

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

January 16, 2020

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

Roll call: Kraig Yoas Fred Calkins Brian Dotson
Ignazio Cuccia Paul Thoma Hillary Venier

Excused: Dennis Staelgraeve

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Roger DeHoek, Circle K Great Lakes
Jesse Delarca, P.E., P.S, Wellert Corporation, Circle K Engineer
Ryan McEnhill, Eng. Inc., representing Discount Tire

1 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.

A request was received from the applicant as to Parcel ID# 5807-033-002-30 to remove Item #6 until the February Agenda.

Item No. 1 Agenda Approval.

Motion

Moved By: Hillary Venier Supported By: Paul Thoma

A motion was made to approve the agenda as amended and presented.

MUC

Item No. 2 Election of Officers.

Motion

Moved by: Hillary Venier Supported By: Fred Calkins

A motion was made to nominate and appoint the current officers to the same positions for the year 2020 and to close the nominations.

MUC

Item No. 3 Minutes of December 19, 2019.

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to approve the minutes for the December 19, 2019 Planning Commission meeting as presented.

MUC

Item No. 4 Public Hearing – Special Use: Parcel ID# 5807-124-016-00, Circle K, Inc. request for a proposed automobile filling station on a 2.047-acre portion of 1290 N. Monroe Street which is located in the C-2, General Commercial zoning district.

Roger DeHoek, Circle K Great Lakes, presented Circle K’s proposal to the Commission and answered questions the Commission had.

Jesse Delarca, P.E., P.S, Wellert Corporation, Circle K Engineer, also answered questions the Commission had.

Mario Ortega, McKenna Associates, presented the Planner’s report dated January 8, 2020. Mr. Ortega recommends that the Planning Commission grant Special Land Use approval, contingent on the items listed in Mr. Ortega’s report.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the Engineer’s report dated January 8, 2020. Mr. Mathe had no objection to the Planning Commission granting approval of the proposed special use, subject to the comments set forth in his report.

Motion

Moved By: Paul Thoma

Supported By: Kraig Yoas

MUC

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

- Mario Ortega, McKenna Associates, dated January 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated January 8, 2020
- Josh Maddox, Frenchtown Fire Inspector, dated January 9, 2020
- Susan L. Iott-Garrison, Frenchtown Assessor, dated December 19, 2019
- Submittal Documents
- Affidavit of Mailing (35 property owners were notified)
- Legal Notice, Monroe News, December 30, 2019

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

A motion was made to open the public hearing at 7:43 pm.

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

There were no concerned citizens wanting to speak.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

A motion was made to close the public hearing at 7:43pm.

Motion

Moved By: Brian Dotson

Supported By: Kraig Yoas

A motion was made to grant approval for the special use for Parcel ID# 5807-124-016-00 for an automobile filling station on a 2.047-acre portion at 1290 N. Monroe Street which is located in the C-2, General Commercial zoning district, contingent upon the items addressed by Planner and Engineer in their reports.

Roll Call: Cuccia – Yes, Venier – Yes, Yoas – Yes, Thoma – Yes, Dotson – Yes, Calkins – Yes.

6 - Yes votes, 0 - No votes

Item No. 5 Tentative Site Plan Review: Parcel ID# 5807-124-016-00, Circle K, Inc. request for a proposed automobile filling station on a 2.047-acre portion of 1290 N. Monroe Street which is located in the C-2, General Commercial zoning district.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

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

- Mario Ortega, McKenna Associates, dated January 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated January 8, 2020
- Josh Maddox, Frenchtown Fire Inspector, dated January 9, 2020
- Susan L. Iott-Garrison, Frenchtown Assessor, dated December 19, 2019
- Response Letter from applicant dated January 14, 2020
- Submittal Documents

Mario Ortega, McKenna Associates, presented the Planner’s report dated January 8, 2020. Mr. Ortega recommends that the Planning Commission grant tentative site plan approval, contingent on the items listed in Mr. Ortega’s report.

Jesse Delarca, P.E., P.S, Wellert Corporation, Circle K Engineer, answered questions the Commission had.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the Engineer’s report dated January 8, 2020. Mr. Mathe had no objection to the Planning Commission granting approval of the proposed tentative site plan, subject to the comments set forth in his report.

The Commission discussed further.

Motion

Moved By: Hillary Venier

Supported By: Fred Calkins

A motion was made to grant approval of the tentative site plan for Parcel ID# 5807-124-016-00 for an automobile filling station on a 2.047-acre portion at 1290 N. Monroe Street which is located in the C-2, General Commercial zoning district, contingent upon compliance with the items addressed by the Planner, Engineer, and Fire and upon receipt of appropriate approvals from outside Agencies and with information on decibels for the car wash to be provided prior to final site plan approval.

Roll Call: Cuccia – Yes, Venier – Yes, Yoas – Yes, Thoma – Yes, Dotson – Yes, Calkins – Yes.
MUC
6 - Yes votes, 0 - No votes

Item No. 6 Tentative Site Plan Review: Parcel ID# 5807-033-002-30, Oravec & Associates, LLC request an addition of a truck parking area behind the existing Quality Inn Monroe motel at 1255 N Dixie Highway, located in the C-3, General Commercial zoning district.

Removed from Agenda. To be placed on February 2020 Agenda.

Item No. 7 Tentative Site Plan Review: Parcel ID# 5807-079-021-00 Eng., Inc. request for a new Discount Tire store and service facility on a 1.43-acre portion on 1910 N. Telegraph Road, located in the LM, Light Manufacturing zoning district.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

MUC

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

- Mario Ortega, McKenna Associates, dated January 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated January 8, 2020
- Josh Maddox, Frenchtown Fire Inspector, dated January 7, 2020
- Monroe County Drain Commission, 2 Letters dated December 26, 2019 and January 3, 2020
- Submittal Documents

Ryan McEnhill, Eng. Inc., representing Discount Tire, presented to the Commission and answered questions the Commission had.

Mario Ortega, McKenna Associates, presented the Planner’s report dated January 8, 2020. The proposed addition to the existing use is a permitted amenity within the C-3 zoning district and will add to the functionality of the site. A significant amount of detail has not been provided. If the Planning Commission believes the site plan is in substantial compliance, Mr. Ortega recommends tentative site plan approval should be granted contingent on the items listed in Mr. Ortega’s report.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the Engineer’s report dated January 8, 2020. Mr. Mathe had no objection to the Planning Commission granting approval of the proposed tentative site plan, subject to the comments set forth in his report.

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to grant approval of the tentative site plan for Parcel ID# 5807-079-021-00 Eng., Inc. for a new Discount Tire store and service facility on a 1.43-acre portion at 1910 N. Telegraph Road, located in the LM, Light Manufacturing zoning district subject to compliance with the recommendations of the Planner, Engineer, Fire Department and other outside agencies as well as the addition of a sidewalk complying with Township Ordinances.

Roll Call: Cuccia – Yes, Venier – Yes, Yoas – Yes, Thoma – Yes, Dotson – Yes, Calkins – Yes.

MUC

6 - Yes votes, 0 - No votes

Item No. 8 Old Business.

No old Business was discussed.

Item No. 9 New Business.

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

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

- Simon Z Gas Station
- Quality Inn

Item No. 9 Administrative Reviews Update/Chairperson.

- Mini Committee: none
- ZBA: none
- Special Meeting: none

Item No. 10 Adjournment.

Motion

Moved by: Fred Calkins

Supported By: Brian Dotson

A motion was made to adjourn the meeting at 9:11 p.m.

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