

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 8, 2022 AT 7:00 P.M.
PAGE 1 of 3

Location: Ray Township Hall
64255 Wolcott, Ray, MI 48096

Present: Tom Penzien, Chairman
Justin Lease, Vice Chairman
Justin Marberg
Lori Lascoe
Betty Youngblood

Excused Absence: Randy Forro
John Zoccola

Also Present: Stephen Cassin, Township Planner
Lora Maue, Planning and Zoning Clerk

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES & ROLL CALL.
Vice Chairman Lease called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Lascoe called roll. Penzien, Lease, Marberg, Lascoe and Youngblood were present.
2. APPROVAL OF MINUTES – December 14, 2021 - page 7 was revised and distributed to the Commission
**MOTION by Marberg supported by Lease to approve the December 14, 2021 meeting minutes as revised.
MOTION carried.**
3. APPROVAL OF AGENDA
**MOTION by Lascoe supported by Youngblood to approve agenda as presented.
MOTION carried.**
4. SCHEDULED PUBLIC HEARINGS – None.
5. New Business
 - a. Election of Officers
Chairman Penzien asked for nominations for the Chairperson, Vice-Chairperson and Secretary.

**MOTION by Lascoe supported by Lease to appoint Tom Penzien as Chairperson to the Planning Commission for January 2022 to January 2023.
MOTION carried.**

**MOTION by Lascoe supported by Marberg to appoint Justin Lease as Vice-Chairperson to the Planning Commission for January 2022 to January 2023.
MOTION carried.**

**MOTION by Lascoe supported by Lease to appoint Randy Forro as Secretary to the Planning Commission for January 2022 to January 2023.
MOTION carried.**

- b. Discussion of Zoning Ordinance Amendments and set public hearing for Zoning Ordinance Amendments
Steve Cassin, Township Planner distributed to the Commission updated amendments. The proposed amendments include definitions for small scale nursery grower, nursery grower, building height, animal unit, temporary structures, accessory structures, fences and walls, tree and shrub nurseries, height exception, dumpsters at construction sites, certificate of zoning compliance, wells, engineering reviews, agricultural tourism, private roads, financial guarantees, keeping of animals and indoor storage.

Chairman Penzien asked the Commission if they had any questions on the amendments. He stated if the Commission agrees with the proposed zoning ordinance amendments, then the final draft should be approved.

MOTION by Lascoe supported by Lease to approve the proposed Zoning Ordinances as drafted, updated February 8th, 2022.

FOR THIS MOTION: Yes: Lascoe, Lease, Marberg, Youngblood, Penzien.

No: None.

Absent: Forro, Zoccola

MOTION carried.

MOTION by Lascoe supported by Marberg to schedule the public hearing for Tuesday, March 8, 2022 at 7:00 p.m.

MOTION carried.

c. Master Plan Review

Chairman Penzien stated the Master Plan must be reviewed every five years.

Steve Cassin, Planner stated the Commission should begin the full review of the Master Plan since the census information is complete. He explained the component of the Master Plan process and explained it will take a year to complete.

MOTION by Marberg supported by Lease to approve the beginning of the Master Plan following the timeframe flow chart with the kickoff meeting on March 8th, 2022.

MOTION carried.

d. Planning Commission Annual Report

Steve Cassin stated the 2021 Planning Commission annual report has been provided for the Commission to review and to submit the report to the Township Board.

MOTION by Lease supported by Marberg to approve the Planning Commission Annual Report and to submit the report to the Township Board of Trustees.

MOTION carried.

6. Old Business – None.

7. Presentation -None

8. Report of the Township Board Representative

Lascoe stated the Board has approved the auxiliary parking lot which will be an additional thirty-three parking spaces the project was to be completed before Thanksgiving but unfortunately with the weather it will be completed in the spring.

Lascoe reported the Board will be holding the budget public hearing on Tuesday, February 15, 2022 at 7:00 p.m. Further stated the proposed budget will be available at the office.

9. Report of the Zoning Board of Appeals Representative

Penzi stated the past year the Zoning Board of Appeals hearings were regarding splits and have been approved due to hardships on the property.

10. Correspondences – The Commission received the Planning and Zoning News December 2021 and January 2022 editions.

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 8, 2022 AT 7:00 P.M.
PAGE 3 of 3

11. Planning Commission Comments

Mr. Cassin stated at the last meeting the special land use storage unit on North Avenue was approved and now the petitioner is proposing significant changes. Further stated is considering rezoning the property.

12. PUBLIC COMMENTS: None

13. ADJOURNMENT

MOTION by Marberg supported by Lease to adjourn the meeting at 7:21 p.m.
MOTION carried.

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lori R. Lascoe, Recording Secretary