

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
January 21, 2021

The meeting was held via ZOOM and was called to order at 7:00 p.m.

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

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Jared Kime, Project Manager, Atwell, Inc. – True Storage
Chris Lewis, Director of Architecture & Design, Brady Sullivan Properties – True Storage
Phil Goldsmith, Attorney – Brady Sullivan Properties – True Storage
Katherine Wellert, Wellert Corporation - Circle K

7 interested citizens

A quorum being present, Vice - Chairman Dennis Staelgraeve 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 Vice - Chairperson Staelgraeve to rise and recite the Pledge of Allegiance.

Item No. 1 Agenda Approval.

Motion

Moved By: Hillary Venier Supported By: Fred Calkins

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Election of Officers.

Motion

Moved by: Fred Calkins Supported By: Dennis Staelgraeve

A motion was made to nominate and appoint Paul Thoma to the position of **Chairman** for the year 2021.

MUC

Motion

Moved by: Hillary Venier Supported By: Brian Dotson

A motion was made to nominate and appoint Dennis Staelgraeve to the position of **Vice-Chairman** for the year 2021.

MUC

Motion

Moved by: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to nominate and appoint Hillary Venier to the position of **Secretary** for the year 2021.

MUC

Item No. 3 Election of PC representative to the ZBA.

Motion

Moved by: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to nominate appoint Fred Calkins to the position of **Planning Commission representative to the ZBA** for the year 2021.

MUC

Item No. 4 Minutes of November 19, 2020 Meeting.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to approve the minutes as amended for the November 19, 2020 Planning Commission meeting as presented.

MUC

Item No. 5 (Remove from Table) Public Hearing - Rezoning: To consider a request to conditionally rezone an 8.38-acre portion of proposed Parcel #5807-124-016-10 (1290 N. Monroe Street) from C-2, General Commercial to Conditional C-3, Highway Commercial. The 8.38-acre parcel requesting to be rezoned is located on the east side of the N. Monroe Street, south of Cole Road and more commonly known as the location of the former Kmart and Tire store.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

MUC

A motion was made to remove from Table the Public Hearing for the Conditional Rezoning of proposed Parcel ID# 5807-124-016-10.

Motion

Moved By: Hillary Venier

Supported By: Brian Dotson

MUC

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

- Mario Ortega, McKenna Associates, dated November 10, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated November 11, 2020
- Josh Maddox, Fire Inspector, dated November 10, 2020
- Randy Kendall, Frenchtown Water Department, dated November 6, 2020
- Affidavit of Mailing on December 8, 2020 of which 37 property owners were notified
- Submittal Documents & Pictures

Mr. Paul Thoma, Planning Commission Chairman recognized and welcomed the two new Board members: Don Abrams and Township Trustee Chris Collins.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated November 10, 2020. Mr. Ortega recommends that the Planning Commission recommend approval of the proposed rezoning to the Township Board based on the items listed in his review.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated November 11, 2020. Mr. Mathe states in his review that the Planning Commission should use his review as a supplemental resource to the Township Planning Consultant's report when making a recommendation regarding the proposed conditional rezoning.

Phil Goldsmith, Legal Counsel for Brady Sullivan Properties, Chris Lewis, Brady Sullivan Properties – True Storage, and Jared Kime, Atwell - Engineer, presented their case for the requested conditional rezoning for 8.38-acres of the total 10.38-acres for the parcel located at 1290 N Monroe Street from C-2 Commercial to C-3 Commercial with specific conditions offered by the Applicant including:

- No storage of hazardous waste/materials on site.
- No outdoor storage.
- Rezone to C-3 Commercial for the sole purpose of an indoor, climate-controlled storage facility.

The Commission further discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to open the public hearing at 7:59 pm.

MUC

Paul Thoma, Planning Commission Chairman, asked if there were any citizens who wished to address the Commission.

One concerned citizen had questions regarding their specific conditions, why C-3 Commercial zoning, hours of operation and safety concerns/issues.

A Property Sales Manager from a local storage facility voiced their opposition of the rezoning.

A Regional Manager from a local storage facility explained that the current market is oversaturated with storage facilities, provided facts and figures supporting the oversaturation of the market and voiced their opposition of the rezoning as well.

Another concerned citizen spoke regarding his opposition for the rezoning.

Mr. Thoma asked three times if there were any other citizens who wished to further address the Commission.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to close the public hearing at 8:17 pm.

MUC

The Commission further discussed.

Motion

Moved By: Hillary Venier

Supported By: Brian Dotson

A motion was made to recommend to the Township Board that they approve the proposed request to conditionally rezone an 8.38-acre portion of proposed Parcel #5807-124-016-10 (1290 N. Monroe Street) from C-2, General Commercial to Conditional C-3, Highway Commercial with the conditions offered by the Applicant and contingent upon the Applicant receiving site plan approval wherein the redevelopment is designed to reflect the location of the site within the Township and the neighboring uses.

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. 6 Sign Ordinance Waiver – Circle K: Proposed Parcel ID# 5807-124-016-20 located at the NW corner of the old Kmart parking lot in a C-2 Highway Commercial Zoning District – Request for waiver to exceed the 100 square feet total of maximum signage per business – signs for car wash.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated January 13, 2021. Mr. Ortega recommends the Planning Commission deny the sign waiver from Section 25.10(a)

and (b) for the directional signs given that signs B and C can be redesigned to comply with the height and area standards of the ordinance and they will adequately serve the purpose desired by the applicant.

Katherine Wellert, Wellert Corporation representing Circle K, presented their case for the requested sign waiver.

The Commission discussed.

Motion

Moved By: Hillary Venier

Supported By: Chris Collins

A motion was made to grant approval for Proposed Parcel ID# 5807-124-016-20 (located at the NW corner of the old Kmart parking lot in a C-2 Highway Commercial Zoning District) request for sign ordinance waiver to allow for signs B & C totaling no more than twenty-seven (27) square feet, eliminating sign E entirely, reducing sign A to just the K in the circle logo and keeping all directional signage to the max allowable of four (4) square feet for car wash.

Roll Call: Staelgraeve – Yes, Collins – Yes, Abrams – Yes, Calkins – Yes,
 Dotson– Yes, Venier – Yes, Thoma – Yes.
MUC
7 - Yes votes, 0 - No votes

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 13, 2021
- Submittal Documents

Item No. 7 2020 Annual Report from Planning Commission to Township Board

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

MUC

A motion was made to Table this item to next month’s meeting.

Item No. 8 Old Business

A question was brought up regarding the new illuminated sign at Margo’s Garden Center.

Item No. 9 New Business.

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

Item No. 9 Administrative Reviews Update/Chairperson.

Natalie Askar, Planning Commission Recording Secretary, informed the Commission of the items proposed to be on next month's agenda.

- Special Use – McBee Properties
- Tentative Site Plan – McBee Properties
- 2020 Annual Report

- **Mini Committee:** None
- **ZBA:** None

Item No. 10 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to adjourn the meeting at 9:32 p.m.

MUC