

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
September 21, 2017

The meeting was called to order at 7:00pm

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

Excused: Steve Hyder

Also present: Brad Bice, Mannik & Smith Group, Township Engineer Representative  
Chris Khorey, McKenna Associates, Township Planning Consultant  
Melissa Borden/Proposed Special Use, Devoted Barn  
Jason Nolff, David Arthur Consultants/Proposed Medical Complex, MKLJ LLC  
Richard Blasey, Bergmann Associates/Proposed Commercial Development

43 Interested persons

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.

**Item No. 1 Agenda Approval.**

**Motion**

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

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

**Item No.2 Minutes of August 17, 2017.**

**Motion**

Moved By: Hedwig Kaufman Supported By: Robert Thoma

A motion was made to approve the minutes for the August 17, 2017 meeting as presented. MUC

**Item No. 3 Public Hearing-Special Use- Remove from Table/Item to be Considered- Proposed Animal Rescue Operation and Associated Fundraising Events- Devoted Barn/Melissa Borden- Parcel ID# 018-510-00, located at 6227 N Dixie in an AG Agricultural District.**

**Motion**

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated September 11, 2017
- Legal Notice, Monroe Evening News, September 5, 2017
- Submittal Documents presented today: 164 page packet and a computer disk containing a copy of the 164 page printed document from a concerned citizen against, Email dated September 21, 2017, concerned citizen in favor and a hand written letter dated September 20, 2017, from a concerned citizen in favor.

MUC

Secretary Schmitz read the legal notice for this evenings agenda, published in the Monroe Evening News on September 5, 2017. The Special Use Request to be Considered- Proposed Animal Rescue Operation and Associated Fundraising Events- Devoted Barn/Melissa Borden- Parcel ID# 018-510-00, located at 6227 N Dixie in an AG Agricultural District to which 18 property owners were notified.

Mr. Cuccia wanted it noted that concerned citizen's submittal information was just produced at tonight's meeting which did not allow for a review of the materials by the Commission members.

Melissa Borden approached and presented on behalf of the Special Use, Proposed Animal Rescue Operation and Associated Fundraising Events. Ms. Borden was carrying a handful of documents. She stated that they were answers to the Planning Commission questions from the initial Special Use review that had been tabled on July 20, 2017 for lack of information.

### **Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to place on file the documents as presented by the applicant and table the Special Use until a review of the material could be completed and the matter be placed on the October 17, 2017 Agenda for consideration.

MUC

Commission discussed.

Mrs. Kaufman questioned the applicant as to why the materials were being presented this evening instead of by the September 1, 2017 deadline to the Township Building Department as required so that the appropriate review could be completed.

Ms. Borden did not respond to the question.

Commission discussed requirements, the subcommittee and the decision of the Township Board regarding the subcommittee along with requirements of the Township Ordinance for a Special Use Application. Mr. Khorey offered clarification for the process.

Clarification of requirements and process involved in applying for Special Use expected by every applicant was discussed.

Mr. Cuccia made a point of order due to out of order public comments.

Commission discussed whether the meeting would be open to public comment due to the matter being tabled.

Commission determined that since no decision would be given on the Special Use request and the matter was being tabled it would not be opened for public comment. Public were welcomed to stay if they would like to make comments at the end of this evenings meeting under old or new business. Mrs. Kaufman expressed her disappointment with the applicant's lack of compliance and disregard for procedures. Mr. Cuccia made a point of order due to comments from public again and requested roll be taken for the given motion to table the matter.

**Motion**

Moved By: Hillary Schmitz                      Supported By: Dennis Staelgraeve

A motion was made to place on file the documents as presented by the applicant and table the Special Use until a review of the material could be completed and the matter be placed on the October 17, 2017 Agenda for consideration. MUC

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

6-Yes votes, 0-No votes

**Item No. 4 Tentative Site Plan Review-Proposed Medical Complex- David Arthur Consultants/MKLJ LLC- Parcel ID# 353-035-00, 353-033-00 and 353-015-00, located at 1818 N Monroe, 1776 N Monroe and 1806 N Monroe, located in a C-2 Commercial Zoning District.**

**Motion**

Moved By: Hillary Schmitz                      Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated July 31, 2017 and September 15, 2017
- Barry Buschmann, Mannik & Smith Group of Michigan, dated August 15, 2017 and September 15, 2017
- Submittal Documents
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated August 2, 2017

MUC

Mr. Cuccia called for order and asked that those citizens continuing conversations regarding the Devoted Barn remove themselves to the hallway for any further personal discussion.

