

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
February 15, 2018

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

Roll call: Hillary Schmitz Kraig Yoas Dennis Staelgraeve
Ignazio Cuccia Paul Thoma

Excused: Steve Hyder

Also present: Brad Bice, Mannik & Smith Group, Township Engineer Representative
Chris Khorey, McKenna Associates, Township Planning Consultant
David Lorton, Lorton Contractor Storage Yard
James Jacobs, James S. Jacobs Architects, PLLC
Ian Graham, Bergmann Associates
Philip Sarkissian, Frenchtown Hotels, LLC
Steve Aldridge, Amerilodge Group
Rich VanDever, Davison Land Surveying, Inc.
Toufik Bentahar, Architect, TRU by Hilton
Beau Wynn, Detroit Architectural Group
Melissa Borden, The Devoted Barn

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: Hillary Schmitz Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of January 18, 2018.

Motion

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the January 18, 2018 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing - Special Use Approval – Lorton Contractor Storage Yard – Parcel ID# 033-002-00, Proposed Outdoor Contractor Storage Yard.

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, January 30, 2018
- Affidavit of Mailing on January 29, 2018 of which 13 property owners were notified
- Chris D. Khorey, McKenna Associates, dated October 18, 2017, November 27, 2017 and January 31, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated November 7, 2017 and February 7, 2018
- Submittal Documents

MUC

Dave Lorton, Lorton Contractor Storage Yard, approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner's most recent report dated January 31, 2018. Mr. Khorey had no objection to the Planning Commission approving the Special Use with the conditions set forth in the Planner's report.

Commission questioned the Planner and the applicant.

Brad Bice, Mannik & Smith Group of Michigan, presented the most recent Engineer's report dated February 7, 2018. Mr. Bice had no objection to the Planning Commission approving the Special Use with the conditions set forth in the Engineer's report.

Commission questioned the Engineer.

Commission questioned the applicant regarding permitting for the fill operation, the tracking of mud and debris onto Dixie Highway and the type of equipment that will be stored on site.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to open the Public Hearing at 7:33p.m.

MUC

There was 1 person who came forward to ask a question.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to close the Public Hearing at 7:34p.m.

MUC

Mr. Khorey informed the Commission that since there is one vacancy on the Commission and one member absent, 4 yes votes would be required to pass a motion.

No further discussion.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to grant approval of the Special Use with the following conditions:

- The business shall be a daylight only operation.
- The entry drive shall be a paved surface for the first 60' off North Dixie Highway, a milling covered surface for the next portion of the drive and the final 100 feet shall be a gravel surface.

Commission discussed.

No further discussion.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - No.

MC

4 - Yes votes, 1 - No vote

Item No. 4 Tentative Site Plan Approval - Lorton Contractor Storage Yard – Parcel ID# 033-002-00, Proposed Outdoor Contractor Storage Yard.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated January 31, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated February 7, 2018
- Submittal Documents

MUC

Chris Khorey, McKenna Associates presented the Planner's report dated January 31, 2018. Mr. Khorey had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Planner's report.

Commission questioned the Planner regarding required berm heights, slopes and plantings.

Brad Bice, Mannik & Smith Group of Michigan, presented the Engineering report dated February 7, 2018. Mr. Bice had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Engineer's report.

Commission questioned the Engineer.

Commission questioned the Applicant related to fencing around the quarry. The Applicant will not be fencing in the quarry but instead has “No Trespassing” signs posted on the property.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative Site Plan Approval with conditions as set forth in the Township Planner’s and Engineer’s reports and the following additional conditions:

- Maintain a 50’ wide existing wooded vegetative buffer or berm along the property line adjacent to Heck Park.
- Plant and maintain 8’ high earth berms along the other property lines with native plantings and grass mix.

And further, to waive the requirement set forth in the Zoning Ordinance that requires the planting of evergreen trees on landscape berms.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas – No.

MC

4 - Yes votes, 1 - No vote

Item No. 5 Extension of Site Plan Approval – DTE/Masserant Storage Building – Parcel ID# 532-038-10, Requested Extension to Build Storage Building.

Motion

Moved By: Hillary Schmitz

Supported By: Kraig Yoas

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

- Letter received January 19, 2018 from James S Jacobs Architects requesting an extension of Final Site Plan Approval made on February 16, 2017 for the Construction of an Essential Service Storage Facility in an A - Agricultural District.

MUC

Jim Jacobs, James S Jacobs Architects, approached and presented to the Commission.

Chris Khorey, McKenna Associates stated he has no objections to the extension request.

Brad Bice, Mannik & Smith Group of Michigan stated he has no objections to the extension request.

Commission discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to grant a 1-year extension as requested.

Commission questioned Mr. Jacobs. No further discussion.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 6 Final Site Plan Approval - Pacifica/Bergmann Commercial Development (2346 N. Telegraph) - Parcel ID# 079-027-00, Proposed Multi-Tenant Commercial Building.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated January 30, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated February 7, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated February 8, 2018
- Rich Weirich, Utility Director Frenchtown Water Department, dated February 8, 2018
- Submittal Documents

MUC

Ian Graham, Bergmann Associates, approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner’s report dated January 30, 2018. He pointed out that the only concerns he had were related to adding one additional tree as required by the Ordinance and the site lighting to be modified to meet light level standards for a high-activity parking lot. Mr. Khorey had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner’s report.

