

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
April 20, 2017

The meeting was called to order at 7:00pm

Roll call: Hedwig Kaufman Dennis Staelgraeve Steve Hyder
Robert Thoma
Hillary Schmitz Paul Thoma

Excused: Ignazio Cuccia

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
David Kubiske, David Arthur Consultants Inc., Frenchtown Estates/Stoney Creek Manor

4 Interested persons

A quorum being present, Vice-Chairman Dennis Staelgraeve 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: Hillary Schmitz Supported By: Robert Thoma

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

Item No.2 Minutes of March 16, 2017.

Motion

Moved By: Hedwig Kaufman Supported By: Steve Hyder

A motion was made to approve the minutes for the March 16, 2017 meeting with some minor editorial corrections and replacing the term Consent Agreement with Consent Judgment. MUC

Item No. 3 Public Hearing- Preliminary Plat Review- David Arthur Consultants Inc./ Earl Clark- Frenchtown Estates- Parcel ID# 476-026-00- 26.86 Acres more or less, Located along the North Side of Nadeau Road between Fix Road and North Dixie Highway, zoned R-1-A Residential-Request for Tentative Approval of Preliminary Plat and Request for Variances.

David Kubiske, David Arthur Consultants Inc. for Frenchtown Estates/Stoney Creek Manor approached and presented.

A discussion was had about the name change from Frenchtown Estates to Stoney Creek Manor.

Chris Khorey went over the Planner s's reported dated March 23, 2017. Mr. Khorey reviewed some of his comments for this site as they pertain to the Land Division Act Standards and discussed the changes to the site that are being proposed since the last meeting. A suggestion of street trees being changed from Sugar Maples to the Green Mountain variety which have better salt tolerance was discussed. Mr. Khorey gave his recommendation for approval based on variances for lot access and lot depth for Lot #1 and the recommended Green Mountain Sugar Maple is considered for the street trees.

Commission discussed.

Mark Mathe gave the Engineer's report dated April 13, 2017. Mr. Mathe gave his comments as to the conformance of the proposed plat to the Township Subdivision Ordinance and the requirements of the State Land Division Act. Mr. Mathe's comments included the existing topography, site layout, utilities and landscaping. Site drainage was also discussed. The Township Engineer had no objections to the Planning Commission recommending tentative approval of the proposed preliminary plat to the Township Board, subject to the applicant addressing comments and incorporating them into the final preliminary plat submittal.

Commission discussed.

Motion

Moved By: Hillary Schmitz

Supported By: Hedwig Kaufman

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

- Legal Notice, Monroe Evening News, April 4, 2017
- Chris D. Khorey, McKenna Associates, dated March 23, 2017
- Barry Buschmann, Mannik & Smith Group of Michigan, dated April 13, 2017
- Applicant Submittal Documents

MUC

Secretary Hillary Schmitz read the legal notice published in the Monroe Evening News on April 4, 2017 regarding the proposed Preliminary Plat Review, 26.86 Acres more or less, Located along the North Side of Nadeau Road between Fix Road and North Dixie Highway, zoned R-1-A Residential and request for variances and also to hear and consider comments on the Township's draft Master Land Use Plan prior to making a final recommendation to the Township Board. Twenty six property owners were notified for the Preliminary Plat and variances matter along with the notice in the Monroe Evening News.

Motion

Moved By: Hillary Schmitz

Supported By: Robert Thoma

A motion was made to open the Public Hearing at 7:15 p.m.

MUC

Vice-Chairman Staelgraeve asked if there were any comments from the public.

Austin Long, 2850 Nadeau questioned the wet lands or floodplain areas and the name change. He also asked if the proposed subdivision would be an association.

Derek Sisung, 3979 N. Dixie asked if the proposed subdivision would be adding a public park because he was concerned about traffic and trespassing.

David Kubiske, representative for Stoney Creek Manor answered questions.

Mr. Khorey offered clarification.

Nothing further from the public.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to close the Public Hearing at 7:21 p.m.

MUC

Commission discussed further.

No further discussion.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to recommend to the Township Board the tentative approval of the Stoney Creek Manor Proposed Preliminary Plat and the granting of variances requested (Lot 1, width and depth) based on the recommendations set forth in the Planner's report of March 23, 2017, and with the conditions of compliance of the Township Engineer's and Planner's reports.

Roll Call: Staelgraeve-yes, P. Thoma-yes, R. Thoma-yes, Kaufman-yes, Schmitz-yes, Hyder-yes

6 -Yes votes, 0-No votes

MUC

Item No.4 Public Hearing- Master Plan- Review Comments and Recommendations to the Township Board.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to open the Public Hearing at 7:23 p.m.

MUC

Vice-Chairman Staelgraeve asked if there were any comments from the public.

No comments from the public.

Motion

Moved By: Hedwig Kaufman

Supported By: Hillary Schmitz

A motion was made to close the Public Hearing at 7:24 p.m.

MUC

Motion

Moved By: Hillary Schmitz

Supported By: Steve Hyder

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

- Legal Notice, Monroe Evening News, April 4, 2017
- Memorandum, Mckenna Associates, April 6, 2017

MUC

Commission discussed information as presented by Mr. Khorey.

Motion

Moved By: Steve Hyder

Supported By: Robert Thoma

A motion was made to approve and recommend the adoption of the Draft Master Plan to the Frenchtown Charter Township Board with changes as discussed.

Roll Call: Staelgraeve-yes, P. Thoma-yes, R. Thoma-yes, Kaufman-yes, Schmitz-yes, Hyder-yes

6 -Yes votes, 0-No votes

MUC

Item No. 5 Administrative Reviews Update/Chairperson

- ZBA: No meetings have occurred since the last Planning Commission meeting.
- Mini Committee: No meetings have occurred since last Planning Commission meeting.

Item No. 6 Old Business.

- Compliance of Ordinance: Township Board recently discussed issues with compliance such as old signs not taken down in the Township. The Township Supervisor will be following up with the Building Department regarding those in violation with the Frenchtown Zoning Ordinance.

Item No. 7 New Business.

- Nothing to discuss

Item No. 8 Adjournment.

Motion

Moved By: Robert Thoma Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 7:49 p.m.

MUC