

A motion was made to approve the minutes removing the word Vice in front of Chairman Ignazio for the June 21, 2016 meeting.

MUC

Item No. 3 Public Hearing-Zoning Ordinance Text -Amendment to the requirements for a pole barn in A-Agricultural district.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufmann

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

- Legal Notice, Monroe Evening News, August 3, 2016

MUC

Secretary Thomas Fox read the legal notices for both items on the agenda, which were published in the Monroe Evening News on August 3, 2016. The first item being the proposed Zoning Ordinance Text Amendment to the Requirements for a Pole Barn in A-Agricultural district-and the second item being the proposed Zoning Ordinance Text Amendment to repeal section 4.33.4 regarding Street Setbacks in Residential Districts.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

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

- Chris D. Khorey, McKenna Associates, August 4, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, July 14, 2016
- Applicant's Submittal Documents

Jason Harmon approached the podium.

Mr. Khorey summarized Mr. Harmon's request and went over his review documents dated August 4, 2016.

Commission discussed.

Fire Department response to the submittal was questioned.

There has been no correspondence from the Frenchtown Fire Department regarding the proposed changes to the ordinance.

Commission discussed setbacks from property lines, setbacks from dwellings, exterior finish and requirements for double frontage lots as proposed and as it pertains to the current ordinance.

Mark Mathe gave the Engineer's report dated July 14, 2016.

Commission continued discussions.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

A motion was made to open the Public Hearing at 7:30 p.m.

MUC

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

Don Marcero, 1886 Toben, neighbor to Mr. Harmon questioned the purpose of the variance process. He then questioned the common sense of the ZBA. He stated that that the Township is just taking money from people by not granting the variance when Mr. Harmon appeared before the ZBA previously. Mr. Marcero stated he is in support of his neighbor being able to build the pole barn he wants.

Thomas Munozo, at 1855 Toben, neighbor of Mr. Harmon stated that he is in support of his neighbor building a pole barn and doesn't understand why it's a problem.

Commission members reminded the public that today's agenda item was to discuss and hear comments on a proposal to amend the current ordinance and it was not to approve or disapprove Mr. Harmon's pole barn.

There were no further comments from the public.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:33 p.m.

MUC

No further discussion.

Motion

Moved By: Thomas Fox

Supported By: Hedwig Kaufman

A motion was made to recommend approval of the Zoning Ordinance Text Amendment to the requirements for a pole barn in A-Agricultural district to the Frenchtown Township Board as amended to include setback from the principal structure of 50 feet and on double frontage lots, pole barns must maintain a 100 foot setback from the public road right of way that forms the rear lot line.

Roll Call: Staelgraeve-yes, Fox-yes, Thoma-no, Schmitz-yes, Kaufman-yes, Cuccia-yes

MC

5-Yes votes, 1 -No votes

Item No. 4 Public Hearing-Zoning Ordinance Text -Amendment to repeal section 4.33.4 regarding Street Setbacks in Residential Districts.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

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

- Submittal Documents, Draft Zoning Ordinance No. 200, Article 4.00, section 4.33.4

MUC

Mr. Khorey gave his review of the proposed amendments to section 4.33.4.

Commission discussed his recommendations regarding setbacks for the smaller lots in the beach areas.

Mr. Mathe gave the Engineer’s response to the proposed amendment.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to open the Public Hearing 7:35 p.m.

MUC

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

There were no comments from the public.

Motion

Moved By: Hedwig Kaufman

Supported By: Dennis Staelgraeve

A motion was made to close the public hearing 7:37 p.m.

MUC

No further discussion.

Motion

Moved By: Hedwig Kaufman

Supported By: Thomas Fox

A motion was made to recommend approval of the Draft Zoning Ordinance No. 200, Article 4.00, and section 4.33.4 to the Township Board.

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

MUC

6-Yes votes, 0-No votes

Item No. 5 Tentative and Final Site Plan Approval- Secure Self Storage- Building Addition and Site Improvements- 6231 N Monroe, Parcel ID# 016-085-00- Zoned C-3 Commercial.

Motion

Moved By: Thomas Fox

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, July 25, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, August 11, 2016
- Submittal Documents

MUC

James Jacobs approached and presented for applicant Secure Self Storage LLC.

