FRENCHTOWN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

November 19, 2015

The meeting was called to order at 7:00pm

Roll call: Hedwig Kaufman Dennis Staelgraeve Thomas Fox

Manfred Klein Ignazio Cuccia Patricia Kosanovich

Absent: Robert Thoma

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

Brandon Wamsher, Midland Agency of Northwest Ohio

3 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: Dennis Staelgraeve

A motion was made to approve the agenda as presented.

MUC

Item No.2 Minutes of October 15, 2015

Motion

Moved By: Hedwig Kaufman Supported By: Patricia Kosanovich

A motion was made to approve the minutes for the October 15, 2015 meeting as presented.

MUC

<u>Item No. 3 Tentative Site Plan Approval-Midland Agency of Northwest Ohio-Building Renovations & Site Improvements-2770 N. Dixie Hwy, Monroe MI 48161-Parcel ID# 056-025-00</u>

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated November 11, 2015
- Barry Buschmann, Mannik & Smith Group of Michigan dated November 12, 2015
- Joshua Maddox, Frenchtown Fire Department dated November 18, 2015
- Submittal Documents

MUC

Christopher Khorey went over the Planner's report dated November 11, 2015. It was noted that any building or site changes not proposed in the immediate future should be removed from the plans or moved to a new page clearly marked "future phases." It is recommended that the proposed parcel division and combination be surveyed, recorded and finally approved as a condition of Final Site Plan approval. Further clarification of building height, façade, signage, lighting and landscape are required as referenced in the Planner's report.

James Jacobs commented and clarified items reviewed.

Planning Members questioned possible timeline for property combination and division. Nautical theme was discussed.

Mark Mathe gave the Engineer's review dated November 12, 2015. Comments were made regarding storm drainage, barrier requirements, water and waste water demands, changes to existing approach and Zoning Ordinance requirements for drive-through windows. Mr. Mathe also presented the comments from the Fire Department and mentioned a concern about turning radius.

James Jacobs stated that the drive-thru might possibly be eliminated.

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 for 2770 N. Dixie Hwy, Monroe 48161-Parcel ID# 056-025-00 conditional upon the applicant's compliance with the Engineer's and Planner's recommendations.

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Klein-yes, Kaufman-yes, Kosanovich-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.

- No Mini Committee Meetings to report.
- ZBA Meetings
 - 1. Cox Trucking-outdoor storage
 - 2. Buffalo Wild Wings-sign variances.

Item No. 6 Old Business

- Full time Building Inspector/Zoning Enforcement Officer: Pending
- Old One Hour Martinzing Site: Sign permit and C of O obtained
- 1950 Welcome Way Old Bob Evans site: Site work occurring without a permit, Building Official to do a follow up. Submittal documents pending from Jim Jacobs office.

Item No. 7 New Business

Board Meeting: Golf carts for sale on N. Custer and Littering

Item No. 8 Adjournment.

Motion

Moved By: Tom Fox Supported By: Dennis Staelgraeve

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

MUC