

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
May 16, 2019

The meeting was called to order at 7:01 p.m.

Roll call: Dennis Staelgraeve Fred Calkins Brian Dotson
 Ignazio Cuccia Paul Thoma Hillary Schmitz

Absent: Kraig Yoas

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Debbie Elliott, Elliott's Amusements
Rhonda Howard, Property Manager, Mall of Monroe

2 interested citizens

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:01 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 March 21, 2019 Meeting.

Motion

Moved By: Hillary Schmitz Supported By: Paul Thoma

A motion was made to approve the minutes for the March 21, 2019 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing – Special Use: Parcel ID# 5807-065-093-00. Elliott’s Amusements (2121 N. Monroe), Temporary Carnival in Mall of Monroe Parking Lot.

Debbie Elliott, Elliot’s Amusements approached and presented to the Commission.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

MUC

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

- Legal Notice, Monroe News, April 30, 2019
- Affidavit of Mailing on April 23, 2019 of which 38 property owners were notified
- Mario Ortega, McKenna Associates, dated May 3, 2019
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 6 , 2019
- Josh Maddox, Fire Inspector, dated April 16, 2019
- Submittal Documents

Mario Ortega, McKenna Associates, presented the Planner’s report dated May 3, 2019. Mr. Ortega recommends that the Planning Commission approve the Special Use for the temporary carnival provided that the following issues can be addressed to the Planning Commission’s satisfaction.

1. The dimensions and appearance of the proposed fence.
2. The maximum number of employees at any one time on site, to ensure a correct parking standard can be calculated.
3. The number of mall parking spaces the carnival will utilize.
4. The operators’ plans for noise control must be more clearly stated.
5. A layout plan of the carnival itself, including the location of the main entrance, any emergency egress points, waste receptacles, portable toilets, rides, and attractions.
6. The proposed hours of operation and any proposed lighting for after-dark operation must be discussed with the Planning Commission.

Mr. Ortega further states that approval should be conditioned on tear down by July 2, with all trash receptacles and portable toilets removed.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated May 6, 2019. Mr. Mathe had no objection to the Planning Commission granting special use approval subject to the comments set forth in his review.

Debbie Elliott answered the Planning Commission Members questions regarding emergency evacuation notification for severe weather. They do have an emergency evacuation plan and process in place which includes monitoring the weather, the use of 2-way radios to keep staff updated, the shutting down of rides and requesting patrons to leave and seek cover off premises due to any impending weather.

Motion

Moved By: Dennis Staelgraeve Supported By: Fred Calkins

A motion was made to open the public hearing at 7:16 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission as to the request. There were none.

Motion

Moved By: Dennis Staelgraeve Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:16 pm.

MUC

Motion

Moved By: Paul Thoma Supported By: Hillary Schmitz

A motion was made to grant approval for the Special Use: Parcel ID# 5807-065-093-00. Elliott’s Amusements, Temporary Carnival in Mall of Monroe Parking Lot (2121 N. Monroe) with conditions as recommended by the planner, engineer and fire inspector including:

- 1. Fence
- 2. Trash receptacles and removal of trash
- 3. Safety issues
- 4. Hours of operation
- 5. Layout plan

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

MUC

6 - Yes votes, 0 - No votes

Item No. 4 Zoning Ordinance Article Regarding Lighting: Review & Discussion

Planning Commission Members discussed the Zoning Ordinance regarding Lighting.

Motion

Moved By: Dennis Staelgraeve Supported By: Fred Calkins

A motion was made to open the floor to the public at 7:58 pm and leave open till discussion is completed.

MUC

A concerned citizen stated that we need to educate the public on dark skies, that we need to limit excessive lighting and believes that motion detectors and timers are a good thing.

Mr. Thoma informed the Commission of the 5 standards for Dark Skies Outdoor Lighting Basics. In order to minimize the harmful effects of light pollution, lighting should:

1. Only be on when needed
2. Only light the area that needs it
3. Be no brighter than necessary
4. Minimize blue light emissions
5. Be fully shielded (pointing downward)

It was suggested that the Commission should go through this Outdoor Lighting Ordinance item by item to hash it out and make corrections where we don't agree.

The Commission discussed the Intent, Definitions and When Required Sections. The Commission suggested to Mr. Ortega that he restructure the draft so that there is a section on Commercial and a separate section on Residential. Next time we will pick up from here and finish discussing the rest of this lighting section of the ordinance.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to close the floor to the public at 9:15 pm since discussion is completed.

MUC

Item No. 5 Master Plan Discussion with Township Board per Motions 19.67 & 19.72 from March 12, 2019 Township Board Meeting

Ignazio Cuccia, Planning Commission Chairperson, informed the Commission that the Township Board was unable to meet with us tonight. They have requested that we meet Thursday June 6th at 7:00 pm. Mr. Cuccia verified with Board that everyone could make it.

Planning Commission Members discussed motions and requests.

Item No. 6 Old Business.

- **Cafaro – Sign Issue Update** - Have applied to Planning Commission to be heard next month for a permanent Sign Variance for the Signs at the NE Corner of Mall Rd and Telegraph Rd.

Item No. 7 New Business.

There were no citizens remaining to open the floor for questions, comments or concerns to the Planning Commission Board.

- **Exeter Township Master Plan Update Notification**

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

- Cafaro – Special Use/Sign Waiver
- Extenet Systems – Special Use for Cell Phone Tower

Item No. 10 Administrative Reviews Update/Chairperson.

- Mini Committee:
 - Kawadri & Co., LLC – Land Division
 - Resurrection Carpentry – Neurointerventional Pain Mgmt. – Change of Use & Parking
- ZBA:
 - Two variances approved: (1) garage and (1) 5' variance for lot width
 - One item tabled due to family emergency

Item No. 11 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 10:04 p.m.

MUC