

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
March 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 Fred Calkins

Absent: Steve Hyder

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative  
Chris Khorey, McKenna Associates, Township Planning Consultant  
Alex Novak, McKenna Associates  
Ryan Duncan, CAT Scale Company, Construction Coordinator  
Philip Patel, TownePlace Suites Hotel, Owner  
Kevin Cook, Hennessey Engineers, Inc.  
Todd Williams, Drive-In Movie Theater, Owner

4 interested persons

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:02 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: Kraig Yoas Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented.

MUC

**Item No. 2 Minutes of February 15, 2018.**

**Motion**

Moved By: Paul Thoma Supported By: Hillary Schmitz

A motion was made to approve the minutes for the February 15, 2018 Planning Commission meeting as corrected.

MUC

**Item No. 3 Sign Waiver – Love’s (1609 Nadeau Road) – Parcel ID# 015-043-10, CAT Scale Directional Sign Larger and Taller than Permitted by Zoning Ordinance.**

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 23, 2018 and March 7, 2018
- Submittal Documents

MUC

Ryan Duncan, Construction Coordinator, CAT Scale Company, approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner’s most recent report dated March 7, 2018. Mr. Khorey had no objection to the Planning Commission approving the Sign Waiver with the conditions set forth in the Planner’s report.

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to grant approval of the Sign Waiver with conditions as set forth in the Township Planner’s report.

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

MUC

6 - Yes votes, 0 - No votes

**Item No. 4 Tentative Site Plan Approval – TownePlace Suites Hotel (Dixie Highway/I-75) – Parcel ID# 087-005-00, 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 March 7, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated March 7, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated March 8, 2018
- Rich Weirich, Utility Director Frenchtown Water Department, dated March 8, 2018
- Submittal Documents

MUC

Kevin Cook, Hennessey Engineers, Inc. and Philip Patel, Owner approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner's report dated March 7, 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.

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

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to grant Tentative Site Plan approval with the condition that the applicant comply with all the comments in the Township Planner's and Engineer's reports and the following additional conditions:

- A sidewalk be added to the rear drive connection (to Promedica), including a crosswalk to the sidewalk proposed adjacent to the TownePlace Suites Hotel.
- A sidewalk be added across the proposed Fairfield Hotel site up to a crosswalk connection across the parking lot to the TownePlace Suites Hotel.
- Bike racks be added to the TownePlace Suites Hotel site.

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

MUC

6 - Yes votes, 0 - No votes

**Item No. 5 Tentative and Final Site Plan Approval – Drive-In Movie Theater (6495 North Monroe Street) – Parcel ID# 016-092-00, Proposed Drive-In Movie Theater.**

**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 23, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated March 7, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated March 8, 2018
- Rich Weirich, Utility Director Frenchtown Water Department, dated March 8, 2018
- Monroe County Drain Commissioner's Office, dated February 5, 2018
- Submittal Documents

MUC

Todd Williams, Owner, approached and presented to the Commission.

Alex Novak, McKenna Associates presented the Planner's report dated February 23, 2018. Ms. Novak had no objection to the Planning Commission granting Tentative and Final Site Plan approval with the conditions set forth in the Planner's report.

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

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to accept and place on file a packet containing images of various corrugated fencing designs.

MUC

**Motion**

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

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

- Submit for administrative review a fence detail with the horizontal corrugated metal panels painted on both sides in a non-reflective neutral color.

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

MUC

6 - Yes votes, 0 - No votes

**Item No. 6 Public Comment (Non-Agenda Items).**

None.

**Item No. 7 Administrative Reviews Update/Chairperson.**

- Mini Committee: Nothing to report.
- ZBA: Parcel #779-020-00 variance request tabled.

Parcel #087-005-00 extension request granted.

**Item No. 8 Old Business.**

Parcel #087-015-00 sign and site requirements for obtaining Certificate of Occupancy discussed with Al VanWashenova.

**Item No. 9 New Business.**

Welcome to new Planning Commission member Fred Calkins.

MSU Extension Citizen Planner Program discussed.

**Item No. 10 Adjournment.**

**Motion**

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:25 p.m.

MUC