

RAY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, November 14, 2023, 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
Randy Forro, Secretary
Justin Marberg
Betty Youngblood
Lori Lascoe

Excused Absence: 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.
Chairman Penzien called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Roll Call attendance was taken. Zoccola was excuse absence.
2. APPROVAL OF MINUTES – October 10, 2023
MOTION by Youngblood supported by Lascoe to approve the October 10, 2023, meeting minutes as submitted.
MOTION carried.
3. APPROVAL OF AGENDA
MOTION by Marberg supported by Forro to approve the agenda as presented.
MOTION carried.
4. SCHEDULED PUBLIC HEARINGS – None
5. NEW BUSINESS
 - a. Request for extension of time for the Site Plan approval granted on November 1, 2022, for VanOverbeke Storage LLC, 63249 North Ave, Parcel ID 21-05-14-476-013

William Thompson, from Seiber Keast Lehner, LLC, stated he is representing his client VanOverbeke Storage LLC. Mr. Thompson explained that due to storm water sewer issues, it set them back in submitting the engineering plans and is requesting a one-year extension. Mr. Thompson further stated he should be ready to submit engineering plans before the first of the year.

MOTION by Lascoe supported by Forro to approve a one-year extension for the Site Plan for VanOverbeke Storage LLC, at 63249 North Ave, Parcel ID 21-05-14-476-013, the approval was granted on November 1, 2022.

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

No: None

Absent: Zoccola

MOTION carried.

6. Unfinished Business

a. Master Plan discussion

Steve Cassin, Township Planner, stated the Master Plan is 75% complete and he should have a completed draft by the next Planning Commission meeting and at that point the Planning Commission will set a time frame for public input from surrounding communities.

Chairman Penzien asked what changes have been made from the last Master Plan that was approved.

Mr. Cassin explained the demographics have been updated based on the 2020 Census, the goals and objectives have been updated based on current issues, the map has been updated based on expanding the industrial area on 31 mile and Romeo Plank, eliminating the IR District on North Avenue between 26 and 27 Mile and based on the recommendation of the Planning Commission three special districts have been created: Davis, Ray Center and Five Points.

Mr. Cassin stated that based on the recommendation of the Planning Commission part of the 26 Mile corridor will be mixed residential. He explained the State requires a zoning plan that correlates the Zoning Ordinance with the Master Plan.

Discussion was held on the minor changes that needed to be made to the Master Plan draft.

Lascoe stated that it should be added that the library is an elected six-member governing Board of Trustees, who represent the community and serve a four-year term. Lascoe explained the Library Board is a local unit of government and is a separate authority.

Mr. Cassin stated an additional change to be made is Ray Township receives police service from Michigan State Police with backup from the Macomb County Sheriff.

7. Presentation – None

8. Report of the Township Board Representative

Lascoe stated the Board awarded the bid for the Fire Station Addition and Renovation for Engineering and Architectural services to Anderson, Eckstein & Westrick, Inc.

Lascoe reported there will be an online auction with Chuck Cryderman and Association for the Township property and its contents at 57595 Indian Trail on Saturday, December 9th at 9:00 a.m. Lascoe further stated the proceeds from the auction will go to the Fire Station building.

Lascoe announced the Presidential Primary Election will be held on Tuesday, February 27, 2024. She explained all early voting for Ray Township voters will be voting at the Macomb County Northwest Voting Center located at the Washington Township Activity Center. Further stated the early voting hours will be held 8:30 a.m. to 4:30 p.m.

Lascoe stated the tree lighting will be held on Wednesday, December 6th at 7:00 p.m.

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

10. Correspondence

a. Lenox Township, Notice of Intent to Update the Township Master Plan – they will begin their Master Plan study.

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PAGE 3 of 3

11. Planning Consultants Comment

Mr. Cassin stated the State House passed legislation of taking away local control of solar farms and wind farms. He stated it will give total control to the Public Service Commission and there will be no limit on the number of solar farms a community has and it will have very little regulation.

12. Public comment

Patricia Swis, from Richmond Township, stated she owns property on 32 Mile west of Romeo Plank. She stated the Master Plan should include what is current and the changes that were made in 2015 to the Romeo Airport so that residents understand what is going on with the Romeo Airport. Further stated is it important the Master Plan is as descriptive as the 2010 Master Plan of what residents can and will expect for the airport project.

Randy Forro announced he will be resigning December 31, 2023 from the Planning Commission. He stated he has learned a lot and it was a pleasure working with all the Planning Commission Members.

13. Adjournment

MOTION by Forro supported by Lease to adjourn the meeting at 7:31p.m.

MOTION carried.

Tom Penzien, Chairman

Randy Forro, Secretary

Date

Lora Maue, Recording Secretary