Mr. Khorey gave his review of the proposed Tentative & Final Site Plan dated July 25, 2016. The conditions of the current Special use as granted by the Planning Commission were reviewed. Requirement of lighting was mentioned as pertains to existing plans. Northern property line should be clarified on the plan. Mr. Khorey recommended approval of Tentative and Final Site Plan at this time.

Commission had no comments.

Mr. Mathe gave the Engineer's report dated August 11, 2016. Approval of Drain Commissioner has not been received.

Mr. Jacobs produced an approval letter and provided a copy to the Township Engineer for review.

Based on the current review Mr. Mathe had no objection to Tentative or Final Site Plan approval at this time.

No further discussion.

Commission members had no further comments.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to grant both Tentative and Final Site Plan approval with the conditions as set forth in the reviews of both the Township Planner and Township Engineer.

MUC

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

6-Yes votes, 0 -No votes

Item No. 6 Tentative and Final Site Plan Approval- MCOP- Proposed Apartment Complex with 6 Residential Buildings and Community Center- Located on the North side of Stewart Road Park West Drive and Cedar Creek Drive, Parcel ID# 317-002-20- Zoned R3B-Multifamily.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

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

- Chris D. Khorey, McKenna Associates, August 3, 2016
- Barry Buschmann, Mannik & Smith Group of Michigan, August 11,2016
- Submittal Documents

MUC

James Jacobs remained at the podium and was joined by Stephanie Kasprzak, Executive Director, Monroe County Opportunity Program, Geri Allen, Vice Chair - MCOP Board of Directors, David Burg - Principal, Co-Owner of PIRHL, Brett Hollingsworth - Wolverine Engineering.

Ms. Kasprzak summarized the proposed project and the requirements for tax credit funding.

Mr. Jacobs presented and clarified the reason for both Tentative and Final approval at this time.

Mr. Mathe gave the Engineer's report dated August 11, 2016. Mr. Mathe touched on several items from his report such as lighting, other agency approvals, and elevation changes and detention basin sizing. It was also noted that the applicant is requesting final site plan approval prior to detailed engineering being provided, due to the mechanism for funding. As such, the conceptual layout appears feasible and the general layout appears reasonable. However, detailed design, calculations and special construction details will need to be submitted for engineering review and approval.

Mr. Khorey gave his review of the proposed Final Site Plan dated August 3, 2016. Mr. Khorey clarified that his review letter only recommends tentative approval at this time as there are 14 conditions listed that must be addressed. Since this letter was drafted he has informally been given information that address issues 1, 2, 3, 5, 6, 7, 8 & 12. If some or all of the remaining is addressed during this meeting final site plan may be recommended.

Mr. Jacobs addressed some of the remaining issues from the Planner's review.

Commission discussed the proposed project such as inclusion of sidewalks along Stewart Road, garbage can placement and to also include a fence and or additional screening to be added to the site plan.

No further discussion.

Commission members had no further comments.

Motion

Moved By: Thomas Fox

Supported By: Hillary Schmitz

A motion was made to grant both Tentative and Final Site Plan approval with the conditions as set forth in the reviews of both the Township Planner and Township Engineer along with revision to the plan to include sidewalks and that the applicant is required to come back for administrative review.

MUC

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

6-Yes votes, 0-No votes

Item No. 7 Administrative Reviews Update/Chairperson.

- ZBA: No ZBA case was heard.
- Mini Committee: Alice Lorraine Care Center, 2590 N Monroe, proposed garage for storage purposes: Approval granted

Item No. 8 Old Business.

- **Frenchtown Villa: Meaningful and useful green space update. Have not met the requirements and revisions are required. Revised documents pending.**
- **Elizabeth Woods: Issues to be resolved. Revisions pending.**

Mr. Fox stated that if issues cannot be resolved in house the applicant can come back before this body for review.

Item No. 8 New Business.

- **Promedica- Informal Presentation**

Robin Whitney approached and introduced the members of their group and presented for the proposed Promedica to be located on a 260 acre site located on North Dixie Hwy.

Dan Schwanke approached and presented a general overview of the proposed PUD submission.

Commission discussed and asked questions.

Applicant addressed questions.

Applicant stated that a formal submission would be coming before the Commission soon.

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:44 p.m.

MUC