

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, June 14, 2022 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
Justin Marberg
John Zoccola
Betty Youngblood

Excused Absence: Lori Lascoe

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

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. Maue called roll. Penzien, Lease, Forro, Marberg, Zoccola and Youngblood were present. Excused Absence: Lascoe.
2. APPROVAL OF MINUTES – April 12, 2022
**MOTION by Forro supported by Lease to approve the April 12, 2022 meeting minutes as submitted.
MOTION carried.**
3. APPROVAL OF AGENDA
**MOTION by Youngblood supported by Lease to approve agenda as presented.
MOTION carried.**
4. SCHEDULED PUBLIC HEARINGS – None
5. New Business – None
6. Unfinished Business
 - a. Tabled from April 12, 2022 Meeting -- Special Land Use to allow outdoor storage of contractor equipment and materials in the I-1 (Industrial) District. According to Ray Township Zoning Ordinance 36, Section 1602, O - storage of contractor's equipment and materials may be permitted as a Special Land Use in the I-1(Industrial) District. 67401 Brian Drive, Parcel ID 21-05-06-401-010, Lyle Fleischmann, Applicant.

Chairman Penzien asked if the applicant was present.

Steve Cassin, Planner presented his findings and recommendation dated June 3, 2022 as follows: Site Plan & Special Land Use Review

Zoning: I-1, Industrial
Location: 67401 Brian Drive
Property ID: 21-05-06-401-010
Property Size: 4.5 acres
Project Name: Fleischman Contractor Storage Yard
Applicant: Lyle Fleischman
Review Date: June 3, 2022 (Second Review)

Proposal

The applicant desires to continue to utilize the property as a contractor storage yard. The site plan proposes storage for crushed concrete and asphalt millings and an existing detention basin. The surface area of the storage yard is indicated as gravel/asphalt millings.



Compliance with the Zoning Ordinance

Section 1602 allows the outside storage of contractor's equipment and supplies as a Special Land Use within the district. The ordinance also requires compliance with several other standards, which are detailed below:

Dimensional Requirements

	Required	Proposed	Compliant
Front Yard Setback (Private Road)	60'	60'	✓
Rear Yard Setback	30'	30'+	✓
Side Yard Setback(s)	15'	15'+	✓
Height	35'	NA	NA

Parking Requirements

	Required	Proposed	Compliant
Standard Parking Spaces	1 per employee	8	✓
Barrier Free Parking Spaces	1	1	✓
Maneuvering Lane Minimum Width	24'	62'	✓
Parking Space Size	10' x 20'	9' x 18'	X

Section 1902 of the Township_Zoning Ordinance requires parking spaces be dimensioned at 10' x 20'.

Landscaping Requirements

	Required	Proposed	Compliant
Frontage Landscaping	1 tree per 25' of frontage 21 trees are required	21	✓

While the number of trees specified on the plan meets the zoning ordinance requirement, the type of tree must be identified on the plan. Furthermore, Section 1803 of the Ray Township Zoning Ordinance requires that the trees have a minimum 2.5-inch caliper at planting. Therefore, this should also be indicated on the site plan

Special Land Use Requirements

In addition to compliance with the above referenced requirements, the Planning Commission prior to granting Special Land Use approval, must also find that each of the following special land use standards are met.

- The proposed special land use will be of such location, size, and character that it will be harmony with the appropriate and orderly development of the area.
The adjacent area is master planned and zoned for industrial uses.
- The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.
The proposed use is not expected to generate excessive traffic.
- The proposed use will be designed so that the location, size, intensity, site layout and periods of operation, eliminate excessive nuisances to surrounding areas.
The proposed use is not expected to create nuisances to surrounding properties.
- The proposed use will be such that the location and height of buildings or structures will not interfere or discourage appropriate development in the area.
The proposed use is consistent with the development trends of the area.

- The proposed use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
The proposed use is not expected to create any health, safety, and welfare issues.
- The proposed use will not cause substantial injury to the value of other property in the area.
The proposed use is consistent with the development trends of the area.

RECOMMENDATION

Based upon the above review, I recommend approval of the special land use subject to:

- The site plan being revised to indicate parking spaces dimensioned at 10' x 20'.
- The site plan being revised to show the type of trees and the minimum size at planting.
- Compliance with all township building, fire, and engineering requirements.

Correspondences:

3-15-22 and 3-31-22 Harold DeMan Jr., Fire Marshal of Fire & Rescue letter was read into the record

5-26-22 Candice S Miller Macomb County Public Works letter was read into the record

6-2-22 Lora Maue's letter to Macomb County Department of Roads letter was read into the record

5-31-22 Lou Urban, of Anderson, Eckstein & Westrick, Inc., letter was read into the record

5-25-22 Lyle Fleischmann's responses to Lou Urban's comments letter was read into the record

6-6-22 Denis LeMieux, Building Official letter was read into the record

Chairman Penzien asked if Mr. Fleischmann can satisfy and address the Engineering comments during the engineering review process?

