

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
November 16, 2017

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

Roll call: Hillary Schmitz Hedwig Kaufman Dennis Staelgraeve
Ignazio Cuccia Robert Thoma Paul Thoma
Steve Hyder

Also present: Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer
Representative
Chris Khorey, McKenna Associates, Township Planning Consultant Representative
Hathem Hannawa, H&H Design, Proposed Rezoning , Simon Z Market
Angelo Tsipis, Sign Waiver, Angelo's Chop House
John Tenpas, Driesenga & Associates, Tentative and Final Site Plan Approval, Guardian
Self Storage

8 Interested persons

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.

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve Supported By: Hillary Schmitz

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

Item No. 2 Minutes of October 19, 2017.

Motion

Moved By: Hedwig Kaufman Supported By: Robert Thoma

A motion was made to approve the minutes for the October 19, 2017 meeting as presented. MUC

Item No. 3 Public Hearing-Rezoning Request-Proposed Fueling Station and Retail Store-1798 Dixie Hwy, Monroe MI 48162- Parcel ID#158-008-00, from R-1-B Single Family Residential to C-2 General Commercial.

Motion

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

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

- Legal Notice, Monroe News, October 31, 2017
- Chris D. Khorey, McKenna Associates, dated October 20, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated November 7, 2017
- Submittal Documents
- One letter in opposition

MUC

Secretary Schmitz read a summary of the legal notice for the item on this evening's agenda, published in the Monroe News on October 31, 2017; being the Rezoning Request for 1798 Dixie Hwy, Monroe MI 48162- Parcel ID#158-008-00, being .38 amol from R-1-B Single Family Residential to C-2 General Commercial of which 34 property owners were notified.

Chris Khorey, McKenna Associates presented the Planner's report dated October 20, 2017. Mr. Khorey pointed out that the item being addressed at this meeting relates only to rezoning the parcel as stated in the legal notice. The rezoning to C-2 for this parcel is consistent with the Master Plan. The parcel on its own is not a developable commercial parcel but when combined with the larger parcel to the west it could be part of a development that would upgrade the surrounding neighborhood. Although the rezoning of this parcel will allow the commercial use to move further into the residential neighborhood, the Master Plan envisions the deepening of commercial sites along North Dixie. Intensive screening and buffering will need to be addressed during the site plan phase of the approval process. Because the adjacent parcel along North Dixie is zoned C-2, the rezoning to C-2 for this parcel is most appropriate. The proposed gas station on the combined parcels would require a Special Use Approval. There are no infrastructure capacity issues that this rezoning would impact and there continues to be demand for C-2 zoning along North Dixie. For these reasons Mr. Khorey recommended that the Planning Commission recommend approval of the rezoning to the Township Board.

Barry Buschmann, Mannik & Smith Group of Michigan, presented the engineering report dated November 7, 2017. Preliminary plans indicate that the primary access for the development will be from North Dixie with a secondary access to State Park Road. Mr. Buschmann noted that State Park Road is a private roadway owned by the Michigan Department of Natural Resources and any such connection must be approved by their office. Both sewer and water lines along the North Dixie right-of-way have adequate capacity to support the proposed zoning district on a parcel of this size. Storm water detention, soil erosion and sedimentation control requirements will take place during the site plan review phase. No environmental assessment or evaluation has been provided by the applicant but a cursory review indicates that these features may be absent within the subject parcel. Overall, the existing infrastructure is generally adequate to support the proposed zoning district.

Hathem Hannawa, H&H Design, approached and presented on behalf of the Rezoning Request.

The Commission questioned the applicant regarding their plans related to both parcels if the parcel under consideration is not rezoned. Mr. Hannawa stated that without the rezoning they could only include two fuel pumps into the site plan but with the rezoning they could incorporate four fuel pumps with adequate space for circulation.

Commission had additional questions for the applicant regarding the proposed gas station and possible drive-thru for deli items.

The Planner had questions for the applicant.

Motion

Moved By: Hillary Schmitz

Supported By: Robert Thoma

A motion was made to open the Public Hearing at 7:14 p.m.

MUC

Chairman Cuccia asked if there were any comments from the public.

Comments from the public

5 persons were recognized and spoke with concerns related to quality of life and property values for the residents on Durocher and the State Park subdivision, hours of operation, noise, the gas pumps, fumes from the pumps and vehicles, traffic and lighting.

Commission questioned the public.

Commission discussed.

No further discussion.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:42 p.m.

MUC

Commission discussed further the various issues and concerns with questions for Mr. Khorey and Mr. Buschmann.

Chris Khorey clarified the zoning of the current party store site and the permitted uses that do and do not need Special Use Approval from the Planning Commission.

Commission discussed.

No further discussion.

Motion

Moved By: Hedwig Kaufman

Supported By: Robert Thoma

A motion was made to recommend denial of the rezoning request to the Township Board.

No further discussion.

Roll Call: Cuccia-no, Staelgraeve-no, P. Thoma- no, Schmitz- no, R. Thoma -yes, Kaufman-yes, Hyder- no

Motion Failed

Motion

Moved By: Steve Hyder

Supported By: Paul Thoma

A motion was made to recommend the approval of the rezoning request to the Township Board.

Comments from the Commission.

Roll Call: Cuccia-yes, Staelgraeve-yes, P. Thoma- yes, Schmitz- yes, R. Thoma - no, Kaufman- no, Hyder-yes

MC

5-Yes votes, 2-No votes

Comments from the Commission and from the public, with permission from Chairperson Cuccia.

