

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, October 10, 2023, AT 7:00 P.M.
PAGE 1 of 5

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

Present: Tom Penzien, Chairman
Justin Marberg
Betty Youngblood
Lori Lascoe
John Zoccola

Absent: Randy Forro, Secretary - Excused
Justin Lease, Vice Chairman

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.
Chairman Penzien called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.
2. APPROVAL OF MINUTES – July 11, 2023
MOTION by Youngblood supported by Zoccola to approve the July 11, 2023, meeting minutes as submitted.
MOTION carried.
3. APPROVAL OF AGENDA
MOTION by Zoccola supported by Marberg to approve the agenda as presented.
MOTION carried.
4. SCHEDULED PUBLIC HEARINGS – None
5. NEW BUSINESS
 - a. Site Plan Review: Residential Open Space Development, 29 Mile Road, Parcel ID #21-05-18-400-012; located on the North side of 29 Mile, west of Romeo Plank, section 18. JMR Building Inc., Applicant

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

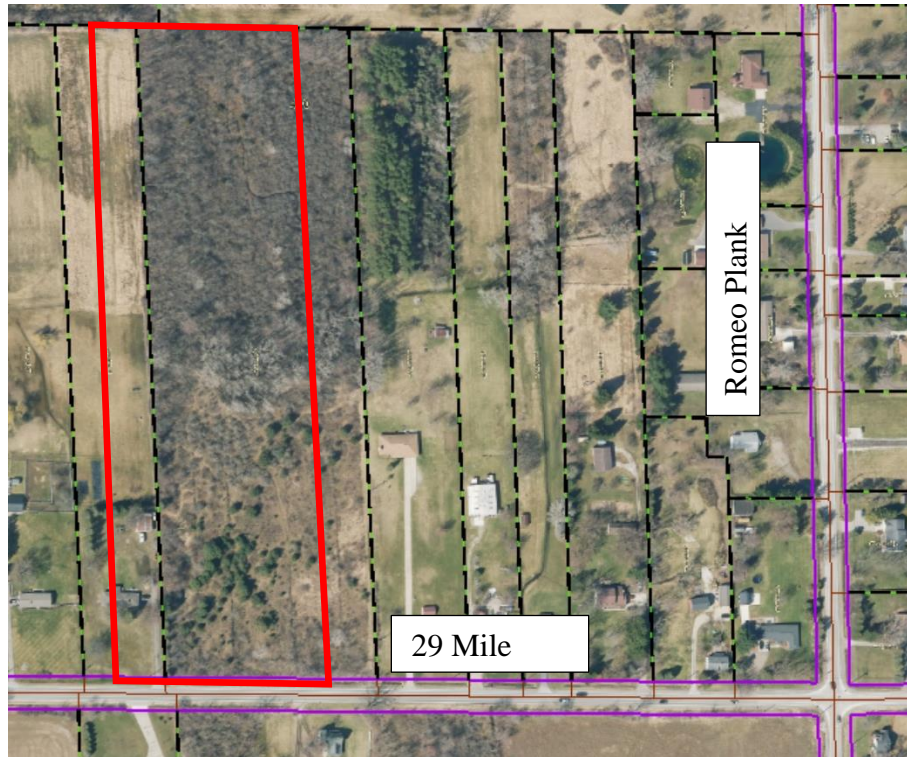
Steve Cassin, Township Planner, provided his report to the Commission for the Residential Open Space Development request as follows:

GENERAL INFORMATION

Zoning: R-1, Agricultural Residential
Location: North side of 29 Mile Road, west of Romeo Plank Road
Parcel ID #: 21-05-18-400-012
Parcel Size: 13.22 acres
Project Name: Knight's Place Open Space Residential Development
Applicant: JMR Builders
Review Date: September 20, 2023 (2nd review based on revised plans dated 7-17-23)

PROPERTY CHARACTERISTICS

The 13.22 parcel is currently undeveloped. The applicant requests approval to construct an open space development containing six residential home sites.



COMPLIANCE WITH THE ZONING ORDINANCE

Section 2400 of the Ray Township Zoning Ordinance allows open-space residential developments subject to several conditions. The purpose is to allow and encourage alternative subdivision designs that preserve Ray Township's character and environmentally sensitive elements. In addition, Open Space development promotes the following objectives:

- Maintains rural character
- Preserves open space
- Preserves natural resources
- Preserves agriculture and farming

To qualify as an Open Space Development, the proposal must meet the following:

1. Have direct access to a public roadway.
The project will have direct access to 29 Mile Road. Furthermore, the proposed Knight's Court Drive must be built to Macomb County Department of Roads specifications and accepted by the Department as a public road.
2. The number of lots shall not exceed the number allowed under a traditional-type subdivision or development.
The minimum lot size in the R-1 zoning district is 2.06 acres. This would create a maximum yield under a traditional design of 6 lots (13.22 acres / 2.06 = 6.42). The development proposes six lots.

