

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
April 7, 2022

The meeting was held both in person and via Zoom and was called to order at 7:02 p.m.

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

Absent: 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
Kevon Martis, Deerfield Township Zoning Administrator

1 interested citizen

0 interested citizens via ZOOM

A quorum being present, Chairman Paul Thoma 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 Thoma to rise and recite the Pledge of Allegiance.

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve Supported By: Chris Collins MUC

A motion was made to approve the agenda as presented.

Item No. 3 Minutes of March 17, 2022

Moved By: Hillary Venier Supported By: Dennis Staelgraeve MUC

A motion to approve the minutes as presented.

Item No. 3 Presentation by Kevon Martis – Solar

Mr. Kevon Martis, Deerfield Township Zoning Administrator, made a presentation to the Planning Commissioners titled “Zoning for Utility Scale Solar: What Townships Need to Know”.

Motion

Moved By: Hillary Venier Supported By: Fred Calkins MUC

A motion was made to review and place on file a copy of the presentation and a handout dated February 27, 2020, titled "Carroll Road Solar Farm LLC. Estimated Economic Impacts of Reduced Agricultural Production".

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to open public comment at 8:02 pm.

MUC

One concerned citizen spoke in favor of the items Mr. Martis presented and explained his concerns against large scale solar energy systems coming to his backyard.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

A motion was made to close public comment at 8:06 p.m.

MUC

Item No. 4 Review and Discussion: Frenchtown Zoning Ordinance Article 5, starting at Section 5.09

Mario Ortega, McKenna Associates, Township Planner, presented the proposed changes to Article 5.

The Commission reviewed and discussed Article 5 – Development Standards. The sections reviewed are as follows:

- 5.09 Landscaping and Screening
- 5.10 Garbage Disposal
- 5.11 Flag Poles
- 5.12 Flood Plain Standards
- 5.13 Donation Bins

The Commission also reviewed and discussed Article 6, Sections:

- 6.01 Principal Building Per Lot
- 6.02 Building Permit Issued Prior to Adoption of Ordinance
- 6.03 Site Grading
- 6.04 Deed Restrictions, Condominium By-Laws, Easements, and Other Private Agreements
- 6.05 Voting Places
- 6.06 Private Roads
- 6.07 Illegal Buildings
- 6.08 Sewage Disposal
- 6.09 Temporary Portable Toilet Facility
- 6.10 Classification of Moved Buildings
- 6.11 Reconstruction of Damaged Conforming Buildings

- 6.12 Fire Protection Requirements
- 6.13 Electric Distribution and Service Lines
- 6.14 Sufficient Stormwater Design
- 6.15 Individual Room Rentals Prohibited

Item No. 4 Old Business.

None to report

Item No. 5 New Business.

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

Item No. 6 Administrative Reviews Update.

- Township Board Report from Chris Collins.
- ZBA Report from Fred Calkins, Planning Commission Liaison
- Planning Commission April Agenda and report from Paul Thoma, Planning Commission Chair
 - Pro Shine Express Car Wash – Special Use
 - Pro Shine Express Car Wash – Tentative Site Plan

Item No. 7 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

MUC

A motion was made to adjourn the meeting at 9:50 p.m.