

Item No. 3 Minutes of December 21, 2017.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the December 21, 2017 meeting as presented.

MUC

Item No. 4 Extension of Site Plan Approval- Frenchtown Harbor (2770 N. Dixie Highway) - Parcel ID# 989-202-00, Requested Extension of Approval for Self-Storage Units.

Mr. Jim Jacobs presented the request explaining that it has taken a long time to resolve many legal issues that were beyond the owner's control relating to this project.

Chris D. Khorey, Township Planner, had no objections to the request for an extension.

Commission questioned the Planner and applicant relating to due diligence.

Barry Buschmann, Township Engineer, had no objections to the request for an extension.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Letter received January 17, 2017 from Brandon Wamsher, WSL Monroe, LLC requesting an extension of the Site Plan Approval that was granted on January 21, 2016 and extended until January 21, 2018.

MUC

No further discussion.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to grant a one year extension of the Site Plan Approval that was initially granted on January 21, 2016 until January 21, 2019.

No further discussion.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - Yes, Hyder- Yes.

6 - Yes votes, 0 - No votes

Item No. 5 Tentative/Final Site Plan Approval – Devoted Barn (6227 N. Dixie Highway) - Parcel ID# 018-510-00), Proposed Kennel/Private Stable.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

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

- Chris D. Khorey, McKenna Associates, dated December 13, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated January 12, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated January 16, 2018
- Submittal Documents and a revised Site Plan received January 17, 2018

MUC

Beau Wynn, Detroit Architectural Group approached and presented on behalf of Devoted Barn.

Chris Khorey, Township Planner, presented the Planner's report dated December 13, 2017. He explained the history of the Site Plan process related to this project so far. He wanted to clarify that the Site Plan that is to be discussed tonight is the one dated December 8, 2017 not the newly revised one. He pointed out many dimensional deficiencies, barrier free access concerns, photometrics modifications, garbage storage/disposal, and various agency approvals. Based on his review, he recommended Tentative Site Plan approval.

Commission members questioned the Planner related to providing barrier free restrooms and the extent of those requirements.

Barry Buschmann, Township Engineer Representative, presented the Engineer's report dated January 12, 2018. He stated that he has no objection to granting Tentative Site Plan approval based on the plans dated December 8, 2017.

No questions for the Township Engineer.

The Commission questioned the applicant regarding garbage disposal. The applicant, Melissa Borden, indicated that they have been using commercial style dumpsters for several years and recently added a recycling dumpster as well.

The Commission questioned the applicant relating to frequency of visitors including school children. Ms. Borden stated that they have visitors infrequently and usually only 10-20 school children at a time. There are currently porta-potties on site for visitors and volunteers to use.

The Commission questioned the Planner regarding the dog run and also a proposed hog shed shown on the revised drawing. Discussion continued between the Planner, Applicant and Commission relating to movable structures that are typically used in agricultural settings to provide shelter for grazing animals and to protect food supplies from the weather. The Planner indicated he will need to see drawings

before he can make a determination on compliance status of a temporary structure. The applicant will submit information on site lighting and will move the manure storage area to comply with ordinance requirements.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative Site Plan approval conditioned upon the applicant's compliance with the Planner's and Engineer's reports.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - Yes, Hyder- Yes.

MUC

6 - Yes votes, 0 - No votes

Item No. 6 Administrative Reviews Update/Chairperson.

- Mini Committee: Frenchtown Harbor representatives met in December.
- ZBA: David Lorton regarding Parcel ID# 07 033 002 00 which is located on North Dixie, a variance was granted from the required 150 ft. minimum lot width in a C-3 Zoning District.

Item No. 7 Old Business.

Mr. Thoma asked about the rezoning request that came before the Township Board for the Proposed Fueling Station and Retail Store at 1798 North Dixie Highway.

Item No. 8 New Business.

Chairperson Cuccia welcomed Mr. Kraig Yoas to the Planning Commission.

Information on the Annual Municipal Planning and Zoning Seminar scheduled for March 21, 2018 was in the Planning Commission members' packets. Registration information was emailed to all members as well.

Item No. 9 Adjournment.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 7:50p.m.

MUC