

RAY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, AUGUST 9, 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-Chair  
Randy Forro, Secretary  
Members: Lori Lascoe  
John Zoccola  
Justin Marberg  
Betty Youngblood

Also Present: 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. Lascoe, Forro, Lease, Marberg, Zoccola, Youngblood and Penzien were present.

2. APPROVAL OF MINUTES – July 12, 2022 as presented.

**MOTION by Marberg supported by Youngblood to approve the July 12, 2022 minutes as presented.**  
**MOTION carried.**

3. APPROVAL OF AGENDA-

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

4. SCHEDULED PUBLIC HEARINGS – None

5. NEW BUSINESS

a. Master Plan Workshop

Chairman Penzien stated the Master Plan is reviewed every 5 years.

Steve Cassin, Township Planner stated the Master Plan needs to be reviewed every five years. The Planning Commission has discussed some updates are needed. He explained there are three things that need to be considered when updating the Master Plan.

1. Demographics, traffic counts, and reviewing the most up to date census data needs to be examined.
2. Determine the expectations and needs for the future in the Township.
3. Determine how do we get there.

Mr. Cassin stated the Planning Commission will be reviewing the current land use plan and envision for the future. He explained the current Master Plan is detailed and was adopted in 2010, which will be the base of the plan. He explained the Commission will determine if the land use map as it exists is sufficient or if changes will need to be made. He stated the master plan has two areas for industrial, the first one is on North Avenue, just north of 27 Mile in the northwest quadrant of the Township by the airport and 31 Mile and Romeo Plank down to about 30 ½ Mile Road. Further stated the Industrial/Residential zoning does not work anymore, the Township has been dealing with issues and area should be mater planned for industrial.

Chairman Penzien stated all Planning Commissioners live in the Township and know the residents want to keep Ray rural but if there is a demand for industrial, we need to look at it in all areas. Penzien asked if anyone has any information on the Romeo airport and the status.

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Mr. Cassin stated Macomb County has been offered the opportunity to purchase the airport. He explained there is a long-term lease management agreement which is preventing the County from purchasing it now, they may once the lease is up. They also know that it needs improvements and an industrial base.

Chairman Penzien asked about the property annexed by the Village of Romeo and the zoning.

Mr. Cassin stated the annexed property has been rezoned to industrial by the Village of Romeo and incompatible uses should back up to each other not face each other. He asked the Commission to discuss how they would like to proceed with North Avenue between 26 and 27 Mile Roads when drafting the master plan.

Lease stated he feels the area should be industrial. He stated the court ruled on the parcel for a consent judgment for industrial. He stated the recent activity is industrial.

Zoccola stated the Industrial-Residential concept sounded good, people could have their home and a yard to work out of on the same parcel and we thought it would eventually evolve.

Lease stated the Industrial-Residential has been nothing but problems.

Mr. Cassin stated I-R zone is not needed, he explained the zoning ordinance has a provision for Home Occupation 1 & 2.

Zoccola stated there is interest in industrial. He stated well and septic are hard to get in the area.

Chairman Penzien state the Commission should review the northwest quadrant for industrial and if it should be limited to 30 ½ Mile Road.

Bob Martin from Ray Community Airport was in the audience and had a comment related to the airport. He stated he believes the State of Michigan purchased the land South of 31 Mile to extend the runway for the airport. Further stated there are certain rules that the FAA applies.

Mr. Cassin stated there was a study done regarding the airport and the property owned by MDOT to the south of 31 Mile Road. The study noted that in order for the airport to survive it would need to service industrial and would require an extension of the runway to the South of 31 Mile Road. Further stated the Commission is looking at future land use.

Mr. Cassin stated the Davis area has a mixed-use district, which is more dense and allows for smaller lots. He stated Supervisor Jarzyna asked him to consider the mixed-use district for the Ray Center area also. He explained the area currently has commercial and residential, which would address the mixed-use district allowing for smaller lots.

Zoccola stated there is mixed use for the Davis and suggested for Ray Center Area. He questioned if Five Points would be more vibrant as a mixed use also.

Mr. Cassin stated the Commission would review at the areas.

Mr. Cassin advised the Commission that 26 Mile is a very large area and needs to be reviewed. The current master plan has some mixed use allowing commercial and residential. He stated he is not sure commercial would work without public water and it should be taken back to residential.

Discussion was held on 26 Mile Road area.

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Mr. Cassin pointed out an area on the map for a mobile home park. He stated there is hardly any demand for mobile home parks and the demand is for single family or multiple family.

Bob Martin addressed the Commission and stated he just wants to make sure people understand navigation and aviation rights.

Zoccola stated none of this is a restriction on planes, people understand there are navigational rights outside of the airports.

Norm Abram from Ray Community Airport stated the airport has a master plan and they have been working on plans for additional hangars.

Mr. Cassin thanked the Commission for their input and stated there will be many more meetings to discuss the master plan.

6. UNFINISHED BUSINESS - None

7. PRESENTATION – None

8. REPORT OF THE BOARD REPRESENTATIVE:

Lascoe reported for the primary election that was held on Tuesday, August 2, 2022, the voter turn-out for Ray Township was 35.8%. Lascoe noted absentee ballot applications for the November 8, 2022 general election will be mailed out on September 8, 2022.

9. REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE:

Penzien stated the Zoning Board of Appeals has not had any meetings.

10. CORRESPONDENCE

11. PLANNING CONSULTANTS REPORT –

Mr. Cassin stated Mr. LaForest and possibly Mr. Velger will be on the September agenda.

12. PUBLIC COMMENTS

13. ADJOURNMENT.

**MOTION Lascoe supported by Marberg to adjourn the meeting at 7:55 p.m.**  
**MOTION carried.**

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Tom Penzien, Chairman

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Randy Forro, Secretary

\_\_\_\_\_  
Date

Respectfully submitted,  
Lisa Hall, Recording Secretary