Item No. 4 Sign Ordinance Waiver – Angelo’s Chop House - Parcel ID# 087-015-00 located at 1950 Welcome Way in a C-3 Highway Commercial Zoning District – Request for a Sign with Larger Area than Permitted in District.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated November 6, 2017
- Submittal Documents
- Glass City Sign Company letter

MUC

Angelo Tsipis, Angelo’s Chop House approached and presented.

Commission questioned Mr. Tsipis.

Chris Khorey, McKenna Associates, went over his report dated November 6, 2017. Mr. Khorey explained his reasons for his recommendation not to approve the waiver request.

Commission discussed and questioned Mr. Khorey and Mr. Tsipis.

Secretary Schmitz read the letter on file from Glass City Sign Company.

Mr. Tsipis responds.

Commission discussed with further questions for Mr. Khorey and Mr. Tsipis.

Mr. Khorey read and explained the current sign ordinance.

Commission discussed concern regarding not knowing actual dimensions of the sign that is installed.

Chairperson Cuccia asked Mr. Buschmann, engineer if he has any comments.

Mr. Buschmann has no comment.

Commission discussed with questions for Mr. Tsipis.

Mr. P. Thoma presented a current photo of the installed sign. It does not match the drawing presented to the Planning Commission members in their packets.

Motion

Moved By: Paul Thoma

Supported By: Steve Hyder

A motion was made to table the request until Mr. Tsipis submits accurate dimensions of the installed sign to the Commission.

Roll Call: Cuccia- yes, Staelgraeve-no, P. Thoma- yes, R. Thoma- yes, Schmitz-no, Kaufman-no, Hyder - yes

MC

4-Yes votes, 3-No votes

Item No. 5 Tentative/Final Site Plan Approval – Guardian Self Storage- Driesenga & Associates Inc./C S McIntyre & Associates Inc.- Parcel ID# 030-007-20, located at 1050 Stewart Road, in a LM-Light Manufacturing, C-2 Commercial and C-3 Commercial.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

MUC

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

- Chris D. Khorey, McKenna Associates, dated November 6, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated November 9, 2017
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated November 2, 2017
- Submittal Documents

Chris Khorey, McKenna Associates presented the Planner's report dated November 6, 2017. Mr. Khorey outlined the issues that need to be addressed including site lighting, parking calculations and dumpster location. Once these items can be resolved, he recommends that the Commission grant Tentative and Final Site Plan approval.

John Tenpas, Driesenga & Associates approached and presented.

Commission questioned Mr. Khorey and Mr. Tenpas related to the Fire Inspector's concerns and issues.

Mr. Khorey pointed out that a revised site plan was emailed to his office today that contained a dumpster location. It was also noted that there were ongoing discussions with the Fire Inspector and the Planner recommends approval with those items as a condition of Tentative and Final Site plan approval.

Commission discusses Fire Inspector report, landscaping and lighting concerns.

James McIntyre, C.S. McIntyre & Associates, Inc. approached and presented. He also introduced 3 family members associated with C.S. McIntyre & Associates, Inc. that were in attendance.

Commission discussed lighting and landscaping concerns with questions for Mr. Tenpas and Mr. McIntyre.

Barry Buschmann presented to the Commission, the Engineer review document, Mannik & Smith Group of Michigan, dated November 9, 2017. Based on the engineer's assessment, they have no objections to the Commission granting approval for Tentative and Final Site Plan approval subject to the applicant addressing all the comments in the report and submitting a revised final site plan to the Township Building Department for further review and approval from the Engineer.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative and Final Site Plan approval with the following conditions:

- Existing light fixtures facing the perimeter of the site must be retrofitted with shields to bring them in compliance with the Zoning Ordinance.
- A cut sheet for the proposed new light fixtures must be submitted.
- Only the parking spaces that meet the dimensional standards in the Zoning Ordinance shall be counted for purposes of determining the number of parking spaces on site.
- The garbage dumpster must be clearly shown on the plan.
- The existing landscaping is sufficient; no additional landscaping will be required along the perimeter of the site.
- Approval of the Fire Inspector and Township engineer.
- Approval of all relevant Agencies.

Roll Call: Cuccia- yes, Staelgraeve- yes, P. Thoma- yes, R. Thoma- yes, Schmitz- yes, Kaufman- yes, Hyder - yes

MUC

7-Yes votes, 0-No votes

Item No. 6 Administrative Reviews Update/Chairperson.

- ZBA: Nothing to report
- Mini Committee: Friends of Companion Animals update.

Item No. 7 Old Business.

Letter on behalf of Devoted Barn from Detroit Architectural Group dated November 16, 2017, requesting extension for submittal of certified site plan for Tentative Site Plan Approval with an original submittal deadline of November 30, 2017 and an extension to December 13, 2017.

Chairperson Cuccia read the letter to the Planning Commission.

Commission discussed.

No further discussion.

Motion

Moved By: Steve Hyder

Supported By: Robert Thoma

A motion was made to grant the request and allow an extension for submittal of a proposed tentative site plan from November 30th, 2017 until December 13th, 2017.

Roll Call: Cuccia- yes, Staelgraeve- yes, P. Thoma- yes, R. Thoma- yes, Schmitz- yes, Kaufman- yes, Hyder - yes

MUC

7-Yes votes, 0-No votes

Item No. 8 New Business.

Barry Buschmann: December Fellowship

Mrs. Kaufmann shared that she received a phone call from a citizen who has open meetings act compliance concerns.

Item No. 9 Adjournment.

Motion

Moved By: Robert Thoma

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 9:50 p.m.

MUC