Mr. Fleischmann responded yes.

Lease said he was concerned about the stock piles.

Mr. Fleischmann stated they have been moved.

Forro asked if there is a crusher on site.

Mr. Fleischmann stated yes, it's a mobile crusher but it is not being ran until he receives the state permit for dust invasion, he stated it is a process and can take a couple months. He stated, as asked at the last Planning Commission meeting, the times of operation on the site plans.

Zoccola asked for the location of the future crusher.

Mr. Fleischmann responded the crusher is on tracks and can be moved and be driven away.

MOTION BY Lease supported by Marberg to Approve the Special Land Use to allow outdoor storage of contractor equipment and materials in the I-1 (Industrial) District. According to Ray Township Zoning Ordinance 36, Section 1602, O -storage of contractor's equipment and materials may be permitted as a Special Land Use in the I-1(Industrial) District. 67401 Brian Drive, Parcel ID 21-05-06-401-010, Lyle Fleischmann, Applicant. The approval is subject to the site plan being revised to indicate parking spaces

dimensioned at 10' x 20', the site plan being revised to show the type of trees and minimum size at planting and that all requirements of the Township engineer, building, assessing, and fire department requirements, and all Macomb County requirements relative to roads, drainage, and septic are met.

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

MOTION carried.

b. Master Plan Discussion

Mr. Cassin, Planner, stated the village of Romeo has acknowledged the update of the Master plan.

7. Presentation – None

8. Report of the Township Board Representative

Lease read the correspondence provided by Lascoe dated 6-14-22 as follows:

Ray Township has a new Fire Chief Mark Hoskin, he was sworn in on May 17, 2022 at the Board meeting.

Save the date for Sunday, June 26th, 2022 for Ray Day in the Ray Township Municipal Park, the Recreation Committee has been busy planning the event. There will food vendors, pony rides, a petting zoo, kid activities, local merchant vendors, fire trucks and more. The Friends of the Ray Township Library & Historical Society will have a silent auction to raise funding for preserving the monuments and tablets in the Procter Cemetery.

The auxiliary parking lot is complete for overflow parking for the Township office, park and library.

All registered voters should have received a new Voter Registration ID Card due to the Redistricting Maps. Absentee ballot applications for the August 2, 2022 Primary Election have been mailed out to voters that are on the permanent absentee list. If anyone would like an absentee ballot application, please contact the Clerks Office at 586-749-5171 Ext. 201 or by email to Clerk@Raytwp.org

The Clerks Office will be open on Saturday, July 30, 2022 from 8:00 a.m. to 4:00 p.m. to obtain an absentee ballot or to register to vote.

9. Report of the Zoning Board of Appeals Representative

Penzién stated the Zoning Board of Appeals have not had a meeting

10. Correspondences

5-31-22 Kathryn Trapp, Clerk, Village of Romeo sent a Notice of Public Hearing on Proposed Rezoning. Please be advised that on Thursday June 2, 2022, 7:00 p.m., at the Romeo Community Center 361 Moron Street, Romeo, MI 48065 the Village of Romeo Planning Commission will hold a public hearing to consider a request from Daniel DeClerk, and Sandra Rewalt. The property owners(s) is requesting a rezoning from R-1 Residential to Industrial for the following properties:

15523 32 Mile Road, Parcel ID # 05-06-100-007 The purpose of the public hearing is to hear comments from the public, written or oral, regarding proposed rezoning. Please forward and comments or question to the Village Clerk 121 West St Clair, Romeo, MI 48065, by email at clerk@villageofromeo.org or by phone (586)752-3565, opt.2

6-13-22 Kathryn Trapp, Clerk, Village of Romeo sent a Notice of Public Hearing on Proposed Rezoning. Please be advised that on Thursday June 2, 2022, 7:00 p.m., at the Romeo Community Center 361 Moron Street, Romeo, MI 48065 the Village of Romeo Planning Commission will hold a public hearing to consider a request form Daniel DeClerk, and Sandra Rewalt. The property owners(s) is requesting a rezoning from R-1 Residential to Industrial for the following properties: 15523 32 Mile Road, Parcel ID # 05-06-100-011 The purpose of the public hearing is to hear comments from the public, written or oral, regarding proposed rezoning. Please forward and comments or question to the Village Clerk 121 West St Clair, Romeo, MI 48065, by email at clerk@villageofromeo.org or by phone (586)752-3565, opt.2

Mr. Cassin stated the reason for the second notice was because the property ID on the first correspondence was incorrect.

11. Planning Consultants Comments

Mr. Cassin informed the Commission we have closed the Master Plan survey. 270-280 surveys have been submitted and Mr. Cassin will provide results and a summary at the next Planning Commission meeting.

12. Public comment – None

13. Adjournment

MOTION by Youngblood supported by Zoccola to adjourn the meeting at 7:32 p.m.
MOTION carried

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lora Maue, Recording Secretary