

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
March 17, 2016

The meeting was called to order at 7:00pm

Roll call: Hedwig Kaufman Dennis Staelgraeve Thomas Fox
Ignazio Cuccia Robert Thoma
Hillary Schmitz

Excused: Manfred Klein

Also present: Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
Jim Jacobs, James Jacobs Architects/Gustavo Guzman, Proposed restaurant, VFW and
Salih Mehmeti, New Dining and Restaurant .
Fadi Osmano, Cicero, Director of Operations/Dr. Ahadi
Jeff Prymas/Gardner Signs, Yanfeng
Ryan Wardel and Ken Wardel/Fourward Auto LLC
4 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.

Item No. 1 Agenda Approval.

Motion

Moved By: Thomas Fox Supported By: Dennis Staelgraeve

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

Item No.2 Minutes of February 18, 2016.

Motion

Moved By: Robert Thoma Supported By: Thomas Fox

A motion was made to approve the minutes for the February 18, 2016 meeting as presented. MUC

Item No. 3 Dr Ahadi/Medical Office Building, Changes to previously approved building façade- located at 55 Cole, Monroe MI 48162- Parcel ID# 877-005-00, Zoned R-1-O Office.

Motion

Moved By: Thomas Fox Supported By: Hedwig Kaufman

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

- Submittal Documents

MUC

Applicant presented prints showing what was previously approved by the Planning Commission and current proposed changes to the windows.

Commission member questioned the reason for the change

Christopher Khorey had no formal review, but explained the reason that it was necessary for the applicant to come before the Commission this evening.

Barry Buschmann had no comment from an Engineering perspective.

No further discussion.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to approve the requested changes to the windows as presented.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No. 4 Gardner Signs/Yanfeng, Changes to existing signs -located at 1833 Frenchtown Center, Monroe MI 48162-Parcel ID# 087-008-20 - Zoned PUD Planned Unit Development.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated March 9, 2016
- Submittal Documents

Jeff Prymas presented on behalf of Yanfeng and explained the reason for the proposed directional sign height changes.

Chris Khorey presented his review dated March 9, 2016.

Mr. Khorey questioned EO6 from the site plan showing another sign.

Applicant stated this should be eliminated from the plans and was not an additional sign.

Mr. Khorey was in favor of granting approval with the exception of permitting 2 wall signs on each building as applicant would only be permitted one wall sign on according to the current terms of the PUD.

Commission questioned the wall signs and clarification of requirements.

Mr. Khorey explained that the current PUD does not allow for the grant of applicant's request for 2 signs on each building. The process necessary to pursue this request was explained.

Applicant asked, clarify and confirm that they are permitted 2 signs, one on each building.

This was confirmed.

Township Engineer had no comment regarding signage.

No further discussion from Commission.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to grant approval of the requested directional sign height changes based on the applicant's compliance with the Planner's recommendations and the removal of the signage labeled E 03 on the west side and E 05 on the south side of the buildings.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No. 5 Final Site Plan Approval- Ryan Wardel, FourWard Auto LLC, used car sales lot – 2708 N Telegraph-Parcel ID# 079-008-00 - Zoned LM Light Manufacturing.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

To accept and place on file the following correspondence:

- Chris D. Khorey, McKenna Associates, March 9, 2016
- Mark Mathe, Mannik & Smith Group of Michigan dated March 11, 2016
- Submittal Documents

MUC

Applicants Ryan and Ken Wardell present.

Chris Khorey presented the Planner's report dated March 9, 2016. The site was previously approved as a Special Use on January 21, 2016. Mr. Khorey recommended approval of the final site plan based on the details of his review document.

Barry Buschmann stated they had no objection to approval based on the Engineer's review dated March 11, 2016 along with a few minor housekeeping issues with the plans.

Commission members had no further comments.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to grant Final Site Plan approval based on the applicant's compliance with all items as listed in the Planner's and Engineer's reports.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Item No. 6 Public Hearing-Special Use Request, James Jacobs Architects/Gustavo Guzman-Proposed Restaurant located at VFW Post #3943 -5144 N Dixie Highway- Parcel ID# 531-017-00 – Zoned C-1 Local Commercial.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

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

- Chris D. Khorey, McKenna Associates, March 9, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated March 11, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, March 2, 2016

MUC

Secretary Thomas Fox read the legal notice published in the Monroe Evening News on March 2, 2016 regarding the Special Use Parcel ID# 531-017-00, 5144 N. Dixie Highway. Twenty one property owners were notified.

James Jacobs approached and presented.

Mr. Jacobs utilized the Planner's and Engineer's reviews to make comments to the Commission members. At this time the applicant has been denied a liquor license for this site and there are no plans for the pavilion area currently.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to open the Public Hearing.
Chairman Cuccia asked if there were any comments from the public.

MUC

There were no comments from the public.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to close the public hearing.

