

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
January 21, 2016

The meeting was called to order at 7:00pm

Roll call: Hedwig Kaufman Dennis Staelgraeve Thomas Fox
Manfred Klein Ignazio Cuccia Robert Thoma

Excused: Patricia Kosanovich

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
James Jacobs/James Jacobs Architects PLLC/Cox Real Estate, Salih Meh Meti,
Frenchtown Harbor Association
Ryan and Ken Wardel, FourWard Auto LLC

1 Interested person

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.

Item No. 1 Agenda Approval.

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented. MUC

Item No.2 Minutes of December 17, 2015

Motion

Moved By: Hedwig Kaufman Supported By: Robert Thoma

A motion was made to approve the minutes for the December 17, 2015 meeting as presented. MUC

Item No. 3 Discussion/Recommendation of Moratorium on Medical Marihuana.

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

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

Petrangelo Bondy & Crossley, Michigan Medical Marijuana Act (“MMA”)/Township Moratorium, dated January 15, 2016. MUC

Christopher Khorey presented to the commission members.
Members discussed recommendations.
Comments were made about taxes.

No further comments.

Motion

Moved By: Hedwig Kaufman Supported By: Thomas Fox

A motion was made to recommend to the Township Board that the existing moratorium be extended for a period of one year through January 31, 2017 unless earlier terminated based on the several pending House Bills concerning medical marihuana and that the Township Attorney continue to monitor developments in the law and proposed Bills and keep the Planning Commission appraised in the matter.

MUC

Item No. 4 2015 Annual Report to the Board, Draft Bondy/McKenna.

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

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

Memorandum, Frenchtown Charter Township Planning Commission, 2015 Annual Report Draft, dated January 21, 2016. MUC

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

A motion was made to approve the 2015 Annual Report be forward with the corrections discussed and forwarded to the Township Board. MUC

Item No. 5 Special Use Request -Ryan Wardel, FourWard Auto LLC, used car sales lot – 2708 N Telegraph-Parcel ID# 079-008-00, Zoned LM Light Manufacturing.

Motion

Moved By: Thomas Fox Supported By: Robert Thoma

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated January 15, 2016
- Mark Mathe, Mannik & Smith Group of Michigan dated January 15, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, January 6, 2016

MUC

Secretary Thomas Fox read the legal notice published in the Monroe Evening News on January 6, 2016 regarding Special Use Request, FourWard Auto. Twenty-five property owners were notified.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to open the public Hearing.

MUC

Ryan and Ken Wardel from FourWard Auto LLC presented. Hours of operation were questioned. It is required by the State for the business to be open a minimum of 30 hours. It will be an on call business and the majority will be conducted on-line. Applicant will have a limited number of vehicles on the site, no more than 10 but most likely less. There will be no repairs on site. Site will be utilized for display, paperwork and sales only.

Chris Khorey went over the Planner's report dated January 15, 2016. Mr. Khorey reviewed the Use Standards as listed on page one of his report, pointing out number (2.) the parking layout in the front of the site must be reconsidered and number (3.) Lighting conditions, must be addressed. A change to page three of the report under Recommendation to add number (5.) Maximum of 10 cars to be displayed at any time.

Mark Mathe gave the Engineer's report dated January 16, 2016. Mr. Mathe reviewed the Criteria as listed in the report. It was mentioned that access and circulation for the site is a challenge that will have to be addressed. Certain information from the site plans will require revision, such as linework, rights-of-way and utility alignment. Information should be clear and labeled. Storm drainage for the site has not been shown.

Commission members reviewed and discussed information as presented. The front corner of the lot shall have site revisions and a photometric plan will be submitted for Final Site Plan review. Members questioned the terms of the Special Use and if it might be necessary to make it conditional to the business only and to terminate the Special Use if or when FourWard Auto were to close or relocate. The Township Planner clarified that the 10 car limit would be a good constraint for the site. Modification of the requirements regarding the number of trees on the Telegraph side will reduce the requirement to one.

