

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 15, 2015

The meeting was called to order at 7:00pm

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

Excused: Patricia Kosanovich

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
James Jacobs, Jacobs Architects/Cox Real Estate1/Midland Agency of Ohio
Robert Cox, Cox Real Estate 1
Brandon Wamsher, Midland Agency of Northwest Ohio

4 Interested persons

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

Item No. 1 Agenda Approval.

Motion

Moved By: Thomas Fox Supported By: Robert Thoma

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

Item No.2 Minutes of August 20, 2015

Motion

Moved By: Hedwig Kaufman Supported By: Thomas Fox

A motion was made to approve the minutes for the August 20, 2015 meeting as presented. MUC

Item No. 3 Tentative Site Plan Review-Cox Real Estate 1, Inc.-Applicant for Site Improvements to Cox Trucking-7986 N Telegraph Rd., Newport MI 48166-Parcel ID#009-043-00, 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 October 8, 2015
- Barry Buschmann, Mannik & Smith Group of Michigan dated October 9, 2015
- Submittal Documents, and letter from concerned citizen dated May 6, 2015

James Jacobs reviewed documents from the Township Planner and Engineer and addressed items as listed in these reports. Applicant Robert Cox made comments and clarified as needed.

Commission members reviewed submittals and discussed proposed site improvements.

Mr. Jacobs clarified traffic flow of site.

Mr. Cox responded to Commission member's questions regarding fueling of trucks, fuel tank size and location.

Mr. Jacobs informed the Commission that the applicant will also be applying to the Zoning Board of Appeals for a variance regarding outdoor storage.

Christopher Khorey went over the Planner's report dated October 8, 2015.

Mark Mathe gave the Engineer's review dated October 9, 2015.

Commission members questioned landscaping and screening for site.

Applicant and Mr. Jacobs addressed those concerns. Applicant is willing to amend plans to reflect a continuation of screening on the south end of the property.

No further questions from the Commission Members.

Motion

Moved By: Thomas Fox Supported By: Robert Thoma

A motion was made to grant Tentative Site Plan Approval subject to the applicant compiling with the Engineer and Planner's recommendations along with corrections to the site plan to include screening on the south side of the property.

Roll Call: Cuccia- yes, Thoma-yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-no MC
5-Yes votes, 1 -No votes

Item No. 4 Tentative Site Plan Approval-Midland Agency of Northwest Ohio-Applicant Accessory Garage/Storage Building for Frenchtown Harbor Association-2770 N. Dixie Hwy, Monroe MI 48161-Parcel ID#'s 989-100-00, 989-201-00, 989-202-00 and 989-301-00.

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated October 8, 2015
- Barry Buschmann, Mannik & Smith Group of Michigan dated October 9, 2015
- Submittal Documents

James Jacobs reviewed documents from the Township Planner and Engineer and addressed items as listed in these reports. Brandon Wamsher, Developer for Frenchtown Harbor Condominiums made comments and clarified as needed. Garage/Storage building will be used by only tenants in order to meet extra storage needs. Developers will be coming back to the Commission at a later date in order to start phase two of the condominiums.

Christopher Khorey went over the Planner’s report dated October 8, 2015.

Mark Mathe gave the Engineer’s review dated October 9, 2015.

Commission members questioned current and possible future site plans. Existing clubhouse upper level should be completed soon.

No further questions from the Commission Members.

Motion

Moved By: Thomas Fox Supported By: Hedwig Kaufman

A motion was made to grant Tentative Site Plan Approval conditional upon the applicant’s compliance with the Engineer’s and Planner’s recommendations and the removal of all references to the western building from the site plans.

Roll Call: Cuccia- yes, Thoma-yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-yes MUC
6-Yes votes, 0 -No votes

Item No. 5 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.

- Three Mini Committee Meetings to report.
 - (1.) Buffalo Wild Wings for their lighting and Signage. They will be coming before the ZBA to request a variance
 - (2.) Crosspointe Church for parking lot changes
 - (3.) MedExpress for minor site changes

- No ZBA Meetings to report

Item No. 6 Old Business

- Full time Building Inspector/Zoning Enforcement Officer. Interviews to occur soon.
- Old North Monroe Greenhouse site: Site clean-up is ongoing.

Item No. 7 New Business

- Old One Hour Martinizing site: Face change to sign, new business, check for compliance
- Pre-con meetings for Starbucks Site & the Quatro Site

Item No. 8 Adjournment.

Motion

Moved By: Robert Thoma

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 8:45pm.

MUC