No questions for the Planner.

Brad Bice, Mannik & Smith Group of Michigan, presented the engineering report dated February 7, 2018. Mr. Bice had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Engineer’s report.

Commission questioned the Planner and Engineer regarding sidewalks, MDOT requirements for the entrance drive and ROW for a future drive leading to the rear of the property.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Final Site Plan approval with the condition that the applicant comply with all the comments in the Planner's, Engineer's, Water Department's and Fire Inspector's reports.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 7 Tentative Site Plan Approval – TRU By Hilton – Parcel ID# 807-005-00, Proposed Hotel.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated February 9, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated February 7, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated February 12, 2018
- Rich Weirich, Utility Director Frenchtown Water Department, dated February 8, 2018
- Monroe County Drain Commissioner's Office, dated January 25, 2018
- Submittal Documents

MUC

Rich VanDever, Davison Land Surveying, Inc., Toufik Bentahar, Architect and Steve Aldridge, Amerilodge Group approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner's report dated February 9, 2018. Mr. Khorey pointed out that this property is subject to the rules in the PUD Development Plan. Some concerns he noted in the report include the color scheme, lack of a loading zone area and the dumpster location. Mr. Khorey had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Planner's report.

Commission questioned the Planner and Applicant related to dumpster location, loading zone concerns, and parking for staff and guests.

Applicant presented samples of the finishes for the exterior of the building to the Commission.

Commission would like to have "bird safe" glass incorporated into the structure since the area generally is located in a migratory bird corridor. Amenities for guests to facilitate access to the River Raisin Heritage Trail should also be incorporated into the site plan.

Brad Bice, Mannik & Smith Group of Michigan, presented the engineering report dated February 7, 2018. He noted a few items from the report including the use of stamped, colored concrete pavement at the entryway instead of pavers and the dumpster location. Mr. Bice had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Engineer's report.

Commission questioned the Engineer.

No further discussion.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative Site Plan approval with the condition that the applicant comply with all the comments in the Planner's, Engineer's, Water Department's and Fire Inspector's reports including reconfiguring the dumpster location, complying with the parking space requirement or proposing an acceptable alternative and providing guests with amenities promoting access to the River Raisin Heritage Trail system.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas - Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 8 Final Site Plan Approval – Devoted Barn (6227 N. Dixie Highway) – Parcel ID# 018-510-00, Proposed Kennel/Private Stable.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

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

- Chris D. Khorey, McKenna Associates, dated February 9, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated February 7, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated February 8, 2018
- Rich Weirich, Utility Director Frenchtown Water Department, dated February 8, 2018
- Revised Site Plan received February 5, 2018
- Public Comment Packet

MUC

Beau Wynn, Detroit Architectural Group, approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner's report dated February 9, 2018. Mr. Khorey noted that all references to the parcel adjacent to the subject property should be removed, fence height of 7' for the feral dog area should be noted on the site plan, exterior lighting needs to meet the current Zoning Ordinance #200, Section 4.38 requirements and the floating structures are not considered buildings as defined by the Ordinance. Mr. Khorey had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner's report.

Planner, Commission and Applicant discussed the floating/movable structures, the restroom issue which needs to be resolved through the Building Department and the March 1, 2018 deadline for Final Site Plan approval.

Mr. Wynn presented photos of the floating structures and a copy of the “K” Facility License to the Commission.

Brad Bice, Mannik & Smith Group of Michigan, presented the Engineering report dated February 7, 2018. Mr. Bice had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Engineer’s report.

Commission discussed the paved areas that are required on site which include the 8” thick slab for the dumpster and the accessible parking space and sidewalk leading to the barn entrance.

Commission noted that the Applicant needs to request and submit the findings of a flow test to the Fire Inspector in order for him to conduct a water supply analysis.

Chairperson Cuccia invited the public to comment.

Diane Bush approached. She pointed out that last year 50 “K” tags were licensed by Monroe County Animal Control and this year 100 “K” tags are listed per the license receipt dated February 2, 2018.

No more discussion.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

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

- 2 pages containing photos of the movable sheds
- Monroe County Sheriff’s Office, Animal Control Division, “K” Facility License receipt, dated February 2, 2018, signed by David Grow, Monroe County Animal Control Officer

MUC

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to grant Final Site Plan approval with the condition that the Applicant comply with all the comments in the Planner’s, Engineer’s, Water Department’s and Fire Inspector’s reports and further with the condition that in the event that the Building Department determines that an accessible restroom is required, the applicant must have it constructed by February 15, 2019.

Roll Call: Cuccia- Yes, Staelgraeve- Yes, P. Thoma- Yes, Schmitz- Yes, Yoas- Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 9 Administrative Reviews Update/Chairperson.

- Mini Committee: Nothing to report.
- ZBA: Nothing to report.

Item No. 10 Old Business.

No old business.

Item No. 11 New Business.

Ms. Schmitz suggested that there should be a public comment item on the agenda to encourage feedback and dialogue from the citizens of Frenchtown Township.

Commission members commented to the Planner that the Ordinances related to accessory structures and buildings should be revised.

Jim Jacobs approached and encouraged the Commission to attend the 3rd Annual Municipal Planning and Zoning Seminar on Wednesday, March 21, 2018.

Item No. 12 Adjournment.

Motion

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:28 p.m.

MUC