

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
January 20, 2022

The meeting was held both in person and via Zoom and was called to order at 7:03 p.m.

Roll call: Paul Thoma Dennis Staelgraeve Hillary Venier
Fred Calkins Brian Dotson Don Abrams
Chris Collins

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Bruce Zeinstra, Holland Engineering, Inc. – Tommy’s Express Carwash

2 interested citizens

0 interested citizens via ZOOM

A quorum being present, Chairman Paul Thoma 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 Thoma to rise and recite the Pledge of Allegiance.

Item No. 1 Agenda Approval.

Motion

Moved By: Chris Collins Supported By: Dennis Staelgraeve

A motion was made to approve the agenda with changes of removing item 4 and adding discussion of Zoning Ordinance review on Campgrounds under old business.

MUC

Item No. 2 Minutes of January 6, 2022 Meeting.

Motion

Moved By: Hillary Venier Supported By: Fred Calkins

A motion was made to approve the minutes for the January 6, 2022 Planning Commission meeting as presented.

MUC

Item No. 3 Final Site Plan Review: Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive). Request for the site plan of a new carwash facility. The combined site is 3.08 acres in area. The site where the final site plan is being

requested is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway Commercial.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated January 11, 2022. Mr. Ortega states that he recommends the Planning Commission grant final site plan approval provided that the following issues are addressed:

1. Submittal of revised final site plan that includes the following:
 - a. A revised landscape plan that addresses Telegraph Road screening, adjacent residence screening and a relocation of the Telegraph Road street trees.
 - b. A revised photometric plan that has a maximum allowed average light level of 5.0 footcandles and a fully shielded canopy fixture.
 - c. Dumpster enclosure elevations and details.
2. Submittal of a lot combination application for all three lots.
3. The hours of operation are 6 a.m. to 9 p.m.
4. Submittal of approvals from the required Township departments and relevant outside agencies.
5. The applicant addressing any site plan issues identified by the Township Engineer.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's reports dated December 9, 2021. Mr. Mathe states that at this time, there are a number of deficiencies and omissions on the plans. In addition, none of the outside review agency approvals have been obtained at this time, and the Monroe County Road Commission has expressed concern with the construction of an approach to Hendricks Drive. As such, we would not recommend approval of the final site plan at this time.

In addition, final site plan approval should be contingent upon:

- Approval from the Monroe County Drain Commissioner's Office, with respect to site plan and soil erosion and sedimentation control,
- Approval from the Monroe County Road Commission, with respect to any Hendricks Drive improvements,
- Approval from the Michigan Department of Transportation, with respect to the proposed improvements within the US-24 right-of-way,
- Approval from the City of Monroe, with respect to the sanitary sewer connection,
- Approval from the Township Fire Inspector,
- Approval from the Township Water Department, and
- Approval from the Township Planning Consultant.

Bruce Zeinstra, Holland Engineering, Inc., representing Tommy's Express Carwash presented their request for Final Site Plan approval for a carwash facility on a site comprised of three parcels with a combined site of 3.08 acres in area at the southwest corner of N Telegraph Rd and Hendricks Dr, which is zoned C-3 Highway Commercial. Mr. Zeinstra answered questions presented to him from the Commissioners.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

MUC

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

- Mario Ortega, McKenna Associates, dated January 11, 2022
- Mark Mathe, Mannik & Smith Group of Michigan, January 12, 2022
- Josh Maddox, Fire Inspector, dated January 7, 2022
- Brian Wilhelm, Monroe County Road Commission, dated January 3, 2022
- Barry LaRoy, City of Monroe Water and Wastewater Utilities, dated January 14, 2022
- Email – George Seif, MDOT (Michigan Department of Transportation), January 4, 2022
- Submittal Documents

The Commission discussed.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to grant Final Site Plan approval for Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive) for a new carwash facility. The combined site is 3.08 acres in area. The site where the special use is being requested is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway Commercial contingent upon the following:

1. Addressing all the items outlined in the Planner and Engineer’s reports.
2. Obtaining approvals from outside agencies.
3. Unfinished items to be worked out with the Township Planner and Engineer.
4. Provide a plan on reducing the lights after hours which is acceptable to and approved by the Township.

Roll Call:	Thoma – Yes,	Staelgraeve – Yes,	Collins – Yes,
	Abrams – Yes,	Calkins – Yes,	Dotson– Yes
	Venier – Yes.		

MUC

7 - Yes votes, 0 - No votes

Item No. 4 REMOVE from TABLE - Final Site Plan Review: Parcel ID# 5807-009-036-01 (formerly Parcel ID# 5807-009-036-00 & 5807-009-037-00) (Michigan Fuels) for an automobile filling station and convenience mart with drive-thru at 7051/7015 N. Monroe Street, which is located in the C-3, Highway Commercial zoning district.

Removed from the agenda per the applicants request and will be placed on the February 17, 2022 Planning Commission Agenda.

Item No. 5 Old Business.

The Commission reviewed and discussed information regarding campgrounds for the Zoning Ordinance Review.

Item No. 6 New Business.

There was one citizen remaining to open the floor for questions, comments or concerns to the Planning Commission. No new business was discussed.

Item No. 7 Administrative Reviews Update.

- Township Board Report from Chris Collins.
- ZBA Report from Fred Calkins, Planning Commission Liaison
- Planning Commission February Agenda and report from Paul Thoma, Planning Commission Chair
 - Avalon Townhomes – **Rezoning**
 - Monroe Storage Units, LLC dba CUBE SMART – **Final Site Plan**
 - Michigan Fuels – **Final Site Plan**

Item No. 8 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to adjourn the meeting at 9:19 p.m.

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