

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
December 19, 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
Hatem Hannawa, H & H Designs, representing Simon Z Gas Station
Satar Zaitouna, Simon Z Gas Station - owner

17 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 October 17, 2019 Meeting.

Motion

Moved By: Hillary Venier Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the October 17, 2019 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing - Special Use: Parcel ID# 5807-071-008-00 (1790 N. Dixie Highway), for an automobile filling station which is located in the C-2, General Commercial 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:

- Legal Notice, Monroe News, December 3, 2019
- Affidavit of Mailing on November 27, 2019 of which 28 property owners were notified
- Mario Ortega, McKenna Associates, dated December 11, 2019
- Mark Mathe, Mannik & Smith Group of Michigan, dated December 11, 2019
- Josh Maddox, Fire Inspector, dated November 27, 2019
- Submittal Documents

Mr. Hatem Hannawa, H & H Designs, representing Simon Z Gas Station, approached and presented to the Commission.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated December 11, 2019. Mr. Ortega advised that if the Planning Commission determines that compliance with the required special use standards have been sufficiently met, any such special use approval granted should be conditioned upon the items listed in his review.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated December 11, 2019. Mr. Mathe advised the Planning Commission that any grant of approval of the proposed special use, should be subject to the items listed in his review.

The Commission further discussed.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

A motion was made to open the public hearing at 7:32 pm.

MUC

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

7 citizens approached and voiced their concerns against the gas station, lighting concerns, traffic problems and access to Durocher St. Most of the citizens did not object to a convenience/party store on the property as was previously but do not want the gas station due to numerous concerns. Some also expressed concerns on theft and vandalism. Others were concerned as to what the applicant proposes along the property lines as a separation between commercial and residential uses.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to close the public hearing at 8:00 pm.

MUC

The Commission further discussed.

Mr. Hannawa approached the Commission and requested to have this matter tabled in order to address the issues and concerns discussed.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to table the Special Use application as to Parcel ID# 5807-071-008-00 (1790 N. Dixie Highway), for an automobile filling station which is located in the C-2, General Commercial zoning district so that the applicant can provide additional information.

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

MUC
7 - Yes votes, 0 - No votes

Item No. 4 2019 Annual Report of Planning Commission to Township Board

Planning Commission members discussed and requested that Planning Commission information be made more readily available to the residents.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

A motion was made to have Mr. Ortega make the corrections that were discussed and present the Report to the Township Board.

MUC

Item No. 5 Old Business.

- Phoenix Theatres

Item No. 6 New Business.

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

Planning Commission members discussed:

- Ash Township – Master Plan
- Buzzwick Airport Approach Plan

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.

- Special Use – Circle K.
- Tentative Site Plan – Circle K
- Tentative Site Plan – Discount Tire
- Tentative Site Plan – Quality Inn

- **Mini Committee:**
 - Rm Fitness/PT Unlimited – Mastodon Strength & Conditioning
 - Firehouse Subs
 - Spartan Steel

- **ZBA:**
 - 1) Fence
 - 2) Garage
 - 3) Nadeau/Mental House

Item No. 8 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

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

MUC