MUC

Christopher Khorey presented his review document from McKenna Associates- dated March 9, 2016. He pointed out that any “future improvements” to the site which are not part of this approval must be removed from the site plan, or at least moved to a separate page of the plan set and clearly marked as “future improvements”.

Mr. Khorey had no objections to a grant of Special Use approval at this time based on his review.

Commission members discussed the pavilion area.

Mr. Jacobs explained that it was due to financial reasons that the applicant would not be utilizing the pavilion at this time.

Barry Buschmann presented his review document dated March 11, 2016. Information on Utilities for site requires further information. The Engineer had no objections for Special Use at this time. Applicant will need to address further issues however in order to obtain Tentative and Final Site Plan approval.

Commission members discussed the internal flow, the restroom facilities, and electrical lines going to and from the building.

Mr. Jacobs stated that the toilets behind the kitchen will need to be relocated and discussion regarding the internal flow of the restaurant will occur with the Building Official when the applicant applies for a Building Permit. A survey is being requested by applicant for lighting on site by utilities. The applicant will be closing his other location to open this site.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to recommend granting the Special Use based on both the Township Engineer’s and Planner’s reports.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

Mr. Jacobs asked if he could ask some questions regarding preliminary site plan approval.

It was suggested that the applicant speak with the Township Planner after the meeting.

Item No. 7 Final Site Plan Approval-James Jacobs Architects/Salih Mehmeti- Interior Renovations & Site Improvements for New Dining and Restaurant-2770 N. Dixie Highway-Parcel ID#056-025-00 – Zoned C-2 Commercial.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

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

- Chris D. Khorey, McKenna Associates, March 9, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated March 11, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, March 2, 2016

MUC

James Jacobs approached and presented.

Mr. Jacobs utilized the Planner's and Engineer's reviews to make comments to the Commission members regarding the changes to the site.

Mr. Cuccia suggested that the Engineer speak at this time to present his review and make comments.

Barry Buschmann presented his review briefly. He questioned the type and size of vehicles that would be coming through the site and an island area that required some attention.

No further questions for the Engineer.

Chris Khorey presented his review dated March 9, 2016 to address changes proposed to the site. A loading zone must be designated on the plan. No signage was approved with this submission and should be submitted to the Building Department for review. Lighting to the site will need to be increased.

Site issues such as traffic flow, parking for site, semi-truck deliveries and potential occupants for the remainder of the building were discussed.

Approvals of the Road Commission, Health Department or any other necessary agencies will be required.

No further discussion by Commission.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to recommend Final Site Plan approval conditioned on the applicant's compliance with all of the requirements from the Township Engineer's and Planner's reports along with receipt of approvals from both the Drain Commission and Road Commission being obtained. Applicant must also add details to the prints showing delivery zone area in rear of building and list delivery times and must address lighting issues for the site.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

8. Revised Zoning Amendments to the following sections of the Frenchtown Charter Township Zoning Ordinance:

- Sections 7.04.10.c.1, 7.04.10.c.4, 8.04.14.c.1, and 8.04.14.c.4 regarding the maximum height of garage doors
- Section 20.11.6 regarding structures built in a flood plain
- Section 18.03.5-1.c, Section 18.03.6.c, and Section 19.03.2.e regarding outdoor industrial storage.
- Article 33, Add Section 33.4 regarding rezonings with conditions
- Sections 30.01.2.a, 30.01.b.3, and 30.01.2.f.4 regarding building permits
- Article 4, Add Section 4.42 regarding Fences and Obstructing Walls
- Sections 6.04.8, 7.03.14.a, 7.03.19, 7.04.8, 8.03.9.g, 8.04.12, 9.03.10.g, 9.03.10, 10.04.8.j-k, 11.04.8.h, 12.04.8.h.2.b, 14.04.7.h, 15.04.8.h, 16.04.8.h, 17.04.8.h, 18.04.8.h, 19.04.8.h, and 37.01.137 regarding fences
- Section 4.07.5.b (aka 4.07.4(b)), regarding front porches

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to accept the Zoning Amendments with small editorial changes as presented and recommend approval to the Township Board with those revisions.

MUC

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Kaufman-yes, Thoma-yes, Schmitz-yes

6-Yes votes, 0 -No votes

9. Administrative Reviews Update/Chairperson

- ZBA: No meetings have occurred since last Planning Commission Meeting.
- Mini Committee: No meetings have occurred since last Planning Commission Meeting however Frenchtown Harbor Condominium Site will be coming before a Mini Committee review soon.

Item No. 8 Old Business.

- Old North Monroe Greenhouse site was discussed.

Item No. 9 New Business.

- Yanfeng site was discussed. Excessive outdoor storage appears to be an issue on the site. Pictures have been presented to the Building Department in order to address the problem.

Item No. 10 Adjournment.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to adjourn the meeting at 8: 28p.m.

MUC