ray Township Fire Department correspondence dated 11-1-18.

Stier read Ray Township Fire Department correspondence dated 10-1-18

Marberg read Ray Township Building Official correspondence dated 10-25-18

Forro read Ray Township Assessor correspondence dated 10-30-18

Penzien requested anyone with a public comment please step to the podium, state name and address. Welcome any and all comments.

Jones stated he wants board to know he is one of the only hangar owners with a building that could do this on the airport property. Hangar is for storing airplanes and a small Kawasaki mule he uses on the property. He will not be living in the hangar. Airport Board of Directors had concerns regarding how the addition would be constructed and he wants Planning Commission to know the building will look like the other buildings with the exception of possibly having some brick around the deck’s posts.

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

**MOTION carried**

Discussion by board continued:

Penzien asked if Mr. Jones owns hangar #410 and how the hangars and land are assessed at the airport? Can hangars be bought and sold?

Penzien also asked if in the future pilots that are flying across county could possibly sublet the space from Jones?

Jones stated that he owns the hangar under the name MCS holdings and he is the owner of the company. The land is leased from the airport. Advised that hangars can be bought and sold, hangars are taxed as personal property.

Jones advised that the airport does not allow anyone to live/stay on site. Advised that all airports are for public use and anyone flying in can access the main airport building.

Zoccola asked if there is a well and septic.

Forro questioned what happens if the tank overflows?

Jones advised he has a well and a small 1,000-gallon septic tank that has to be pumped about one time per year. If tank is full will back up into toilets but there is an alarm on the tank in case of overflow. If overflow happens tank will be pumped within 24 hours. Macomb County Health department approved the well and septic when the hangar was built.

Penzien asked Jones if he is aware of the all comments provided by Assessor, Fire, Building Official and Planner?

Jones advised he is aware of all comments and requirements

Penzien stated would like any approval have a condition of not permitting any type of residential use. If approved would need plans approved by building department and permits issued for building and trades.

**MOTION by Lease supported by Marberg to approve #410 hangar addition at the Ray Community Airport. Addition must meet all provisions and requirements of the Ray Township building, fire and assessing departments and all engineering requirements. Hangar and addition shall not be used as residential of any type by owner, or rented/leased/sublet to any individuals.**

**MOTION carried.**

5. OLD BUSINESS.

a). nothing further at this time.

b). nothing further at this time.

6. REPORT OF THE BOARD REPRESENTATIVE:

Stephen Cassin-planner advised that he was part of a meeting with HCMA, meeting went well. HCMA is checking for any restrictive covenants on the land.

7. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:

Penzien advised there is a ZBA meeting this month.

8. CORRESPONDENCE – None.

9. PLANNING COSULTANT COMMENTS:

Cassin stated he is at the Township office on Thursday mornings working with Lisa on many items. Currently working on the Dedicated Landscape ordinance and an Agri-business Ordinance and a provision to require private road completion prior to any new home construction.

10. PUBLIC COMMENTS - none

11. ADJOURNMENT.

**MOTION by Zoccola supported by Lease to adjourn the meeting at 7:47 p.m.**

**MOTION carried.**

Tom Penzien, Chairman Randy Forro, Secretary Date

Respectfully submitted,

Lisa Hall, Recording Secretary