

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING

March 3, 2016

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

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

Also present: Chris D. Khorey, McKenna Associates, Township Planning Consultant

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 4, 2016.

Motion

Moved By: Robert Thoma Supported By: Hedwig Kaufman

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

Item No.3 Bylaw Amendments.

Documents presented for meeting:
Frenchtown Charter Township, Planning Commission Bylaws and Rules of Procedure, Adopted March 26th, 2009, Amended March (pending date), 2016.

Chris Khorey presented.
Commission discussed.
Mr. Cuccia asked about possibly changing mileage to a flat fee. Mrs. Kaufman stated this would be part of the budgeting process and not included in the Bylaws but she could bring the matter up to the Township Board.

Commission had no issues with the documents as presented.

Motion

Moved By: Thomas Fox Supported By: Hedwig Kaufman

A motion was made to approve accept the Amended Bylaws as presented.

MUC

Item No. 4 Zoning Amendments:

a. Joe Lehmann, Building Official Comments

Documents presented for meeting:

McKenna Associates, Memorandum, Frenchtown Charter Township Planning Commission, February 26, 2016. Joe Lehmann Proposed Revisions to Zoning Amendments.

Chris Khorey presented.

Commission members reviewed proposed zoning amendments. See submittal document for a detailed list.

First item members turned down, suggesting it be amended to allow 6' on sides and 4' in front.

Second item members turned down stating the word "decorative" should be omitted. It was suggested the wording be changed to "it cannot be opaque."

The following are the items which the Commission would like to include:

- Allowing the PC to approve taller fences in commercial and industrial districts if deemed necessary for the use.
- Requiring stables to be set back 60 feet from property lines.
- Adding the Building Code language to Article 30

There was no further discussion.

Motion

Moved By: Ignazio Cuccia

Supported By: Dennis Staelgraeve

A motion was made not to include Mr. Lehmann's proposed items 1 and 2 regarding fence heights in front yards "decorative", fences and to approve inclusion of items 3, 4 and 5 regarding increased fence height, fence setbacks for stables and the addition of Building Code language.

MUC

b. Sign Ordinance – Signs by Zoning District

Documents presented for meeting:

McKenna Associates, Memorandum, Frenchtown Charter Township Planning Commission, February 26, 2016. Proposed New Sign Ordinance Sections- Signage by Zoning District.

Chris Khorey presented.

Commission reviewed each section. See submittal documents for complete details.

Part #9 the graphic will require cleaning up.

Discussion was had about monument signs, particularly about what determination is used for classification. Further review of this section might be considered.

Part #6 window lighting was discussed.

Chris Khorey stated there will be further amendments for this section coming before the Commission.

There was no further discussion.

Item No. 5 Zoning Amendments

a. Demographic Update

Documents presented for meeting:

Population Analysis, Master Plan Draft February 25, 2016

Mr. Khorey presented to the Commission for information purposes only.

b. Traffic Counts Update

Documents presented for meeting:

Map 4 Traffic Volumes, McKenna Associates 2/23/2016, Frenchtown Charter Township, Monroe County, Michigan.

Mr. Khorey presented the map and discussed with commission the 24 hour 2-way traffic count changes since 2003.

c. Future Rights-of-Way Preliminary Discussion

Documents presented for meeting:

FUTURE ROWS, McKenna Associates 2/18/2016, Frenchtown Charter Township, Monroe County, Michigan.

Mr. Khorey presented the map and discussed with the Commission the widening of roads for future land use mapping purposes. Commission questioned the ROW on South Stony Creek being labeled at 120 feet. The general opinion was that it was mislabeled. Mr. Cuccia shared an email from the Township Engineer regarding road setbacks from a previous meeting. Township Planner will look into this matter further.

No further discussion.

Item No.6 Adjournment.

Motion

Moved By: Thomas Fox

Supported By: Robert Thoma

A motion was made to adjourn the meeting at 8:45pm.

MUC