

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
June 21, 2018

The meeting was called to order at 7:03 p.m.

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

Excused: Paul Thoma

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
 Chris Khorey, McKenna Associates, Township Planning Consultant
 Alex Novak, McKenna Associates, Township Planning Consultant
 Kevin Cook, Hennessey Engineers, Inc.
 Philip Patel, Buddy One, LLC
 Ronald Chiesa, RA Chiesa Architects, PC
 David Kubiske, David Arthur Consultants, Inc.

1 interested person

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:03 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: Hillary Schmitz

Supported By: Fred Calkins

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of May 17, 2018.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the May 17, 2018 Planning Commission meeting as presented.

MUC

Item No. 3 Final Site Plan Approval – TownePlace Suites Hotel (Dixie Highway/I-75) – Parcel ID# 087-005-00, Proposed Hotel.

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated May 23 and June 15, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated June 15, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated June 15, 2018
- Submittal Documents

MUC

Kevin Cook, Hennessey Engineers, Inc. and Philip Patel, Buddy-One, LLC, applicant /owner, approached and presented to the Commission.

Chris Khorey, McKenna Associates, presented the Planner’s report dated June 15, 2018. Mr. Khorey had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner’s report including approval of the three-way cross access agreement between TownePlace, Promedica and Fairfield sites and evidence of all required agency approvals being submitted to the Township.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineering report dated June 15, 2018. Based on the extent of the plan deficiencies and the absence of outside agency approvals, Mr. Mathe cannot recommend to the Planning Commission the granting of Final Site Plan approval.

Motion

Moved By: Dennis Staelgraeve

Supported By: Steve Hyder

A motion was made to table Final Site Plan approval based on the deficiencies mentioned in the Township Planner’s, Township Engineer’s and Fire Inspector’s reports.

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

MUC

6 - Yes votes, 0 - No votes

Item No. 4 Final Site Plan Approval – 1111 N. Telegraph (Telegraph/Eaton) – Parcel ID# 956-033-00, Proposed Multi-Tenant Commercial Development.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated June 15, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated June 15, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated June 15, 2018
- Submittal Documents

MUC

Ronald Chiesa, RA Chiesa Architects, PC, approached and presented to the Commission.

Alex Novak, McKenna Associates, presented the Planner’s report dated June 15, 2018. The Township Planner had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner’s report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineering report dated June 15, 2018. Based on the extent of the plan deficiencies and the absence of outside agency approvals, Mr. Mathe cannot recommend to the Planning Commission the granting of Final Site Plan approval.

Motion

Moved By: Hillary Schmitz

Supported By: Fred Calkins

A motion was made to grant Final Site Plan approval with the condition that the applicant comply with all the comments in the Township Planner’s, Township Engineer’s and Fire Inspector’s reports.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

6 - Yes votes, 0 - No votes

Item No. 5 Final Site Plan Approval – MKLJ LLC, Parcel ID# 353-015-00, Revision to Previously Approved Medical Building.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated June 14, 2018 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated June 15, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated June 15, 2018
- Submittal Documents

MUC

David Kubiske, David Arthur Consultants, approached and presented to the Commission.

Chris Khorey, McKenna Associates, presented the Planner’s report dated June 14, 2018. Mr. Khorey had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner’s report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineer's report dated June 15, 2018. Mr. Mathe had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Engineer's report.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to grant Final Site Plan approval with the condition that the applicant comply with all the comments in the Township Planner's, Township Engineer's and Fire Inspector's reports, including outside agency approvals and noting that a sidewalk along the entire North Monroe frontage will be required upon the construction of any additional commercial buildings on the site.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

6 - Yes votes, 0 - No votes

Item No. 6 Old Business.

a. Discussion of Planning Commission By-Laws and Potential Amendments.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to amend the Planning Commission By-Laws as presented except Section 3, D, 1 shall be changed from "The chairperson shall solicit..." to "The chairperson is encouraged to solicit..."

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

6 - Yes votes, 0 - No votes

b. Civil Infractions Zoning Amendment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to table the proposed Civil Infractions Zoning Amendment pending further clarifications from the Building Official and Township Attorney.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

6 - Yes votes, 0 - No votes

Item No. 7 New Business.

No new business.

Chairman Cuccia asked the audience in attendance if anyone wished to express any comments.

One person, Shane Cousino, a Frenchtown property owner, spoke.

Item No. 8 Administrative Reviews Update/Chairperson.

- Mini Committee: No report.
- ZBA: Chairman Cuccia presented the Commission with the ZBA update.

Item No. 9 Adjournment.

Motion

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 8:38 p.m.

MUC