Jason Nolff approached and presented for the Proposed Medical Complex and gave a brief over view of the project.

Chris Khorey, McKenna Associates gave a summary of his review document dated September 15, 2017. Mr. Khorey stated that though he would normally discourage consideration of additional phases of the development to be discussed during tonight's meeting, the Commission members should consider all

the phases of the entire project keeping in mind how the whole system will be working together to complete this development. Approval was recommended conditioned upon the applicant complying with the comments as listed in his review.

Commission discussed the review comments.

Brad Bice presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated September 15, 2017. Based on the Engineer's review only minor comments were noted. There were no objections to granting Tentative site plan approval at this time as long as the applicant addressed comments as noted from the review and made the necessary changes before Final Site Plan consideration.

Commission discussed.

No further discussion.

**Motion**

Moved By: Hillary Schmitz

Supported By: Robert Thoma

A motion was made to grant Tentative Site Plan Approval for the proposed Medical Complex Parcel ID# 353-035-00, 353-033-00 and 353-015-00, located at 1818 N Monroe, 1776 N Monroe and 1806 N Monroe based on the comments as set forth by the Township Engineer's and Planner's reports as well as the conceptual phases of the development and the inclusion of the sidewalk being added to the plans.

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

MUC

6-Yes votes, 0-No votes

**Item No. 5 Tentative Site Plan Review- Proposed Commercial Development- Pacifica Monroe LLC/Bergmann Associates- Parcel ID# 079-027-00, located on N. Telegraph North of Mall Drive, located in a C-2 Commercial Zoning District.**

Richard Blasey, Bergmann Associates approached and presented for the proposed Commercial development.

Chris Khorey, McKenna Associates, presented his review document dated September 5, 2017. Mr. Khorey explained that the applicant is proposing to construct a commercial development on the vacant lot north of Murphy USA that would contain one 6,060 square foot building that would house 2 separate tenants. Corrections needed to the development plans were noted and discussed. Mr. Khorey was not opposed to granting Tentative Site Plan approval based on the applicant making the necessary changes which would be required prior to Final Site Plan approval.

Commission discussed.

Brad Bice presented to the Commission, the review document, Mannik & Smith Group of Michigan, dated September 15, 2017. Based on the engineer's review there was no objection to Tentative Site Plan approval for the proposed layout and design of the project at this time, however there are a number of comments which must be addressed prior to Final Site Plan review.

Commission Discussed.

No further construction.

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated September 5, 2017
- Barry Buschmann, Mannik & Smith Group of Michigan, dated September 15, 2017
- Submittal Documents

MUC

**Motion**

Moved By: Robert Thoma

Supported By: Paul Thoma

A motion was made to recommend Tentative Site Plan approval for the proposed Commercial Development to located on Parcel ID# 079-027-00, located on N. Telegraph North of Mall Drive based on the applicants compliance with conditions as noted from the Planner's and Engineer's reports and that pedestrian circulation along Telegraph Road going from the southern property line to include all necessary easements running along to the north property line be noted in the plans, and to also expand that future road right-of-way to 10 feet from the parking lot.

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

MUC

6-Yes votes, 0-No votes

**Item No. 6 Administrative Reviews Update/Chairperson**

- ZBA: Nothing to report
- Mini Committee: Proposed Fazoli's at 1255 N Dixie Id # 080-005-00

**Item No. 7 Old Business.**

- Love's: Status of work on site.
- Educational re-imbusement: Planning members may submit requests to the Board for training to be completed to request re-imbusement.
- Commission Member pay: Change to how a Commission member is paid per meeting declined by Township Board.
- ZBA/Angelo's Chop House: Owner may request a variance for the sign he installed with knowledge that it did not meet the Township Ordinance.
- Restaurant/Sal's Place: Status of the construction and brick work on building discussed.
- Wilson's Greenhouse: Activity on site appears to be gravel on parking lot. Building Department to check for compliance.

**Item No. 8 New Business.**

No new Business to discuss

**Item No. 9 Adjournment.**

**Motion**

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 8:25 p.m.

MUC