

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION WORKSHOP MEETING  
December 3, 2015

The meeting was called to order at 7:00 pm

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

Also present:   Mark Mathe, Mannik & Smith Group, Township Engineer Representative  
                  Chris D. Khorey, McKenna Associates, Township Planning Consultant

**Item No. 1 Agenda Approval.**

**Motion**

Moved By: Thomas Fox           Supported By: Manfred Klein

A motion was made to approve the agenda.

MUC

**Item No. 2 Minutes of November 5, 2015**

**Motion**

Moved By: Thomas Fox           Supported By: Hedwig Kaufman

A motion was made to approve the minutes as presented.

MUC

**Item No.3 Zoning Amendments**

Documents presented for meeting:

Kerry Bondy, Township Attorney, Proposed Zoning Ordinance Amendment to Article 30.00 Section 30.01.2 (a), 30.01 (b)(3) and 30.01.2(f)94 regarding permits within Frenchtown Charter Township, Dated November 24, 2015

**a. Inconsistencies between Article 30 and State Law regarding Permits**

Mr. Khorey and the Commission members discussed items as listed.

Due to the inconsistencies between Article 30 and the State Law, the Planning Commission would like to proceed with changes referencing the specific MCL number as recommended by the Township attorney, along with minor corrections as discussed with Mrs. Kaufman. This will go before the Township Board and a Public Hearing will be set.

**b. Conditional Rezoning Proposed Standards**

Documents presented for meeting:

McKenna Associates, Christopher Khorey, Standards for Conditional Rezoning, dated November 24, 2015

Commission members recommend proposed changes to the Conditional Rezoning proposed Standards, along with two changes to section D and a change to E 4(C), to the Township Board and a Public Hearing will be set.

**c. Used Car Ordinance**

Documents presented for meeting:

Kerry Bondy, Township Attorney, Used Car Lots, dated November 24, 2015

Commission members discussed the removal of the Used Car Ordinance and to keep the one that has taken its place. Recommended that this go before the Township Board and will not require further Planning Commission involvement.

**Item No.4 Sign Ordinance**

Document presented for discussion:

McKenna Associates, Christopher Khorey, dated November 24, 2015

Mr. Khorey and the Commission members discussed proposed changes.

**a. Exempt Signs**

Commission members discussed leaving flags Section 25.05 exempt signs (B), alone but will include details when the definitions are reviewed. Section F (1) the second sentence will be removed. F (2) illumination will be omitted. G (2) will have addition of 48 hour limit. H (5) the first sentence is to be omitted. H (6) will include the addition of a 48 hour limit.

**b. Prohibited Signs**

Section 25.06: Prohibited Signs, C will state "except for electronic message signs and flags."  
N Off premises will include "except as otherwise specified."  
O will be removed.

**Item No. 5 Master Plan**

**a. Planned Residential Densities**

Planned Residential Densities, proposed map, McKenna Associates

Mr. Khorey presented a density map for discussion.

Commission members reviewed the proposed changes to the Master Plan Density Map and determined that the Northwest section of Township, density expectation should be amended to 1 unit per acre. The area along Stony Creek will move from low density to rural density classification. Area on Nadeau Road will be left low density. Map will be update and presented to the Commission at following Workshop Meeting.

**Item No. 6 Adjournment**

**Motion**

Moved By: Ignazio Cuccia      Supported By: Thomas Fox

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

MUC