

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 15, 2020

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

Roll call: Kraig Yoas Dennis Staelgraeve Fred Calkins
Ignazio Cuccia 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
Nasser Choucair, N.C. Designers & Contracting Inc., Michigan Fuels
Jared Kime, Project Manager, Atwell, Inc. – True Storage
Phil Goldsmith, Attorney – True Storage

Via Zoom: Chris Lewis, Director of Architecture & Design, Brady Sullivan Properties – True Storage
4 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: Fred Calkins

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

MUC

Item No. 2 Minutes of September 17, 2020 Meeting.

Motion

Moved By: Dennis Staelgraeve Supported By: Paul Thoma

A motion was made to approve the minutes for the September 17, 2020 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing - Zoning Ordinance Amendment: Intensive Industrial Use.

Motion

Moved By: Hillary Venier Supported By: Paul Thoma

A motion was made to accept and place on file the Notice of Public Hearing for the proposed changes to Zoning Ordinance 200 Section 4.47 on Intensive Industrial Use.

MUC

Mr. Ortega presented the proposed changes to Zoning Ordinance 200 Section 4.47 on Intensive Industrial Use.

The Commission discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to open the public hearing at 7:10 pm.

MUC

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

There were no citizens who wished to address the Commission.

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to close the public hearing at 7:11 pm.

MUC

The Commission further discussed.

Motion

Moved By: Hillary Venier

Supported By: Kraig Yoas

A motion was made to recommend to the Township Board the proposed changes to Zoning Ordinance 200 Section 4.47 on Intensive Industrial Use with the change in section A subsection a. to change the size of the building to more than 100,000 sq ft.

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

MUC

7 - Yes votes, 0 - No votes

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

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

MUC

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

- Mario Ortega, McKenna Associates, dated October 6, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, October 6, 2020
- Josh Maddox, Fire Inspector, dated October 2, 2020
- Randy Kendall, Frenchtown Water Department, dated October 2, 2020
- Submittal Documents

Nasser Choucair, N.C. Designers & Contracting, approached and presented the case on behalf of Michigan Fuels for an automobile filling station with drive thru restaurant at 7051/7015 N. Monroe, which is located in the C-3, Highway Commercial zoning district. Mr. Choucair informed the Board of the following updates to the site plan:

- Reduced the size of the building from over 4000 square feet to 3600/3700 square feet.
- The building shape is more square instead of the irregular shape that it was.
- Added landscaping buffer to whole site
- Adjusted parking and drive-thru for better circulation

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated October 6, 2020. Mr. Ortega states that the proposed gas station with convenience retail and restaurant with drive through window is generally in compliance with Zoning Ordinance standards at this time to warrant a tentative approval. Mr. Ortega recommends that the Planning Commission grant tentative site plan approval contingent upon the following:

- A. The applicant submitting a final site plan that includes:
 - 1) Elevations of the canopy to determine the height is in compliance;
 - 2) A photometric plan to determine compliance with all lighting standards;
 - 3) The location of one (1) free-standing sign;
 - 4) A revised landscape plan that is in compliance with all planting standards;
- B. Confirmation of compliance with the fire station setback standard;
- C. The applicant submitting an application for a lot combination;
- D. Applicant receiving variances for the front yard setback requirement or revising the building location;
- E. Submittal of approvals for the required Township departments;
- F. Submittal of approvals from relevant outside agencies, including but not limited to the Monroe County Drain Commissioner's Office, Monroe County Road Commission, and Michigan Department of Transportation; and
- G. The applicant addressing any site plan issues identified by the Township Engineer.

The physical conditions are unique to the site and they should go to ZBA for variance regarding not being able to meet the setbacks.

The Commission discussed the monument sign.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated October 6, 2020. Based on the extent of deficiencies and number of concerns with regard to the proposed layout and access to the site, Mr. Mathe is hesitant to recommend approval of the tentative site plan at this time. The developer should submit revised drawings that address the requirements of the Township Zoning Ordinance and engineering standards, as well as incorporate input from MDOT with regard to site access.

In addition, tentative site plan approval should also be contingent upon:

- Approval from the Township Fire Inspector,
- Approval from the Township Water Department, and
- Approval from the Township Planning Consultant.

The Commission discussed propane tank placement.

As a courtesy, Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to comment.

The Commission further discussed.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

A motion was made to grant approval of the Tentative Site Plan: Parcel ID# # 5807-009-036-00 & 5807-009-037-00 (Michigan Fuels) for an automobile filling station with drive-thru restaurant at 7051/7015 N. Monroe Street, which is located in the C-3, Highway Commercial zoning district contingent upon:

- All the items listed in the Planner, Engineer, Fire Inspector and Water Department reports
- Approval from the Drain Commission, Road Commission and MDOT.

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

MUC
7 - Yes votes, 0 - No votes

Item No. 5 Old Business.

James Upton - GAAMPS and Craft show – issues with traffic safety

Item No. 6 New Business.

Township of Ash Letter – Master Plan

Phil Goldsmith, attorney; Jared Kime, Atwell Inc.; Chris Lewis, Brady Sullivan (via Zoom) approached and presented what they are proposing for the old K-mart building and the tire store located at 1290 N Monroe Street.

Item No. 7 Administrative Reviews Update/Chairperson.

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

- Final Site Plan - Simon Z Gas Station
- Final Site Plan - Discount Tire
- Rezoning - True Storage

- **Mini Committee:** none

- **ZBA:** Shed – Mr. Bondy on Hollywood - approved

Item No. 8 Adjournment.

Motion

Moved By: Fred Calkins

Supported By: Hillary Venier

A motion was made to adjourn the meeting at 9:10 p.m.

MUC