

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
December 20, 2018

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

Roll call:	Kraig Yoas	Dennis Staelgraeve	Fred Calkins
	Ignazio Cuccia	Paul Thoma	Hillary Schmitz
	Steve Hyder		

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative  
Mario Ortega, McKenna Associates, Township Planning Consultant  
Natalie Askar, Planning Commission Recording Secretary  
Mark Michail, Attorney representing Coptic Orthodox Patriarchate – Diocese of Ohio,  
Michigan and Indiana  
4 interested citizens

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.

All those present were requested by Chairperson Cuccia to rise and recite the Pledge of Allegiance.

**Item No. 1 Agenda Approval.**

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to approve the agenda as presented.

MUC

**Item No. 2 Minutes of October 18, 2018.**

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to approve the minutes for the October 18, 2018 Planning Commission meeting as presented.

MUC

**Motion**

Moved By: Hillary Schmitz

Supported By: Steve Hyder

A motion was made to allow Planning Commission Member Fred Calkins to abstain from the vote on Item #3 due to being one of the citizens that were contacted within the 300 feet radius of the site.

MUC

**Item No. 3 Public Hearing – Special Use: Parcel ID# 5807-003-024-01 (Old Lutheran South High School & Church) for the proposed use of a church and convention/retreat center with overnight accommodations (not to exceed 100 people) for the Coptic Orthodox Patriarchate – Diocese of Ohio, Michigan and Indiana.**

**Motion**

Moved By: Hillary Schmitz

Supported By: Paul Thoma

MUC

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

- Mario Ortega, McKenna Associates, dated December 12, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated December 5, 2018
- Submittal Documents
- Affidavit of Mailing
- Josh Maddox, Fire Inspector, dated December 10, 2018
- Legal Notice, Monroe News, December 4, 2018 (12 property owners were notified).

Mark Michail, Attorney representing Coptic Orthodox Patriarchate – Diocese of Ohio, Michigan and Indiana, approached and presented to the Commission.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated December 5, 2018. Mr. Mathe had no objection to the Planning Commission recommending special use approval.

Mario Ortega, McKenna Associates, presented the Planner’s report dated December 12, 2018. While the previous use of the site indicates that the site could physically accommodate the proposed use, the operation of the site will be fundamental in determining if the site’s use will be appropriate for an R-1-B zoning district. Mr. Ortega recommends that the Planning Commission should determine if specific special use standards of a similar use (like hotels and rehab centers) should be applied or set a precedent and set specific standards/stipulations.

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

MUC

A motion was made to open the public hearing at 7:46 pm.

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission as to the request.

One representative from Lutheran South High School spoke. They support what the Coptic Church would like to do. He also commented that the traffic caused from the convention/retreat center would be less than the traffic they had when the school was open.

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

MUC

A motion was made to close the public hearing at 7:48 pm.

**Motion**

Moved By: Paul Thoma

Supported By: Kraig Yoas

A motion was made to grant approval for the special use for Parcel ID# 5807-003-024-01 (Old Lutheran South High School & Church) for the proposed use of a church and convention/retreat center with overnight accommodations (not to exceed 100 people) for the Coptic Orthodox Patriarchate – Diocese of Ohio, Michigan and Indiana.

With the following conditions/stipulations:

1. No rooms for let
2. No long-term residents beyond an on-site caretaker
3. No on-site restaurants for profit
4. No hotel/motel use
5. No more than 180 days in a calendar year may be used for overnight occupancy
6. No occupant shall be allowed to stay more than 1 week consecutively.

**Roll Call:** Cuccia - Yes, Staelgraeve - Yes, Schmitz – Yes, Yoas - Yes, Thoma - Yes, Hyder – Yes, Calkins - abstained.

MUC

6 - Yes votes, 0 - No votes, 1 abstained

**Item No. 4 2018 Annual Report of Planning Commission to Township Board.**

**Motion**

Moved By: Kraig Yoas

Supported By: Hillary Schmitz

A motion was made to table this item until next month’s agenda.

MUC

**Item No. 5 Old Business.**

No old business to discuss.

**Item No. 6 New Business.**

There were no citizens present to open the floor to the public.

Ignazio Cuccia, Planning Commission Chairperson, informed rest of board of the items to be on next month’s agenda.

Steve Hyder announced that he is resigning from the Planning Commission Board. Depending on how fast they can find a replacement he may or may not be here for the January meeting.

**Item No. 7 Administrative Reviews Update/Chairperson.**

- Mini Committee: 2332 N. Telegraph – Kay Jewelers – Additional Parking
- ZBA: Nov. meeting Tina Long, garage variance on Woodland, approved  
No meeting was held in Dec.
- Special Meeting: Pre-App Meeting for Coptic Orthodox Patriarchate

**Item No. 8 Adjournment.**

**Motion**

Moved by: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 8:13 p.m.

MUC