

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

- Chris D. Khorey, McKenna Associates, April 6, 2016
- Mark Mathe, Mannik & Smith Group of Michigan, dated April 14, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, April 6, 2016
- Memo, Hedwig Kaufman, PC Meeting, April 21, 2016

MUC

Secretary Thomas Fox read the legal notice for both items on this evenings agenda, published in the Monroe Evening News on April 6, 2016. The first item being the Proposed Rezoning-Located at 5080 N. Stoney Creek, Monroe MI 48162- Parcel ID#532-001-00, from Agricultural to R-1-D Single Family Residential to which ten property owners were notified. The second item being ITC Holdings, proposed Special Use Located between Leroux and Toll Road, Newport MI 48166-Parcel ID#017-300-01 and Parcel ID#529-015-00, Zoned A-Agricultural to which eighteen property owners were notified.

James Jacobs approached and presented on behalf of the applicant, House of Prayer and Christian Wellness Center.

Christopher Khorey presented review document McKenna Associates, dated April 6, 2016 and discussed current zoning and future land use for the area in question. Mr. Khorey stated that he would recommend approval of the change to R-1-D for this site based on his review.

Mark Mathe presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated April 14, 2016. Mr. Mathe pointed out accessibility to the site and the shared existing drive. The Engineer had no objections to the proposed change and approval was recommended.

Members and Mr. Jacobs discussed potential future development for the site, possible variances and available site access.

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

No further discussion.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to recommend to the Township Board approval of the rezoning of 5080 N. Stoney Creek, Monroe MI 48162 Parcel ID#532-001-00, from Agricultural to R-1-D Single Family Residential.

Roll Call: Cuccia- yes, Staelgraeve-yes, Fox-yes, Thoma-yes, Schmitz-yes, Manfred -yes MUC

6-Yes votes, 0 -No votes

Item No. 4 Public Hearing-Special Use-ITC Holdings/Gary Walker- Essential Services-Toll Road Substation, Located between Leroux and Toll Road, Newport MI 48166-Parcel ID#017-300-01 and Parcel ID#529-015-00, Zoned A-Agricultural.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

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

- Chris D. Khorey, McKenna Associates, dated April 6, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, dated April 14, 2016
- Submittal Documents
- Legal Notice, Monroe Evening News, April 6, 2016
- Memo, Hedwig Kaufman, PC Meeting, April 21, 2016

Gary Walker and Cynthia Stump representing OTC Holdings approached and presented.

Mark Mathe presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated April 14, 2016. Mr. Mathe reviewed criteria for utilities as pertaining to the proposed use. There are no wetlands in this area. The Engineer had no objections to granting approval.

Christopher Khorey presented his review document, McKenna Associates, dated April 6, 2016. Mr. Khorey discussed the Zoning Ordinance exemptions for essential services, screening, landscaping and fence requirements. Approval was recommended based on the requirements as listed in his report. Mr. Khorey gave a brief report of his review for Tentative Site Plan.

Mr. Gary Walker requested an exception or waiver for signage and landscaping requirements due to concerns for safety and security of the site.

Ms. Cynthia Stump asked for clarification of the process for Tentative and Final Site Plan review if the Special Use is granted.

Commission explained the process involved.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to open the Public Hearing.

MUC

Chairman Cuccia asked if there were any comments from the public.

There were no comments from the public.

Motion

Moved By: Dennis Staelgraeve

Supported By: Robert Thoma

A motion was made to close the public hearing.

MUC

No further discussion.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to grant the Special Use Approval based on the conditions as listed in the reviews of the Township Planner and Engineer.

MUC

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

6-Yes votes, 0 -No votes

Item No. 5 Proposed amendments to the following sections of the Frenchtown Charter Township Zoning Ordinance:

Memo, Hedwig Kaufman, PC Meeting, April 21, 2016

- Sections 7.04.10.c.1, 7.04.10.c.4, 8.04.14.c.1, and 8.04.14.c4 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: Dennis Staelgraeve

To accept and place on file the following correspondence:

- Submittal Documents
- Memo, McKenna Associates, Proposed Revisions, April 21, 2016
- Memo, Hedwig Kaufman, PC Meeting, April 21, 2016

MUC

Mr. Joseph Lehmann addressed the Commission and discussed the proposed changes. The section requiring approval of the fire chief for front porches will be removed. The changes to requirements and wording regarding fences were further discussed. Commission decided to amend the section for fences in the front yard setback to state that opaque fences will not be permitted.

Commission members had no further comments.

Motion

Moved By: Thomas Fox

Supported By: Manfred Klein

A motion was made to recommend approval of the proposed Zoning Ordinance Amendments with the changes discussed tonight to the Township Board.

MUC

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

6-Yes votes, 0-No votes

Item No. 6 Administrative Reviews Update/Chairperson

- ZBA: Meijer Warehouse was requesting a variance from the requirements of Township Zoning Ordinance No. 200, Article 21.00 Schedule of regulations. Request is to construct a building that is fifty five (55) feet in height that exceeds the maximum allowed height of forty five (45) feet for buildings in a Light Manufacturing District. The variance was granted.
- Mini Committee: Frenchtown Harbor Condominium, 3080 Chardon Canal, New Condo Building Site Layout. Changes to the façade. Existing canal will be built out further.

Item No. 7 Old Business.

- Mr. Klein had further discussion regarding the ordinance requirements as it pertains to fences on the lake side of properties.

Item No. 8 New Business.

- No new business

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Thomas Fox

A motion was made to adjourn the meeting at 8:00 p.m.

MUC