No comments from the public.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to close the public Hearing.

MUC

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to grant the Special Use Approval based on the applicant's compliance with the Township Engineer's and Planner's recommendations, along with the addition that there will be no more than 10 vehicles for sale in the front and the modification of one tree required in the front Telegraph side of the site.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-yes, Thoma-yes

6-Yes votes, 0 -No votes

Commission members continued with Site Plan Review for FourWard Auto.

Mr. Khorey gave his review for Tentative Site Plan. Traffic flow, parking requirements, barrier requirements, landscaping requirements and lighting requirements were discussed in further detail.

No further question from the Commission members.

Mark Mathe was asked if he had any further comments for Site Plan approval. Mr. Mathe stated that he had covered any issues during his Special Use Review and had nothing further to add at this time.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to grant Tentative Site Plan approval based on the applicant's compliance with the issues as stated in the Township Planner's and Engineer's reports.

Mr. Jacobs approached the podium in order to present. He requested that the Agenda be amended to place item number 8 up next due to the time constraints of his client.

Motion

Moved By: Hedi Kaufman

Supported By: Thomas Fox

A motion was made to move item #8 Final Site Plan Approval-James Jacobs/Brandon Wamsher to item #6 bumping all else down one in order. MUC

Item No. 6 Final Site Plan Approval- James Jacobs Architects/Brandon Wamsher- Accessory Garage/ Storage Buildings for Frenchtown Harbor Association- 3088 Chardon Canal Drive- Parcel ID# 989-100-00, 989-201-00, 989-301-00 and 989-202-00.

Motion

Moved By: Thomas Fox

Supported By: Manfred Klein

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated January 14, 2016.
- Mark Mathe, Mannik & Smith Group of Michigan dated January 15, 2016
- Submittal Documents

MUC

James Jacobs, Jacobs Architects PLLC presented for Brandon Wamsher. Mr. Jacobs updated the Commission on the status of the Condo Documents that are being updated and the parcel combinations and splits occurring with the site.

Chris Khorey went over the Planner's report dated January 14, 2016. Mr. Khorey emphasized from page one of his review that if Final Site Plan Approval is granted, the applicant must submit an application to rezone the C-2 portion of the site to R-3-A, to prevent future confusion. Sections on lot combination, elevations of proposed buildings, photometric plan, and other agency approvals were discussed. The lot combination must be recorded and the revised condominium documents must be submitted for review by the Attorney, Planner and Engineer. A cut sheet showing upward lighting to be removed must be included in Final plans.

Mr. Jacobs discussed proposed changes to the previously approved site plan. Developer would be using same foot-print but similar bricks and siding. There would be changes to the building elevation. Mr. Wamsher explained that there would be possible future changes to the site regarding canals and basins.

Mark Mathe gave the Engineer's report dated January 15, 2016. Mr. Mathe pointed out from page one of the Engineer's report section, Plan Review Comments, Sheet c-1, No. 2 regarding the turning template for the storage access and the required aisle circulation should be addressed. Page two from the report No. 6, will require further discussion and or revisions. Traffic flow issues for site were discussed. Approvals regarding Monroe County Drain Commissioner's Office, with respect to soil erosion and sediment control, Cross easement and drainage agreements and other agency approvals will be required for Final Site Plan.

Motion

Moved By: Thomas Fox

Supported By: Manfred Klein

A motion was made to grant Final Site Plan approval based on the applicant's compliance with the Township Planner's and Engineer's reports and specifically omitting this evening's submission regarding proposed site plan changes to a future project on the site. Also allowing for the 20 foot paved with one way circulation and the area for the building, barriers to be worked out with Planner & Engineer

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-yes, Thoma-yes

6-Yes votes, 0 -No votes

Item No. 7 Final Site Plan Approval-James Jacobs Architects PLLC/Cox Real Estate 1 Incorporated - Cox Trucking, Site Improvements-7986 N. Telegraph-Parcel ID# 009-043-00, Zoned LM Light Manufacturing.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated January 15, 2016
- Mark Mathe, Mannik & Smith Group of Michigan dated January 15, 2016
- Submittal Documents

MUC

James Jacobs, Jacobs Architects PLLC presented for Cox Real Estate. Mr. Jacobs addressed some of the comments from the Township Planner's reports. He also updated on status of Agency approvals and requested further conversation regrading Trees along the southern lot line.

