

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
July 19, 2018

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

Roll call: Hillary Schmitz Kraig Yoas Dennis Staelgraeve
Ignazio Cuccia Paul Thoma

Excused: Steve Hyder
Fred Calkins

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris Khorey, McKenna Associates, Township Planning Consultant
Alex Novak, McKenna Associates, Township Planning Consultant
Maureen Quinn, Planning Commission Recording Secretary
Kevin Cook, Hennessey Engineers, Inc.
KD Patel, Raka Hotel Management Inc.
Asad Malik, Amerilodge Group
Philip Sarkissian, Amerilodge Group
Toufik Bentahar, Architect, Amerilodge Group

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: Kraig Yoas

Supported By: Hillary Schmitz

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of June 21, 2018.

Motion

Moved By: Dennis Staelgraeve

Supported By: Kraig Yoas

A motion was made to approve the minutes for the June 21, 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 July 12, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 16, 2018
- Submittal Documents

MUC

Kevin Cook, Hennessey Engineers, Inc. approached and presented to the Commission.

Chris Khorey, McKenna Associates, presented the Planner's report dated July 12, 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 submittal and approval of a three-way cross access agreement between TownePlace, Promedica and Fairfield sites prior to issuance of the building permit and evidence of all required agency approvals being submitted to the Township.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineering report dated July 16, 2018. Mr. Mathe reviewed some of the outstanding items mentioned in the Engineer's report including Monroe County Drain Commissioner's office approval with respect to site plan, soil erosion and sedimentation control, Monroe County Road Commission approval with respect to the N. Dixie Highway approach and Michigan Department of Transportation approval with respect to the detention outlet. He recommended to the Planning Commission the granting of Final Site Plan approval on the condition these and the other deficiencies be resolved prior to issuance of a building permit.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made grant Final Site Plan approval with all the conditions set forth in the Planner's and Engineer's reports including but not limited to: the lot split, as shown on the site plan, must be approved and recorded prior to the issuance of Certificate of Occupancy; a three-way cross access agreement be submitted to the Township and approved by the Township prior to issuance of the building permit; submittal to the Township of revised photometric plan showing reduced light intensity in the main entrance area; revised landscaping calculation for the parking lot on Sheet LP-1 and obtaining Site Plan approval from all outside agencies.

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

MUC

5 - Yes votes, 0 - No votes

Item No. 4 Final Site Plan Approval – TRU By Hilton (Dixie Highway/Revard Drive) – Parcel ID# 807-005-00, Proposed Hotel.

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 July 12, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 16, 2018
- Barry S. LaRoy, City of Monroe, Water and Wastewater Utilities, dated June 8, 2018
- Submittal Documents

MUC

Asad Malik and Toufik Bentahar, both of Amerilodge Group approached and presented to the Commission.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineering report dated July 16, 2018. The Township Engineer had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Engineer’s report including adjustment of the side slopes of the storm retention area to Township standards and obtaining approval letters from all outside agencies.

Chris Khorey, McKenna Associates, presented the Planner’s report dated July 12, 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 including removing the ‘Load Area’ note, revising photometric plan, submitting cut sheets of light fixtures for review and addressing the migratory bird safety issue.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Final Site Plan approval with all the conditions set forth in the Planner’s and Engineer’s reports including but not limited to: removing the “Load Area” label; submitting a revised photometric plan for entire site and extending 25 feet past all property lines; revising dumpster enclosure detail to include a stone base with brown brick above; ensuring that all exterior glass on hotel is not tinted mirror glass; adjusting the side slopes of the storm retention area to Township standards and obtaining Site Plan approval from all outside agencies.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Thoma - Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 5 Old Business.

1. Discussion related to signage for Arby's.
2. Update in approval status for proposed gas station at 7015 North Monroe.
3. Update on progress of the Zoning Ordinance Committee work.
4. Discussion of permitted and non-permitted uses for barns.

Item No. 6 New Business.

No new business to report.

Item No. 7 Administrative Reviews Update/Chairperson.

- Mini Committee: Walmart modifications.
- ZBA: No meetings to report.

Item No. 8 Adjournment.

Motion

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 8:00 p.m.

MUC