

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, JANUARY 12, 2021 AT 7:00 P.M.
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Location: ZOOM conference **Meeting ID: 597 725 0966– Password 642075**

Present: Tom Penzien, Chairman
Justin Lease, Vice-Chair
Randy Forro Secretary
Members: Justin Marberg
Lori Lascoe
John Zoccola
Sharilyn Kaniuk

Absent: None

Also Present: Lisa Hall, Planning and Zoning Clerk,
Stephen Cassin, Township Planner.
Attendance record on file
David & Jessica Youngblood, Applicants

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. Marberg, Lascoe, Kaniuk, Zoccola, Lease, Forro and Penzien, all members were present.

2. APPROVAL OF MINUTES – December 8, 2020 as presented.

MOTION by Zoccola supported by Lease to approve the December 8, 2020 minutes as presented.

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

MOTION carried.

3. APPROVAL OF AGENDA-

MOTION by Zoccola supported by Forro to approve the agenda as presented.

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

MOTION carried.

4. SCHEDULED PUBLIC HEARINGS –

4A. Special Land Use to allow Agricultural Tourism, Wineries in the R-1 (Agricultural – Residential) District. According to Ray Township Zoning Ordinance 36, Section 1700, R, 2, A, Wineries and Accessory Uses Section 1700 R, 3, A, through E, as a Special Land Use in the R-1(Agricultural – Residential) District. Parcel ID 21-05-22-400-011, 61829 Ray Center, David and Jessica Youngblood, Applicants.

Chairman Penzien asked if the Youngbloods are present at the remote meeting?

David Youngblood replied yes.

Penzien stated that Township attorney, Christine Anderson advised today that the Ray Township Agri-tourism Ordinance needs to be reviewed based on the newly updated GAMPS in the Right to Farm Act. The board should table this matter until further review by Christine Anderson and Planning Consultant, Steve Cassin. Penzien asked Mr. Cassin to provide input.

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Cassin stated he has had many conversations with Planning Commission members, elected officials, residents and called Township Attorney Christine Anderson. What rights are under the Right to Farm Act and GAAMPS (Generally Accepted Agricultural and Management Practices). Township Attorney cautioned taking any further action until conversation can be held with the Youngbloods.

Penzien stated the Planning Commission would like the Youngbloods, Christine Anderson and Steve Cassin to meet and discuss.

Cassin stated we need the most recent information related to GAAMPS to review the plan.

David Youngblood stated there is not a specific GAAMP related to grapes, there are specific groups of protected farmers. He has not seen anything in our ordinance that would be superseded by any GAAMPS.

Penzien asked the Youngbloods if they can meet with the planner and attorney.

Youngblood stated yes and that most of the things that are on the plan are not things that will be started anytime soon.

Penzien stated this can be tabled to the next meeting.

Lascoe asked Mr. Cassin if the February meeting will allow enough time to gather needed information and re-notice.

Cassin stated will need to have time to re-notice, set to earliest possible.

MOTION by Lascoe supported by Lease to table Special Land Use application to allow Agricultural Tourism, application for 61829 Ray Center Road, Ray, MI 48096, Parcel # 21-05-22-400-011, David & Jessica Youngblood applicants to next available meeting.

**FOR THIS MOTION: YES: Lascoe, Lease, Zoccola, Forro, Marberg, Kaniuk, Penzien.
NO: None
ABSENT: None**

MOTION carried.

5. NEW BUSINESS –

5A. Election of Officers

Zoccola nominated Penzien as Planning Commission Chairman.

Lascoe nominated Lease as Vice Chairman and Forro as Secretary.

Penzien asked the board if there are any other nominations.

MOTION by Lascoe supported by Zoccola to appoint Penzien as Chairman, Lease as Vice Chairman and Forro as Secretary of the Planning Commission for the term January 2021 to January 2022.

**FOR THIS MOTION: Yes: Lascoe, Zoccola, Kaniuk, Marberg, Lease, Forro, Penzien
No: None
Absent: None**

MOTION carried.

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6. OLD BUSINESS

6A. Capital Improvements – no items at this time.

6B. Ordinance Amendments

Penzien stated this is the public hearing for the ordinance amendments previously viewed and a public hearing needs to be scheduled for the next Planning Commission meeting.

MOTION by Lascoe supported by Marberg to schedule a public hearing for the ordinance amendments on Tuesday February 9, 2021 @ 7:00 PM.

**FOR THIS MOTION: Yes: Lascoe, Marberg, Forro, Zoccola, Kaniuk, Lease, Penzien
 No: None
 Absent: None**

MOTION carried.

7. PRESENTATION – None

8. REPORT OF THE BOARD REPRESENTATIVE:

Lascoe stated the Township board selected to renew with GFL for trash removal, there will be no curbside trash recycling at this time. In the spring GFL will offer curbside recycling to the residents on a subscription basis.

Zoccola asked what the cost will be for curbside?

Lascoe advised it will be on a subscription basis so the cost will depend on the number of residents that subscribe to the service.

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

10. CORRESPONDENCE –

Penzien stated we have received notice that Macomb Townships intent to amend the Master Throughfare Plan and also received a new copy of Planning and Zoning news.

11. PLANNING CONSULTANTS REPORT.

Cassin stated the Macomb County MSU Extension is offering the Citizen Planner program online. Classes start in February; classes will be three (3) hours per night on Thursdays.

Lascoe stated there is one resident who is interested and believes all PC board members have taken the course.

Kaniuk stated she has not, will call tomorrow.

12. PUBLIC COMMENTS – None

13. ADJOURNMENT.

MOTION by Lascoe supported by Zoccola to adjourn the meeting at 7:20 PM.

**FOR THIS MOTION: YES: Zoccola, Lascoe, Forro, Lease, Marberg, Kaniuk, Penzien.
 NO: None
 ABSENT: None**

MOTION carried.

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Tom Penzien, Chairman

Randy Forro, Secretary

Date

Respectfully submitted,
Lisa Hall, Recording Secretary