

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 17, 2019

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

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

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Jim Jacobs, James S. Jacobs Architects, PLLC
Cory Jacobson, Phoenix Theatres Monroe, LLC
Jordan Hohman, General Manager, Phoenix Theatres Monroe
Bill Miklandric, Cafaro Company, The Mall of Monroe
Rhonda Howard, Property Manager, The Mall of Monroe

31 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.

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve Supported By: Hillary Venier

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

MUC

Item No. 2 Minutes of September 19, 2019 Meeting.

Motion

Moved By: Hillary Venier Supported By: Dennis Staelgraeve

A motion was made to approve the minutes with two corrections (1) the date of the meeting in the motion to approve meeting minutes and (2) in motion for Sign Waiver should be Erie Shores not Lake Shore for the September 19, 2019 Planning Commission meeting with corrections.

MUC

Item No. 3 Public Hearing – Rezoning: Parcel ID# 5807-065-093-01 to rezone 7.3-acre portion (at 2121 N Monroe St.) from C-2 General Commercial to C-3 Highway Commercial. The portion of the property requesting to be rezoned is located along the southside of Mall Road, being the retention pond, parking lot between Phoenix Theatres building and the pond, and the Phoenix Theatre Building.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

MUC

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

- Legal Notice, Monroe News, October 1, 2019
- Affidavit of Mailing on September 20, 2019 of which 39 property owners were notified
- Mario Ortega, McKenna Associates, dated October 9, 2019
- Mark Mathe, Mannik & Smith Group of Michigan, dated October 4, 2019
- Josh Maddox, Fire Inspector, dated October 8, 2019
- Legal Description of section to be rezoned
- Submittal Documents

Jim Jacobs, James S. Jacobs Architects, PLLC, approached and presented to the Commission.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to open the public hearing at 7:05 pm.

MUC

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

6 concerned citizens voiced their comments and concerns regarding their opposition to the drive-in for various reasons including traffic both by cars and people, accidents, the Drive-In being intrusive to the area and noise.

3 concerned citizens voiced their comments and concerns in support of Phoenix Theatres, healthy competition, economic opportunities and provides citizens a choice.

1 concerned citizen stated that a drive-in needs to be located on a major thoroughfare and asked if Mall Rd. qualifies as a major thoroughfare?

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

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to close the public hearing at 7:23 pm.

MUC

Mario Ortega, McKenna Associates, presented the Planner's report dated October 9, 2019. Mr. Ortega advised the Planning Commission to recommend approval of the conditional rezoning to C-3 for the drive-in theater for the 7.3-acre site to the Township Board. Mr. Ortega discussed the criteria outlined in his report.

Mr. Ortega answered questions from the Commissioners regarding 1) conditional zoning, 2) rezoning through a building and 3) what other business types fall under C-3 Category.

The Commission discussed the Master Plan and what is considered to be desirable.

Mark Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated October 4, 2019. Mr. Mathe had no objection to the Planning Commission recommending the conditional rezoning. Mr. Mathe stated that there are no major engineering concerns as it relates to the proposed rezoning.

Mr. Mathe answered questions from the Commission regarding traffic issues.

Mr. Cory Jacobson, Owner of the Phoenix Theatres, approached and presented to the Commission.

Mr. Jordan Hohman, General Manager of Phoenix Theatres Monroe, approached and presented to the Commission.

Mr. Jim Jacobs, James S. Jacobs Architects, PLLC, approached and answered questions from the Commission regarding the size of the screen and types of movies to be shown.

Mr. Bill Miklandric, Cafaro Company, The Mall of Monroe, approached and answered questions from the Commission.

Motion

Moved By: Paul Thoma Supported By: Hillary Venier

A motion was made to re-open the public hearing at 8:39 pm.

MUC

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

5 concerned citizens voiced their concerns and opinions regarding traffic issues, crime, support for the other drive-in being built in town, the Township Master Plan, and noise.

1 concerned citizen voiced concerns and opinions regarding support for Phoenix Theatres.

1 concerned citizen spoke on owning a drive-in theater.

Motion

Moved By: Paul Thoma Supported By: Hillary Venier

A motion was made to re-close the public hearing at 8:58 pm.

MUC

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

MUC

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

- Letter received during the meeting

The Commission further discussed.

Motion

Moved By: Paul Thoma

Supported By: Fred Calkins

A motion was made to recommend approval to the Township Board of the application for the conditional rezoning of 7.3 acres of Parcel ID # 5807-065-093-01 (2121 N. Monroe St.) from C-2 Commercial to C-3 Highway Commercial with the condition that the use of the property be limited to a Drive-In Theater only, with any additional conditions from applicant to be placed in writing and agreed to by the Township Board. The portion of the property requested to be rezoned is located along the southside of Mall Road, being the retention pond, parking lot between Phoenix Theatres building and the pond, and the Phoenix Theatre Building.

Roll Call:	Cuccia – Yes,	Yoas –No,	Thoma – Yes,	Dotson– Yes,
	Calkins – Yes,	Venier –No	Staelgraeve –No.	

4 - Yes votes, 3 - No votes MC

Item No. 4 Public Hearing - Zoning Ordinance: Solar Panels.

Mario Ortega, McKenna Associates, presented the proposed changes to the Zoning Ordinance 200 Section 4.39 regarding Solar Panel Arrays.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to open the public hearing at 9:30 pm.

MUC

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

No public present to comment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to close the public hearing at 9:31 pm.

MUC

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to recommend to the Township Board adoption of proposed text amendments to Zoning Ordinance 200 Section 4.39 regarding Solar Panel Arrays.

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

MUC
7 - Yes votes, 0 - No votes

Item No. 5 Review & Discussion: Exeter Township Master Plan.

Planning Commission Members discussed the draft Exeter Township Master Plan.

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to provide comments to Exeter Township regarding their Master Plan including that the Frenchtown Charter Township Planning Commission is happy that Exeter Township continued the Stony Creek Watershed from Frenchtown Charter Township. We encourage them to use language from our Master Plan to help them with their Master Plan in regards to the watershed and are willing to assist them with it. We would also like to provide them with a copy of the watershed section of the Master Plan.

MUC

Item No. 6 Old Business.

Commissioner Mr. Paul Thoma inquired about the Church on Hurd Rd.

Commissioner Mrs. Hillary Venier requested that the Public Hearing Notices be listed or posted on the Township website.

Item No. 7 New Business.

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

Item No. 8 Administrative Reviews Update/Chairperson.

Ignazio Cuccia, Planning Commission Chairperson, informed the Commission that there are no items proposed to be on next month’s agenda.

- **Mini Committee:** none
- **ZBA:** none

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to adjourn the meeting at 9:43 p.m.

MUC