

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
September 20, 2018

The meeting was called to order at 7:00 p.m.

Roll call: Kraig Yoas Dennis Staelgraeve Fred Calkins
Ignazio Cuccia Paul Thoma

Excused: Hillary Schmitz
Steve Hyder

Also present: Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Susan Cronander, McKenna Associates, Township Planning Consultant
Maureen Quinn, Planning Commission Recording Secretary
Natalie Askar, Planning Commission Recording Secretary Trainee
Rich Weirich, Township Utility Director
Frank Aragona, Holiday Land LLC
Francesca Aragona, Designhaus LLC
Dan Uebelhor, InSite Real Estate, LLC
Dan Kostelny, InSite Real Estate, LLC

5 interested citizens

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:00 p.m. This meeting was held under the Open Meetings Act.

All those present were requested by Chairperson Cuccia to rise and recite the Pledge of Allegiance.

Motion for acting Secretary in place of Hillary due to absence

Moved By: Ignazio Cuccia Supported By: Dennis Staelgraeve

A motion was made for Paul Thoma to serve as acting Secretary for this meeting in the absence of Secretary Schmitz.

MUC

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve Supported By: Fred Calkins

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of August 16, 2018.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to approve the minutes for the August 16, 2018 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing – Rezoning: Parcel ID# 5807-646-004-00, Proposed Rezoning of property located on Stewart Road east of Telegraph Road from OS Office Service to C-3 Highway Commercial.

Paul Thoma read the legal notice published in the Monroe News, September 4, 2018 regarding proposed rezoning on Stewart Rd. (45 property owners were notified).

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated September 14, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated September 14, 2018
- Submittal Documents
- Legal Notice, Monroe News, September 4, 2018

Francesa Aragona, Designhaus LLC and Frank Aragona, Holiday Land LLC approached and presented to the Commission.

Susan Cronander, McKenna Associates, presented the Planner's report dated September 14, 2018. Ms. Cronander recommends approval of the rezoning to the Planning Commission.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated September 14, 2018. Mr. Buschmann had no objection to the Planning Commission recommending rezoning approval.

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to open the public hearing at 7:15 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission as to the request. There were none.

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to closed the public hearing at 7:16 pm.

MUC

Paul Thoma had some questions for Barry Buschmann, Mannik & Smith Group.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to recommend rezoning to the Township Board for parcel #5807-646-004-00, from OS Office Service to C-3 Highway Commercial.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Yoas - Yes, Thoma - Yes, Calkins - Yes.

MUC

5- Yes votes, 0 - No votes

Item No. 4 Public Hearing – Rezoning: Parcel ID#’s 5807-003-031-00, 5807-004-009-00, 5807-004-012-00, 5807-004-014-00, 5807-004-017-00, 5807-004-018-00 and 5807-004-019-00, Proposed Rezoning of vacant Nike site located on Telegraph Road south of Newport Road from AG Agricultural and C-3 Commercial to LM Light Manufacturing.

Dan Uebelhor, InSite Real Estate LLC approached and presented to the Commission.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated September 12, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated September 14, 2018
- Submittal Documents
- Legal Notice, Monroe News, September 4, 2018
- Letter from Frenchtown Commons Association dated September 14, 2018.

MUC

Paul Thoma read the legal notice published in the Monroe News, September 4, 2018 regarding proposed rezoning on Stewart Rd. (56 property owners were notified).

Paul Thoma read letter from Frenchtown Commons Association.

Susan Cronander, McKenna Associates, presented the Planner’s report dated September 12, 2018. Ms. Cronander recommends approval of the rezoning to the Planning Commission.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated September 14, 2018. Mr. Buschmann had no objection to the Planning Commission recommending rezoning approval for the proposed development based on the current and future available capacity of current utility systems.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to open the public hearing at 8:01 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to address the Commission regarding the proposed rezoning. 3 Citizens spoke and had questions.