Chris Khorey went over the Planner's report dated January 15, 2016. Mr. Khorey mentioned ZBA approval for the required variance. Mr. Khorey emphasized certain sections such as circulation of traffic along with trucks driving through the building, existing lighting and new lighting must meet the current zoning ordinance. Landscaping, especially the southwest of the building and the trees required were clarified.

Mr. Jacobs reviewed document from Township Engineer addressing some of the items that have been addressed and updating the Commission on current status.

Mark Mathe gave the Engineer's report dated January 15, 2016. Mr. Mathe expressed that many issues have been addressed from the report and he is not opposed to Site Plan approval but wanted to mention some of the key items that required attention. Amendments to such items as curbing barriers, area of fenced section to be changed to gravel for lower maintenance, substantial landscaping plants, not the 1 gallon size must be planted, the parking lot catch basins and depth of detention pond were further discussed and clarified.

Commission members considered the issues that have come up with this site in regards to complaints from neighbors, work occurring without a permit and stop work orders placed on the property.

Clarification on hours of operation and lighting fixtures were further discussed, including adding dimmers for lighting and the berm along the road to have a height change.

Motion

Moved By: Dennis Staelgraeve

Supported By: Manfred Klein

A motion was made to grant Final Site Plan approval based on the applicant's compliance with the Township Planner's and Engineer's reports along with all lighting for the site be brought into compliance and be dimmed and shielded.

MC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-no, Klein-yes, Kaufman-no, Thoma-yes

4-Yes votes, 2 -No votes

Item No. 8 Final Site Plan Approval- James Jacobs Architects/Salih Meh Meti- Building Renovations and Site Improvements for New Restaurant & Dining-2770 N Dixie Highway- Parcel ID # 056-025-00, Zoned C-2 Commercial.

Motion

Moved By: Thomas Fox

Supported By: Manfred Klein

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated January 14, 2016.
- Mark Mathe, Mannik & Smith Group of Michigan dated January 15, 2016
- Submittal Documents

MUC

James Jacobs, Jacobs Architects PLLC presenting for Salih Meh Meti. He requested that this matter be tabled due to the significant changes the applicant is proposing. Due to the high cost of renovation to the existing bank, the applicant will be splitting the building and possibly putting on an addition and creating an opportunity for a second tenant. Submittal documents will have to be revised. Commission discussed proposed changes. A comment was made to further address the nautical theme in the plans.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to table the Final Site Plan approval at the request of the applicant in order to address the extensive changes to the proposed building renovations and site improvements for the new restaurant and dining.

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-yes, Thoma-yes

MUC

6-Yes votes, 0 -No votes

Item No. 9 Administrative Reviews Update/Chairperson

Ignazio Cuccia provided an update to the Planning Commission on the Mini Committee and Special Meetings he has attended since the last Planning Commission meeting.

- Mini Committee Meetings to report: Nothing new to report
- ZBA Meetings to report: Nothing new to report

Item No. 10 Old Business.

- 1950 Welcome Way, Old Bob Evans site: Work occurring without a permit, Building Official to do a follow up.

Mr. Jacobs updated the Planning Commission on the progress with this issue and presented a drawing to the Commission members. He stated that a formal submittal to the Building department would be turned in soon.

Item No. 11 New Business.

- Friendly Ford

Mr. Jacobs discussed with the Planning Commission a requested change to the previously approved Site Plans. The applicant for financial reason would like to make a change to the building elevation only.

Mr. Jacobs presented a drawing to illustrate this change.

Commission members gave approval for the proposed change.

Item No. 12 Adjournment.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to adjourn the meeting at 9:30 p.m.

MUC