

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION WORKSHOP MEETING

January 7, 2016

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

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

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative  
Chris D. Khorey, McKenna Associates, Township Planning Consultant

**Item No. 1 Agenda Approval.**

**Motion**

Moved By: Thomas Fox Supported By: Robert Thoma

A motion was made to approve the agenda.

MUC

Mrs. Kosanovich read a statement to the Commission.

**Item No. 2 Election of Officers**

**MOTION**

Moved by: Thomas Fox Supported: Pat Kosanovich

A motion was made to nominate the current officers to the same positions for the year 2016 and to close the nominations.

MUC

Roll Call: Klein=yes, Kaufman=yes, Thoma=yes, Cuccia=yes, Kosanovich=yes, Staelgraeve=yes, Fox=yes  
7-Yes votes 0- No votes

**Item No. 3 Minutes of December 3, 2015**

**Motion**

Moved By: Thomas Fox Supported By: Manfred Klein

A motion was made to approve the minutes with corrections to wording in Item No. 3 (from the first paragraph the removal of the word discussed and replace with a comma and in the second paragraph change the word discussed to recommend) also Item No. 4 add (B) to flags.

MUC

## **Item No.4 Zoning Amendments**

Documents presented for meeting:

McKenna Associates, Christopher Khorey:

Zoning Amendments for Porches December 28, 2015

Proposed New Sign Ordinance Sections-Temporary Signs, Sign Lighting and Electronic Messaging  
December 29, 2015

Zoning Amendments for Fences and Obscuring Walls December 30, 2015

### **a. Sign Ordinance (Temporary Signs, Electronic Signs, and Sign Lighting)**

Mr. Khorey and the Commission members discussed items as listed.

Memorandum, "Proposed New Sign Ordinance Sections-Temporary Signs, Sign Lighting, and Electronic Messaging, dated December 29, 2015 was amended during discussion as follows.

Commission discussed places that Temporary signs would be permitted.

Agricultural district to possibly be exempt from temporary sign restrictions.

Section 25.07: Temporary Signs Requiring a Permit

Section B., removal of (a). 1.

Reword to clarify section (b).

Recommendation that a Temporary Sign Permit Application be created and put before the Township Board for approval.

Section 25.08: Lighting and Electronic Messaging

Section A. Lighting

Add (d). Regarding uplighting requirements from Section 25.08.6 of the current Zoning Ordinance and keep exempt requirements for flag poles to meet the flag code.

Add (e.) All must comply with the requirements of the Township Zoning requirements regarding lighting.

Section B. Electronic Messaging.

Section (d). Automatic dimmers required. Maximum night brightness change from 10% to 1,000 NITs.

Commission also discussed tube lighting around windows. This is not desired in Frenchtown.

Township Planner and Commission Members will present to the Township Board regarding Signage as it pertains to the Current Zoning Ordinance. Chris Khorey will arrange a representative to speak at the next Planning Workshop Meeting on February 4, 2016. Meeting will include an update to the survey results and progress report on Workshop Meetings.

### **b. Porch Setbacks**

The Commission Members recommend no changes to Memorandum, Zoning Amendments for Porches, Dated December 28, 2015.

**c. Fences**

Memorandum, Zoning Amendments for Fences and Obscuring Walls, dated December 30, 2015 was amended during discussion as follows.

Part 3: Create Specific Standards for Tennis Courts

The wording for the recommended height of fencing should include “immediately surrounding” a tennis court.

Section 4.42: Fences and Obscuring Walls

3. Rewording of sentence. “Pool fences shall comply with the requirements of the Building Code. If the requirements of this Ordinance conflict with the requirements of the Building Code, the Building Code requirements shall apply”.

4(a). Fences shall be permitted (insert) “along” all lot lines.

4(b). Change 6 ft. to 7ft.

4(d). Fences that enclose animals change in the opinion to “subject to approval.”

5(c). Wording to be changed, removing “spikes” and changing from is prohibited to are prohibited.

6(a). Change from 6ft. to 7ft.

6(c). Reword fences “are” Prohibited.

7(a). Change from 6ft. to 7ft.

Township Planner asked on behalf of the Building Official the Commission’s thoughts about an Individual’s inquiry regarding Dog Grooming as a home occupation in a Residential Area. Planning Members stated that they felt it would not be an issue so long as the use meets the definition in the Ordinance and is not a nuisance. It was suggested however that standards should be created in the Zoning Ordinance in order to regulate this type of business.

It was also suggested that the Planning Commission look further at allowing residential units over a business.

**Item No. 5 Master Plan**

**a. Survey Update**

**b. Commercial/Industrial FLU Categories Compared to Zoning**

Zoning Commercial Industrial Comparison, proposed map, McKenna Associates

Mr. Khorey presented a density map for discussion.

Commission members reviewed the current Master Plan for the North Dixie Corridor, Nadeau, Interstate 75 and South Stony Creek Areas.

N. Dixie near the Marina proposed change from Commercial to Low Density Residential.

More Changes are recommended regarding the Future Land Use for the North Dixie Corridor.

**Item No. 6 Adjournment**

**Motion**

Moved By: Robert Thoma      Supported By: Thomas Fox

A motion was made to adjourn the meeting at 9:00pm.

MUC