

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, AUGUST 10, 2021 AT 7:00 P.M.
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Location: Ray Township Hall
64255 Wolcott, Ray, MI 48096

Present: Tom Penzien, Chairman
Justin Lease, Vice Chairman
Randy Forro, Secretary
Lori Lascoe
John Zoccola

Excused Absent: Sharilyn Kaniuk
Justin Marberg

Also Present: Stephen Cassin, Township Planner
Lora Maue, Planning and Zoning Clerk
Tyler Velger, Applicant
Three residents

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES & ROLL CALL.
Chairman Penzien called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Roll was called: Penzien, Lease, Forro, Lascoe and Zoccola were present. Kaniuk and Marberg were excused absence.
2. APPROVAL OF MINUTES –
MOTION by Forro supported by Lease to approve the June 8, 2021 meeting minutes as amended.
MOTION carried.
3. APPROVAL OF AGENDA -
MOTION by Zoccola supported by Lascoe to approve agenda as submitted.
MOTION carried.
4. SCHEDULED PUBLIC HEARINGS –
 - a. Special Land Use to allow outdoor storage of commercial vehicles in the R-1 (Agricultural-Residential) District. According to Ray Township Zoning Ordinance 36, Section 403, H, Commercial Vehicle Storage and X, Storage of Commercial Vehicles may be permitted as a Special Land Use in the R-1 (Agricultural-Residential) District. Parcel ID 21-05-36-100-020, located on the east side of North Avenue, south of 27 Mile Road. Tyler Velger, Applicant

Chairman Penzien explained the public hearing process for the special land use application to allow outdoor storage of commercial vehicles in the R-1 zone.

MOTION by Zoccola supported by Forro to open the public hearing at 7:03 p.m.
MOTION carried.

Steve Cassin, Township Planner stated the applicant has revised the site plan that was originally submitted with the Special Land Use application which the Planning Commission received in the packet for consideration. He stated the revised plan were not submitted in a timely manner to be properly reviewed by all appropriate entities and were not available for the 15-day public inspection period as required by the Michigan Zoning Enabling Act of 2006. Further recommended tabling the special land use to the next meeting.

Public comments: None.

MOTION by Zoccola supported by Lascoe to close the public hearing at 7:05 p.m.
MOTION carried.

Chairman Penzien asked the applicant if he received the comments from each entity regarding the site plan that was submitted.

Tyler Velger, Applicant stated his engineer talked with the Township engineer and they are aware of the list of nineteen items that need to be addressed. He stated he has talked to the Fire Department regarding the items that need to be addressed for the dry hydrant.

Cassin stated the revised site plan needs to be reviewed by all of the departments.

Forro questioned the application for allowing outdoor storage of commercial vehicles on R-1 zone.

Cassin explained in the Township Zoning Ordinance No. 36, allows for a special land use in the R-1 zone. Further stated the Planning Commission could review the ordinance if they do not agree with how it is written.

Lascoe stated if the Planning Commission tables the item, it should be to an exact meeting date otherwise the special land use application would have to re-advertise and three hundred foot notices would have to be mailed out, which would require additional fees from the applicant for the incurred additional costs.

Chairman Penzien asked the applicant if September 14th or October 12th, 2021 Planning Commission meeting would he be able to have all of the items addressed from each department.

Mr. Velger requested the Planning Commission table the item to October 12th, 2021.

MOTION by Lascoe supported by Zoccola to Table the Special Land Use application to allow outdoor storage of commercial vehicles in the R-1 (Agricultural-Residential) District for Parcel ID 21-05-36-100-020 to Tuesday, October 12th, 2021.

FOR THIS MOTION: Yes: Lascoe, Zoccola, Forro, Lease, Penzien

No: None

Absent: Kaniuk, Marberg

MOTION carried.

5. NEW BUSINESS

a. Resolution of 5 year Master Plan review

Chairman Penzien stated the Planning Commission is required to review the Township Master Plan.

Steve Cassin explained the Michigan Planning Enabling Act of 2008 requires a community to review its Master Plan every five years to determine whether changes are necessary. However, because the census results have been delayed due to the pandemic, and there appears to be no critical circumstances to warrant updating the Master Plan at this time. He recommended that the plan be recertified.

MOTION by Zoccola supported by Forro to adopt the Resolution of the Ray Township Planning Commission Five year Master Plan review, as follows:

**Resolution of the Ray Township Planning Commission
Five Year Master Plan Review**

WHEREAS, the Ray Township Planning Commission adopted the current Master Plan on August 16, 2016.

WHEREAS, the plan was reviewed in 2021, and it was determined that the goals and policies presented in the plan are still reflective of current township conditions,

WHEREAS, the 2020 U.S. Census data, critical to updating the Township Master Plan, is not yet available,

WHEREAS, the Ray Township Planning Commission will review and make necessary revisions to the Master Plan after the release of applicable 2020 U.S. Census data,

NOW THEREFORE BE IT RESOLVED that the Ray Township Planning Commission does maintain and affirm the current Ray Township Master Plan, without amendment, as the official policy document of the Ray Township Planning Commission in accordance with the Michigan Planning Enabling Act 33 of 2008.

The foregoing resolution was adopted at the regular meeting of the Ray Township Planning Commission on August 10, 2021 by roll call vote as recorded in the official minutes of the session.

AYES: Zoccola, Forro, Lascoe, Lease, Penzien
NAYS: None
ABSENT: Marberg, Kaniuk

Attested to by Lori Lascoe, Ray Township, Clerk
RESOLUTION DECLARED ADOPTED.

6. OLD BUSINESS

a. Discussion on Proposed Zoning Ordinance Amendments

Steve Cassin, Planner explained the Planning Commission recommended approval to the Township Board the proposed Zoning Ordinance and the item was removed from the agenda because of complaints of the residents. He stated chickens have been eliminated from the proposed amendments. Further stated the medical marijuana caregiver ordinance will be on the next Board agenda.

Discussion was held on the proposed ordinance amendments including temporary structures, recreational vehicles, shipping containers, hoop buildings and pylon buildings.

Lascoe asked that the zoning ordinance amendment include keeping of animals for hoofed animals regarding GAAMPS.

Steve Cassin stated he would work with the Clerk regarding amending the language for hoofed animals.

Forro stated he would like to review the zoning ordinance amendments before a public hearing is scheduled.

MOTION by Forro supported by Lease to table the proposed Zoning Ordinance amendments to the next Planning Commission meeting.

YES: Forro, Lease, Zoccola, Lascoe, Penzien
NO: None
ABSENT: Marberg, Kaniuk
MOTION carried.

7. PRESENTATION – None.

8. REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE

Lascoe advised the Planning Commission a special Board meeting will be held on Thursday, August 12, 2021 at 9:30 a.m. for discussion with the Township Attorney and Planner regarding the proposed amendments of the Zoning Ordinance regarding Section 211 – Medical Marijuana Caregivers. Further stated the item will be on the Board agenda for Tuesday, August 17th, 2021 to adopt the ordinance.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE

Penzien stated at the Zoning Board of Appeals meeting a variance was granted for a parcel on Wolcott south of 32 Mile Road, which has been approved before.

10. CORRESPONDENCE – None.

11. PLANNING CONSULTANT COMMENT – None

12. PUBLIC COMMENTS: None.

13. ADJOURNMENT

MOTION by Lascoe supported by Zoccola to adjourn the meeting at 7:41 p.m.
MOTION carried.

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lori Lascoe, Recording Secretary