2 concerned citizens (neighbor to property) oppose the rezoning and expressed concerns about: lighting, traffic, wildlife impacts and drainage issues.

1 concerned citizen supports the rezoning and has Commercial and Light Manufacturing properties nearby.

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to close the public hearing at 8:12 pm.

MUC

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

A motion was made to recommend Rezoning to the Township Board for parcels #'s 5807-003-031-00, 5807-004-009-00, 5807-004-012-00, 5807-004-014-00, 5807-004-017-00, 5807-004-018-00 and 5807-004-019-00, the vacant Nike site located on Telegraph Road south of Newport Road from AG Agricultural and C-3 Commercial to LM Light Manufacturing.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Yoas - No, Thoma - Yes, Calkins - No.

MC

3- Yes votes, 2 - No votes

Item No. 5 Accessory Structures Zoning Amendment Adoption. Adding Section 4.45 titled “Accessory Structures” and repealing sections 7.04.10, 7.04.12, 7.04.13, 7.04.14, 8.04.14 and 8.04.15.

Susan Cronander, McKenna Associates, explained the proposed changes to the zoning ordinance as presented.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Zoning Ordinance Amendment title “Accessory Structures”
- Legal Notice, Monroe News, September 4, 2018

MUC

Paul Thoma read the legal notice published in the Monroe News, September 4, 2018 regarding proposed amendments to the zoning ordinance.

Kraig Yoas discussed:

- Waterside classification vs. lakeside classification page 6 setback section.
- Page 2 regarding structures regulated elsewhere.
- Had an issue with section 4.45.2 on Page 5 regarding the barn being in front variance and should be behind house on the side, not up front.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to open the public hearing at 8:56 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission. 1 Citizen spoke and had questions.

1 concerned citizen on Reinhardt Rd. wanted clarification on Accessory Structures and requested we get our wording straight so he can get his permits for his accessory structures approved. He also asked questions.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to close the public hearing at 9:03 pm.

MUC

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to strike or remove section 4.45.2 (h)(i)(a) Page 5 of the Zoning Ordinance regarding Accessory Structures renumbering as necessary and to recommend to the Township Board that it adopt the amendment with these changes to the proposed zoning ordinance amendment.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Yoas - Yes, Thoma – Yes, Calkins – Yes.

MUC
5 - Yes votes, 0 - No votes

Item No. 6 Tentative/Final Site Plan Approval – Water Dept. Storage Building (5300 N Dixie Highway) – Parcel ID# 807-530-00, 530-028-00, 530-002-10 and 530-004-00.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated September 12, 2018
- Submittal Documents
- Email from Josh Maddox, Frenchtown Fire Inspector, dated September 20, 2018
- 2 Monroe County Drain Commissioner letters, both dated September 14, 2018
- Revised set of site plan drawings – revision date: September 11, 2018

MUC

Rich Weirich, Township Utility Director, approached and presented to the Commission.

Barry Buschmann, Mannik & Smith Group, presented to the Commission.

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission. There were none.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to grant tentative and final site plan approval of the Water Department Storage Building.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Yoas - Yes, Thoma - Yes, Calkins - Yes.

MUC
5- Yes votes, 0 - No votes

Item No. 7 Old Business.

Ignazio Cuccia, Planning Commission Chairperson, read letter from Monroe County Planning Commission dated September 13, 2018. Due to a lack of quorum they could not make a recommendation on the proposed zoning ordinance amendment regarding the penalty proposed to be amended.

Item No. 8 New Business.

Ignazio Cuccia, Planning Commission Chairperson, welcomed Natalie Askar as the new Planning Commission Clerk.

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission.

1 concerned citizen on Reinhardt Rd. voiced his concerns regarding posting signs.

Item No. 9 Administrative Reviews Update/Chairperson.

- Mini Committee: No meetings to report.
- ZBA: pre-existing car port approved.
- Special Meeting: none to report

Item No. 10 Adjournment.

Motion

Moved by: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 9:48 p.m.

MUC