

Motion

Moved By: Paul Thoma

Supported By: Steve Hyder

A motion was made to remove from Table, Sign Ordinance Waiver, Angelo's Chop House.

MUC

Angelo Tsipis, Angelo's Chop House, approached and requested to withdraw the Sign Waiver Request.

The Commission discussed.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to accept the withdrawal request with the understanding that Mr. Tsipis will apply for a new sign permit that meets sign area requirements in the C-3 Highway Commercial Zoning District.

No further discussion.

MUC

Item No. 4 Public Hearing - Special Use - 1111 N. Telegraph Rd. - Parcel ID#956-033-00, Proposed Multi-Tenant Retail Center with Drive-Thru in a C-3 District.

Motion

Moved By: Hillary Schmitz

Supported By: Robert Thoma

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

- Legal Notice, Monroe News, December 5, 2017
- Affidavit of Mailing on December 4, 2017 of which 24 property owners were notified
- Chris D. Khorey, McKenna Associates, dated December 11, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated December 15, 2017
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated December 20, 2017
- Submittal Documents

MUC

Ronald Chiesa, R. A. Chiesa Architects, PC, consultant and Jason Kishmish, Grand Management and Development, LLC, approached and presented on behalf of the Special Use Request. They explained that the drive thru tenant is anticipated to be Tropical Smoothie Café which has low volume drive thru usage. Only 20 percent of its business is expected to be from drive thru orders.

Chris Khorey, McKenna Associates presented the Planner's report dated December 11, 2017. Mr. Khorey reviewed some of his comments for this site as they pertain to screening along the west property line. He recommended a three feet high "knee wall" from where the existing dumpster enclosure wall on the KFC site ends to the southern edge of the property. He recommended that the

Planning Commission approve the Special Use with the condition that there be a three feet high “knee wall” installed to serve as a visual buffer.

The Commission questioned the applicant regarding the plans related to the visual buffer. Mr. Chiesa explained that they propose to install a 32” – 36” high landscape shrub buffer and the rationale for it.

The Commission expressed concern related to car exhaust and sound coming from the drive thru speakers impacting the quality of life for residents that reside behind the commercial property.

The Applicant explained the business advantages of having a drive thru but also reiterated that is a low volume drive thru tenant with mostly lunch time customers.

Mr. Khorey indicated there are no standards in the current ordinance that address noise/sound levels.

Commission discussed.

Mark Mathe, Mannik & Smith Group of Michigan, presented the engineering report dated December 15, 2017. Based on the information reviewed, he had no objection to the Planning Commission granting approval of the proposed Special Use.

The Commission questioned Mr. Mathe and the applicant about clean up from the underground fuel storage tanks that were there when the site was a gas station, traffic circulation on Telegraph entering and exiting the drive thru and storm water management.

No further discussion.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to open the Public Hearing at 7:38 p.m.

MUC

There were no interested persons in attendance.

Motion

Moved By: Steve Hyder

Supported By: Hillary Schmitz

A motion was made to close the Public Hearing at 7:38 p.m.

MUC

Commission discussed.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Robert Thoma

A motion was made to grant approval of the Special Use with the condition that the applicant install a natural landscape visual barrier along the west property line and provide assurances that the sound level from the drive thru speaker system does not exceed comparable road noise along Telegraph Road.

Commission discussed. Mr. Khorey said that sound levels will be addressed at Final Site Plan review.

No further discussion.

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

MC

6 - Yes votes, 1 - No vote

Item No. 5 Tentative Site Plan Approval – 1111 N. Telegraph Rd. - Parcel ID# 956-033-00, Proposed Multi-Tenant Retail Center with Drive-Thru in a C-3 District.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated December 14, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, dated December 15, 2017
- Submittal Documents

MUC

Chris Khorey, McKenna Associates, went over his report dated December 14, 2017. Mr. Khorey addressed parking space and aisle dimensions, setbacks, landscaping and dumpster enclosure modifications. He recommended that the Planning Commission grant Tentative Site Plan approval as long as specified conditions addressed in his report are met prior to Final Site Plan approval.

There were no questions for the Planner.

Mark Mathe, Mannik & Smith Group of Michigan, presented the engineering report dated December 15, 2017. He addressed some of the comments listed in his report relating to parking spaces and ramps. Based on the information presented, he had no objection to the Planning Commission granting approval of the Tentative Site Plan subject to the applicant addressing all comments provided and incorporating them into the Final Site Plan drawings.

Ronald Chiesa, R. A. Chiesa Architects, PC, consultant, approached and presented.

Commission questioned Mr. Mathe about surface storm water drainage into the ditch along Eaton Drive, underground storm water management and water quality practices. Commission also questioned the applicant about snow removal.

No further questions.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to grant Tentative Site Plan Approval subject to the applicant submitting a Final Site Plan that is in compliance with the report comments from the Township Engineer, Township Planner and Fire Department.

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

MC

6 - Yes votes, 1 - No vote

Item No. 6 2017 Annual Report to the Board, Draft Bondy/McKenna.

Chris Khorey reviewed the draft as presented. He pointed out that some items are still pending and requested that he be given authorization to update the report as they become resolved.

Mrs. Kaufman mentioned that the rezoning of the rear parcels at 1818 N. Monroe were of a concern for the County Planning Commission. Mr. Khorey explained the advantages of conditional zoning to the Planning Commission.

Mr. Cuccia shared information from a letter he was copied on from the Monroe County Planning Commission addressed to the Frenchtown Township Board relating to a rezoning request. Mr. Khorey will discuss the matter with Kerry Bondy.

There were no further comments from the Commission.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to approve the Draft of the Annual Report to the Board, giving Mr. Khorey authorization to update pending items as they become resolved.

MUC

Item No. 7 Administrative Reviews Update/Chairperson.

- ZBA:
 - Pacifica Companies regarding Parcel # 079-027-00 which is located at the northeast corner of Telegraph and Mall Road, Monroe, MI 48162, setback requirement variance granted.
 - Mary Jo Ryan regarding Parcel #935-113-00 which is located at 3869 Nelson, Newport, MI 48166, approval to construct non-conforming structure granted.

- Mini Committee: Frenchtown Harbor Association Parcel 989-202-00 revised site plan meeting December 22, 2017.

Item No. 8 Old Business.

Sal's Place will be opening January 1, 2018.

Item No. 9 New Business.

In 2018 there will be some changes to the Planning Commission Board members. Mrs. Kaufman will be serving on ZBA. Kraig Yoas will be joining the Planning Commission. Mr. Robert Thoma will be retiring from public service after serving for 32 years.

Item No. 10 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:25 p.m.

MUC