3. Minimum Exterior Road Buffer - A minimum of a one hundred and fifty (150) foot buffer from the proposed right-of-way along any exterior County Road or State Highway (29 Mile Road).
The proposed setback is 335 feet.
4. Minimum Open Space – A minimum of fifty (50%) percent of the gross land area shall be open space.
The total land set aside for open space is approximately 7.2 acres (54%)
5. Houses Abutting the Open Space - A minimum of fifty (50%) percent of all dwelling units within the development shall abut a dedicated open space area.
All lots within the development will have direct access to the open space areas.
6. Dedication of Open Space – The dedicated open space shall be set aside in an irrevocable conveyance that is acceptable to the Township.
The condominium documents have been presented to the Township and have been reviewed and approved by the Township Attorney. The documents will also need to be approved by the Township Engineer during the engineering phase of the development.
7. All dwelling and accessory building setbacks pertaining to the R-1 zoning district must be met.
Appropriate setbacks have been indicated on the site plan.

RECOMMENDATION

Based on the above findings, I recommend approval of the site plan subject to the applicant's compliance with all applicable building, engineering, assessing, and Macomb County Department of Road's requirements, I submit this recommendation for your consideration.

Chairman Penzien stated the Planning Commission received correspondences. They were read into the record as follows:

Correspondences:

09/05/2023 Macomb County Health Department
09/05/2023 Building Official
09/05/2023 Macomb County Department of Public Works
09/26/2023 Fire & Rescue Department
09/27/2023 Township Engineer, Anderson, Eckstein & Westrick
09/26/2023 Township Assessor

Chairman Penzien asked the Petitioner if he read the comments submitted by the Fire Department and if he will be able to comply with their concerns.

Mr. Rizzo, Petitioner, replied he has read the correspondence and he will contact the Fire Department and work with them on their concerns. He stated he will be able to accommodate the 12-foot easement to detention pond that was addressed in the comments.

Lascoe asked if the landscaping plan for the development has been provided.

Mr. Rizzo stated he will provide the landscaping plan during the engineering review.

MOTION by Zoccola supported by Marberg to approve the Residential Open Space Development, Knights Place Site Condominium, 29 Mile Road, Parcel ID #21-05-18-400-012; located on the north side of 29 Mile, west of Romeo Plank, section 18. JMR Building Inc., Applicant. The approval is subject to compliance with all Township engineering, building, assessing, fire, Macomb County Department of Road's requirements and all the Township Zoning No 36 Ordinance.

**FOR THIS MOTION: YES: PENZIEN, MARBERG, YOUNGBLOOD, LACSOE, ZOCCOLA
NO: NONE.**

ABSENT: FORRO, LEASE.

MOTION carried.

6. Unfinished Business

a. Master Plan discussion

Township Planner, Steve Cassin, provided a draft document to the Planning Commission of the Master Plan. He stated the Master Plan is 75% complete and asked the Commission to review the draft. The item will be on the next agenda and there will be a study session for the final tentative draft.

7. Presentation – None

8. Report of the Township Board Representative

Lascoe stated there was a special board meeting held on October 5th for Fire Prevention Month recognizing the Fire Fighters. Lascoe further stated the Fire Fighter of the year was awarded to Earl Schwark and years of service to Sargeant Justin Marberg for 20 years.

Lascoe stated the Board did accept a proposal from Chuck Cryderman and Association for the Township property at 57595 Indian Trail to sell the real estate with an online auction. She explained the property will be advertised in three ways and will be sold to the highest bidder. Further stated there will be an online auction for all the contents located in the barn and all proceeds will go to the Fire Department Building.

Lascoe stated early voting was approved in November 2022 for Federal and State Elections and requires nine days of early voting. She explained for grant funding, the Township has teamed up with Washington and Bruce Townships and all early voting will be at the Macomb County Northwest Voting Center which is at the Washington Township Activity Center on VanDyke, at the Washington Township Off. She explained all registered voters will receive a postcard regarding early voting.

Lascoe stated the Board will be awarding the contract for the Fire Department Addition and Renovation project for Architectural and Engineering Services at the October 17th Board meeting.

9. Report of the Zoning Board of Appeals Representative – Nothing to report

10. Correspondence

Chairman Penzien stated he has received a notification letter from Washington Township stating they are reviewing their Master Plan and it is available for review on the Charter of Washington Township website.

11. Planning Consultants Comment – Nothing to report

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PAGE 5 of 5

12. Public comment – None

13. Adjournment

**MOTION by Marberg supported by Zoccola to adjourn the meeting at 7:25 p.m.
MOTION carried.**

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lora Maue, Recording Secretary