

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

February 20, 2020

The meeting was called to order at 7:02 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

22 interested citizens

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:02 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: Hillary Venier Supported By: Dennis Staelgraeve

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

MUC

Item No. 2 Minutes of January 16, 2020 Meeting.

Motion

Moved By: Hillary Venier Supported By: Paul Thoma

A motion was made to approve the minutes for the January 16, 2020 Planning Commission meeting as presented.

MUC

Item No. 3 Tentative Site Plan Review: Parcel ID# 5807-033-002-30, Oravec & Associates, LLC request an addition of a truck parking area behind the existing Quality Inn Monroe motel at 1255 N Dixie Highway, located in the C-3, General Commercial zoning district.

Removed from Agenda to be placed on the March 19, 2020 Agenda.

Item No. 4 Remove from Table (Dec. 19, 2019) - 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: Paul Thoma

Supported By: Hillary Venier

MUC

A motion was made to remove from Table the Special Use for Parcel ID# 5807-071-008-00 to add as an item to be discussed in tonight's meeting.

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

- Added truck traffic turning plan
- Added a landscape plan
- Added photometric plan
- Removed 1 gas dispensing island
- Reduced the size of building by eight-feet
- Added a six-foot cement screen wall
- Can further enhance the site by removing 4 more parking places if needed to add additional landscaping

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated February 13, 2020. 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 asked questions to the applicant regarding:

- Whether or not there will be a drive thru restaurant
- Position of building on site plan
- The concrete wall placement and length
- Setback distance of 30 feet vs. 60 feet and cross over onto a residential property
- Placement of garbage dumpster
- Loading of the fuel and other deliveries

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated February 10, 2020. 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.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

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

- Mario Ortega, McKenna Associates, dated February 10, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated February 13, 2020
- Josh Maddox, Fire Inspector, dated February 11, 2020
- Submittal Documents

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

More than 12 citizens voiced their concerns against the gas station/party store, traffic issues, cement wall concerns, lighting issues from nearby hotels, snow removal and the flow of truck traffic around building on this site. A few citizens requested that the Commissioners please consider the wants and needs of the residents when making their decision and would they want to have this in their backyards. The biggest concern is that the Township already has too many gas stations along Dixie Highway and we do not need another one. One citizen suggested putting a laundry mat or pizza place there instead.

The Commission further discussed.

Motion

Moved By: Fred Calkins

Supported By: Kraig Yoas

A motion was made to deny 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 because it is not harmonious with the surrounding uses.

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

3 - Yes votes, 4 - No votes
MOTION FAILED

Motion

Moved By: Paul Thoma

Supported By: Brian Dotson

A motion was made to grant 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 with the condition that all requirements in the planners and engineers reports are addressed, specifically including but not limited to the following items:

- #5 – MDOT approval
- #7 - canopy height
- #12 – percentage of landscaped areas
- #14 – relocation of trash enclosure
- and other items indicated on planner’s report
- The hours of operation being restricted to 6 am to 11 pm

- Barrier must go along commercial property line
- All issues as requested to be revised on the Site Plan

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

3 - Yes votes, 4 - No votes
 MOTION FAILED

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to grant 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 with the condition that all requirements in the planners and engineers reports are addressed, specifically including but not limited to the following items:

- #5 – MDOT approval
- #7 - canopy height
- #12 – percentage of landscaped areas
- #14 – relocation of trash enclosure
- Other items indicated on planner’s report
- The hours of operation being restricted to 6 am to 11 pm
- Barrier must go along commercial property line
- All other issues as requested to be revised on the Site Plan the applicant pushing back the building and removing the loop around the building as long as it does not violate the state fire code.

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

4 - Yes votes, 3- No votes
 MOTION CARRIES

Item No. 5 Review and Discussion: Intensive Industrial Use

The Commission discussed the draft text amendment concerning intensive industrial uses and will continue discussion next month.

Item No. 6 Old Business.

Monroe Storage – Extension Request for Special Use

The Commission discussed.

Motion

Moved By: Paul Thoma

Supported By: Fred Calkins

A motion was made to grant the extension of the Special Use approval from March 21, 2019 for an additional year until March 20, 2021, for Monroe Storage/Design Haus, LLC (Parcel ID# 5807-646-004-00) for a proposed Indoor Self-Storage Facility located at the northeast corner of Stewart Road and the CSX Railroad in the C-3, Highway Commercial zoning district.

MUC

Item No. 7 New Business.

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

Mr. Thoma inquired about the status of the landscaping business on Telegraph.

Item No. 8 Administrative Reviews Update/Chairperson.

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

- Site Plan Review - Rand Construction – **Friendly Ford** - Storage Expansion
- Site Plan Review – Designhaus – **Monroe Storage** (Steward Rd. Storage)
- Site Plan Review – Oravec & Associates – **Quality Inn** – semi truck parking lot
- Special Use – N.C. Designers – **Michigan Fuels** (3rd time)

- **Mini Committee:** none

- **ZBA:** none

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 10:02 p.m.

MUC