

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, July 11, 2023, 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
Betty Youngblood
Lori Lascoe
John Zoccola

Also Present: Stephen Cassin, Township Planner
Lora Maue, Planning and Zoning Clerk
Harold DeMan, Jr., Fire Inspector

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.
2. APPROVAL OF MINUTES – June 13, 2023
**MOTION by Lease supported by Forro to approve the June 13, 2023, meeting minutes as submitted.
MOTION carried.**
3. APPROVAL OF AGENDA
**MOTION by Youngblood supported by Lease to approve the agenda as presented.
MOTION carried.**
4. SCHEDULED PUBLIC HEARINGS –
 - a. Special Land Use to allow mini storage buildings in the B-2 (General Business) zoning district. Parcel ID 21-05-32-400-011, 18081 26 Mile, Sara Just, Applicant

Chairman Penzien explained the public hearing procedure and asked if the applicant was present.

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

Steve Cassin, Township Planner provided his report to the Commission for the Special Land Use request as follows:

GENERAL INFORMATION

Zoning: B-2, General Business
Location: North side of 26 Mile Road, east of Romeo Plank
Property ID #: 21-05-32-400-011
Parcel Size: 6.145 acres
Project Name: 26 Mile Road Mini-storage Buildings
Applicant: Sara Just
Review Date: June 27, 2023 (Second Review)

PROPERTY CHARACTERISTICS

The applicant desires to construct eight (8) self-storage buildings containing 66,800 square feet. In addition, a 240-square-foot sales office is proposed, along with a five-car parking area. The property currently includes a residential home and two sheds. These will be demolished.



2022 Aerial View of Subject Property



View of Property Looking North

COMPLIANCE WITH THE ZONING ORDINANCE

Section 1302 of the Ray Township Zoning Ordinance allows indoor storage buildings in the B-2 zoning district subject to Special Land Use approval.

The ordinance also requires compliance with several standards, which are detailed below:

Dimensional Requirements

	Required	Proposed	Compliant
Front Yard Setback (26 Mile)	110'	172'	✓
Rear Yard Setback	30'	340'	✓
Side Yard Setback(s)	15'	15'	✓
Height	35'	<35'	✓

Parking Requirements

	Required	Proposed	Compliant
Standard Parking Spaces	5	5	✓
Barrier-Free Parking Spaces	1	1	✓
Maneuvering Lane Minimum Width	24'	24'	✓
Parking Space Size	10' x 20'	10' x 20'	✓

Landscaping Requirements

	Required	Proposed	Compliant
Parking Area Landscaping	Yes	2	✓
Frontage Landscaping	One tree per 25' of frontage	42	✓

The landscape plan proposes 44 trees, 58 shrubs, and 63 ground-cover perennials.

Elevations and Floor Plans

Building elevations and floor plans have not been provided. These are required for Special Land Use Approval.

Lighting

The submitted lighting plan meets the requirements of the Ray Township Zoning Ordinance.

Refuse Dumpster Enclosure

Section 1807 of the Ray Township Zoning Ordinance specifies that all trash receptacles shall be screened on three (3) sides by durable masonry walls similar to, or compatible with, the exterior construction materials used elsewhere on site. The height of the masonry screening shall be six (6') feet. The walls shall be constructed of either color-impregnated poured concrete with a simulated brick pattern or decorative clay brick, the same as that used for the principal building. The dumpster enclosure shall not be painted. Further,

the trash receptacle enclosure shall be complemented with evergreen and other decorative plantings that provide a continuous screen.

The site plan indicates a refuse dumpster enclosure inside the fenced area on the southwest portion of the property. The proposed enclosure meets zoning ordinance requirements.

Fencing

The plans indicate a 6' high steel and "mesh" fence surrounding the site. The Planning Commission may wish to request "decorative" fencing along the 26 Mile Road frontage.

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 in harmony with the appropriate and orderly development of the area.
The adjacent area is master planned and zoned for commercial uses.
- The use will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is typical 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 with or discourage appropriate development in the area.
The proposed use is consistent with the anticipated development trends of the area.
- The proposed use is so designed, located, and proposed to be operated that 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 anticipated development trends of the area.

RECOMMENDATION

Based on the above findings, I recommend approval of the special land use and site plan subject to the applicant providing the following additional information or clarification to the satisfaction of the Planning Commission:

1. Building façade elevation drawings.
2. A floor plan of the office building.
3. Decorative fencing along the 26 Mile frontage.
4. Compliance with all Township engineering, building, assessing, and fire requirements.

I submit this recommendation for your consideration.

Chairman Penzien stated the Planning Commission received correspondences for the public hearing regarding the special land use. They were read into the record as follows:

Correspondences:

05/23/2023 Macomb County Health Department
05/23/2023 Building Official
06/20/2023 Macomb County Department of Roads
06/23/2023 Macomb County Department of Public Works
07/06/2023 Fire & Rescue Department
06/26/2023 Township Engineer, Anderson, Eckstein & Westrick
05/23/2023 Township Assessor
06/27/2023 Kirstin K. Carolin, Resident in Macomb

**MOTION by Zoccola supported by Lease to close the public hearing at 7:16 p.m.
MOTION carried.**

Bob Beaugrand, petitioner's contractor from North American Construction Enterprises, LLC, stated they will comply with all recommendations and requirements from the review agencies. He stated they will include rod iron fencing as requested.

Chairman Penzien asked if they have met with the Public Works Office to discuss the McBride Drain.

Mr. Beaugrand stated their engineer has met with Public Works specifically for the requirements pertaining to this project.

Chairman Penzien stated the building elevation and floor plans which were required have been received at tonight's meeting.

Discussion was held regarding occupancy and landscaping.

Planner Cassin stated landscaping will need to be completed according to site plan before receiving occupancy.

Zoccola expressed concern about the driveway.

Bob stated minor modifications will be made to the site plan to move the office and gate to allow customer parking and availability to go to the office without going through the security gate.

MOTION by Zoccola supported by Lease to approve Special Land Use to allow mini storage buildings in the B-2 (General Business) zoning district. Parcel ID 21-05-32-400-011, 18081 26 Mile, Sara Just, Applicant. The approval is subject to the site plan being revised to include the modification of the driveway, the addition of the rod iron fence adjacent to the street frontage and all requirements of the Township Engineer, Building Department, Assessor, and all Macomb County requirements relative to roads, drainage and septic are met.

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

MOTION carried.

5. NEW BUSINESS - None
6. Unfinished Business - None
7. Presentation – None

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8. Report of the Township Board Representative
Lascoe stated there is a Board of Trustees meeting on Tuesday, July 18, 2023. She stated the Township received the audit report and received a good financial standing on the audit.
9. Report of the Zoning Board of Appeals Representative – Nothing to report
10. Correspondence - None
11. Planning Consultants Comment – Nothing to report
12. Public comment – None
13. Adjournment
MOTION by Lascoe supported by Zoccola to adjourn the meeting at 7:28 p.m.
MOTION carried.

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lora Maue, Recording Secretary