

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
December 17, 2015

The meeting was called to order at 7:00pm

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

Also present: Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
Ellen Moore, NSA Architects, Fountainview

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: Hedwig Kaufman

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

Item No.2 Minutes of November 19, 2015

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the November 19, 2015 meeting as presented. MUC

Item No. 3 Final Site Plan Approval-Fountainview of Monroe-Proposed Addition and Parking Area-1971 North Monroe Street, Monroe Street, Monroe MI48162-Parcel ID#065-024-01.

Motion

Moved By: Thomas Fox Supported By: Hedwig Kaufman

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, dated December 7, 2015
- Barry Buschmann, Mannik & Smith Group of Michigan dated December 10, 2015
- Submittal Documents

MUC

Ellen Moore from NSA Architects presented on behalf of Fountainview.

Chris Khorey went over the Planner's report dated December 7, 2015

Planning members questioned the type of lighting fixtures proposed which are not in compliance with the Township's Ordinance.

NSA will address lighting concerns and amend the existing Site Plan.

Planning members questioned the site landscaping. Spruce and other trees on site are possibly in poor health. There are some open areas that may require attention in order to provide an appropriate buffer to neighboring properties.

NSA will address the landscaping concerns and complete a survey of the existing trees on site.

Replacement and or filling of bare areas will be corrected.

Barry Buschmann gave the Engineer's report dated December 10, 2015.

Mr. Buschmann referenced Sheet C-6.1 (Utility Plan) and the easement requirements. A preconstruction meeting will also be required by applicant.

No further questions from the Commission Members.

Motion

Moved By: Hedwig Kaufman

Supported By: Robert Thoma

A motion was made to recommend Final Site Plan Approval subject to the applicant's compliance with the Engineer's and Planner's recommendations. The applicant will also complete a survey of the existing trees and replace or fill areas in order to provide the appropriate buffer to neighboring properties. The applicant will also amend the current lighting plans in order to meet the Township Zoning Ordinance.

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

MUC

7-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. A meeting is scheduled for December 21, 2015 (old Custer Beer Site)
- No ZBA Meetings to report. Meeting scheduled in January.

Item No. 6 Old Business

- 1950 Welcome Way, Old Bob Evans site: Site work occurring without a permit. Site Red Tagged. Submittal documents pending from Jim Jacobs's office.
- Quatro building site: Height of building discussed.

- Property on Nadeau in the curve, empty lot, fill dirt being brought in.
- Submittal print documents. Questioned necessity of larger sizes. Decision made to stay with larger prints for details. No change to size of documents.

Item No. 7 New Business

- Board Meeting: Two Planning Meetings a month approved by Township Board. Further clarification to be sought by Planning Chair on Workshops and Regular Meeting requirements.

Item No. 8 Adjournment.

Motion

Moved By: Robert Thoma Supported By: Thomas Fox

A motion was made to adjourn the meeting at 7:25 p.m.

MUC