

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

August 16, 2018

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

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

Also present: Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Chris Khorey, McKenna Associates, Township Planning Consultant
Susan Cronander, McKenna Associates, Township Planning Consultant
Maureen Quinn, Planning Commission Recording Secretary
Lucy McIntyre, Owner, Guardian Self Storage
Dean Downing, DisplayMIX
Kerry Bondy, Frenchtown Township Attorney
Joe Lehmann, Frenchtown Township Building Official

5 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: Hillary Schmitz Supported By: Steve Hyder

A motion was made to add Water Treatment Plant Proposed Steel Building Discussion to the agenda after Item #5 and approve the agenda as modified.

MUC

Item No. 2 Minutes of July 19, 2018.

Motion

Moved By: Dennis Staelgraeve Supported By: Paul Thoma

A motion was made to approve the minutes for the July 19, 2018 Planning Commission meeting as presented.

MUC

Item No. 3 Sign Waiver – Guardian Self-Storage (Stewart Road East of Telegraph) – Parcel ID# 030-007-20, Height and Setback Waivers.

Dean Downing, DisplayMIX approached and presented to the Commission.

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 30, 2018
- Submittal Documents

MUC

Chris Khorey, McKenna Associates, presented the Planner's report dated July 30, 2018. Mr. Khorey had no objection to the Planning Commission granting Sign Waiver approval with the conditions set forth in the Planner's report.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, had no comment.

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission. There were none.

Motion

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Sign Waiver approval with the condition that the property owner will be required to move the sign back at the Township's direction if road widening occurs at a future date, all at the expense to the property owner.

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

MUC

7- Yes votes, 0 - No votes

Item No. 4 Civil Infractions Zoning Amendment.

Joe Lehmann, Frenchtown Township Building Official and Kerry Bondy, Frenchtown Township Attorney approached and presented to the Commission.

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission.

1 citizen that resides on Pointe Aux Peaux Road came forward against the proposed zoning ordinance amendment and expressed frustration over being cited numerous times for noncompliance since purchasing property in Frenchtown Township 4 years ago.

Motion

Moved By: Steve Hyder

Supported By: Paul Thoma

A motion was made to recommend to the Township Board the denial of adoption of the Civil Infractions Zoning Amendment as presented.

Roll Call: Cuccia - No, Staelgraeve - No, Schmitz - No, Yoas - No, Thoma – Yes, Calkins - No, Hyder - Yes.

Motion Failed

2 - Yes votes, 5 - No votes

Motion

Moved By: Kraig Yoas

Supported By: Hillary Schmitz

A motion was made to recommend to the Township Board the adoption of the Civil Infractions Zoning Amendment as presented.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Schmitz - Yes, Yoas - Yes, Thoma – No, Calkins - Yes, Hyder - No.

Motion Passed

5 - Yes votes, 2 - No votes

Item No. 5 Accessory Structures Zoning Amendment Discussion.

Chris Khorey, McKenna Associates, presented the zoning ordinance amendment changes that are recommended by the Zoning Ordinance Committee regarding accessory structures.

Planning Commission members discussed minor changes.

Ignazio Cuccia, Planning Commission Chairperson, asked if there any citizens who wished to make a comment to the Commission.

1 citizen that resides on Toben Road came forward supporting the proposed zoning ordinance amendment.

Motion

Moved By: Steve Hyder

Supported By: Kraig Yoas

A motion was made to direct the Township Planner to make the suggested changes to the Accessory Structures section of the Zoning Ordinance and to present it to the Planning Commission at the September Meeting to receive public comment and to consider it for recommendation for formal adoption.

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

MUC

7 - Yes votes, 0 - No votes

Item No. 6 Water Treatment Plant Proposed Steel Building Discussion.

Ignazio Cuccia, Planning Commission Chairperson, and Barry Buschmann, Mannik & Smith Group, presented to the Commission.

Chris Khorey, McKenna Associates, explained that if the Township intends to incorporate a gravel outdoor storage area to the site they may need Special Use approval through the Planning Commission.

The Planning Commission directed Chairperson Cuccia to notify the Township that they are willing to consider the proposed building and related site work at the September Planning Commission meeting.

Item No. 7 Old Business.

None.

Item No. 8 New Business.

None.

Item No. 9 Administrative Reviews Update/Chairperson.

- Mini Committee: No meetings to report.
- ZBA: No meetings to report.
- Special Meeting: St. Mary Catholic Central representatives met in early August with Township officials about the future development plans for 3500 Comboni Way.
- Chris Khorey, McKenna Associates, introduced Susan Cronander, McKenna Associates, who will be assuming some of the planning responsibilities for Frenchtown Township.

Item No. 10 Adjournment.

Motion

Moved by: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 9 p.m.

MUC