

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING

July 7, 2016

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

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

Excused: Thomas Fox

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant

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.

A motion was made to appoint an acting secretary in the absence of the elected secretary Thomas Fox.

Motion

Moved By: Dennis Staelgraeve Supported By: Ignazio Cuccia

A motion was made to appoint Hillary Schmitz as acting secretary. MUC

Item No. 1 Agenda Approval.

Motion

Moved By: Robert Thoma Supported By: Dennis Staelgraeve

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

Item No. 2 Minutes of June 2, 2016.

Motion

Moved By: Robert Thoma Supported By: Hillary Schmitz

A motion was made to approve the minutes of June 2, 2016 as presented. MUC

Item No. 3 Zoning Amendments.

- a. Update on Township Board Discussion of Zoning Ordinance Re-Write

Mr. Khorey discussed proposed Zoning Ordinance Re-Write as presented to the Frenchtown Township Board.

Mr. Khorey stated that the Board is in favor of a re-write. A brief break down of how that process would go was discussed. A cost was also submitted to the Board. There is a \$20, 000 budget being proposed/requested.

Discussion was had.

No further discussion.

Item No. 4 Master Plan and Zoning Ordinance updates.

McKenna Associates, Christopher Khorey
Future Land Use Map
Document: G. Zoning Plan, Master Plan, Draft 6-30-16 pages 51, 52 & 53.

Mr. Khorey gave his presentation for each section.

1. Master Plan.

A. Future Land Use Revisions

- i. (from June meeting and suggested by Hedwig Kaufman)

Areas under discussion as labeled on map:

Telegraph now consistent with Zoning
Mixed use "Triangle"
Range of options/scenarios in Mall area
Business Park is mix of commercial and industrial
Hurd Road School is closed and may be redeveloped
River Raisin Golf Course potential redevelopment
Poor Access so industry unlikely
Stony Creek "Linear Park"

Mrs. Kaufman discussed main arteries of the Township bordered by commercial and potential value of homes.

Land use along N. Dixie corridor discussed.

W. Hurd Road & North Monroe corridor discussed.

Hurd and LaSalle area discussed.

Map amended to include "see text" for further clarification. Zoning categories will be further clarified in text section.

No further discussion.

B. Zoning Planning

Members reviewed and discussed document: G. Zoning Plan, Master Plan, Draft 6-30-16 pages 51, 52 & 53.

Amendment required:

Dwelling units per acre to be shown

Areas under discussion as labeled:

Districts and Dimensional Standards

Relationship to Master Plan

Table 2-5: Zoning Plan

Recommended Changes to Zoning Ordinance

Recommended Changes to the Zoning Map

Members discussed allowing smaller lots to be buildable, especially in the beaches area.

A possible subcommittee to be formed in order to review the locations zoned C-1, C-2 and C-3 on the zoning map.

Bike paths and sidewalks to be written into zoning.

Definition section to be revised.

Ensure Ordinance in compliance with Federal and State law, especially the Michigan Zoning Enabling Act.

Mrs. Kaufman suggested that going forward Frenchtown Township should look into "rails to trails" for lines that become abandoned.

No further discussion.

Item No. 5 Adjournment.

Motion

Moved By: Robert Thoma

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 8:03 p.m.

MUC