

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

June 4, 2020

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

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

Via Zoom: Hillary Venier
Mario Ortega, McKenna Associates, Township Planning Consultant

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Natalie Askar, Planning Commission Recording Secretary
Nasser Choucair, NC Designers & Contracting Inc., Architect/Owner
Nicole Ernst, Friendly Ford General Manager
Timothy Zimmer, Livingston Engineering/Rand Construction
Andy Klein, Rand Construction, President & CEO, Friendly Ford storage building
Neil Ganshorn, Rand Construction, Project Manager, Friendly Ford storage building
Greg Oravec, Oravec & Associates, LLC
Tom Jenkins, Frenchtown Township Constable

No 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: Fred Calkins

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

MUC

Item No. 2 Minutes of February 20, 2020 Meeting.

Motion

Moved By: Dennis Staelgraeve Supported By: Brian Dotson

A motion was made to approve the minutes for the February 20, 2020 Planning Commission meeting as presented.

MUC

Item No. 3 Public Hearing -- Special Use: Parcel ID# 5807-009-036-00 and 5807- 009-037-00 (Michigan Fuels) for an automobile filling station at 7051/7015 N. Monroe Street, which is located in the C-3, Highway 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:

- Mario Ortega, McKenna Associates, dated March 9, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated March 12, 2020
- Josh Maddox, Fire Inspector, dated March 12, 2020
- Randy Kendall, Frenchtown Water Department, dated March 13, 2020
- Affidavit of Mailing on May 4, 2020 of which 10 property owners were notified
- Submittal Documents

Nasser Choucair, NC Designers & Contracting Inc., Architect/Owner approached and presented his case for the requested special use approval for an automobile filling station with convenience mart.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated March 12, 2020. Mr. Mathe recommends that the Planning Commission grant re-approval of the proposed special use, with the condition that it should be subject to the items listed in his review.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated March 9, 2020. Mr. Ortega recommends that the Planning Commission grant special use approval contingent upon the following:

1. Submittal of a scaled elevation of the proposed canopy to ensure compliance with the 25-foot maximum height requirement.
2. The applicant submitting for review and receiving tentative and final Site Plan Approval.
3. The receipt of an approval letter from MDOT for the proposed driveway access configuration and other outside agencies.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

A motion was made to open the public hearing at 7:19 pm.

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

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

MUC

A motion was made to close the public hearing at 7:20 pm.

The Commission further discussed.

Motion

Moved By: Paul Thoma

Supported By: Kraig Yoas

A motion was made to grant approval for the special use for Parcel ID# 5807-009-036-00 and 5807- 009-037-00 for an automobile filling station at 7051 & 7015 N. Monroe Street, which is located in the C-3, Highway Commercial zoning district, contingent upon ZBA approval for proximity to the existing Fire Station, conditions from Planner and Engineer in their reports and approvals from the other approving agencies.

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# 5807-675-009-00, (1020 Lasalle Rd) Rand Construction request a private indoor storage facility, including 15,200 square feet indoor storage building, paved drive isle and storm water detention basin.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

MUC

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

- Mario Ortega, McKenna Associates, dated March 10, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated March 12, 2020
- Josh Maddox, Fire Inspector, dated February 12, 2020
- Randy Kendall, Frenchtown Water Department, dated March 11, 2020
- Submittal Documents

Timothy Zimmer, Livingston Engineering with Rand Construction and Nicole Ernst, Friendly Ford General Manager approached and presented their case for the requested private indoor storage facility for the owners of Friendly Ford.

Neil Ganshorn, Rand Construction, Project Manager and Andy Klein, Rand Construction, President & CEO also assisted in answering questions from the Commissioners.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated March 10, 2020. Mr. Ortega recommends the Planning Commission grant tentative site plan approval contingent upon the items listed in his review and a land combination to be completed.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated March 12, 2020. Mr. Mathe recommends the Planning Commission grant tentative site plan approval subject and contingent upon the items listed in his review.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to grant approval for the Tentative Site Plan Review: Parcel ID# 5807-675-009-00, (1020 Lasalle Rd) Rand Construction request a private indoor storage facility, including 15,200 square feet indoor storage building, paved drive isle and storm water detention basin.

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 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 1225 N Dixie Highway, located in the C-3, 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:

- Mario Ortega, McKenna Associates, dated January 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, January 8, 2020
- Josh Maddox, Fire Inspector, dated January 7, 2020
- Jenna Morse, Monroe County Drain Commission, dated December 26, 2019 and January 3, 2020
- Submittal Documents

George Oravec, Oravec & Associates, LLC approached and presented their case on behalf of Quality Inn for a semi-truck parking lot for the hotel.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated January 8, 2020. Mr. Mathe recommends the Planning Commission grant tentative site plan approval subject and contingent upon the items listed in his review.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated January 8, 2020. Mr. Ortega recommends the Planning Commission grant tentative site plan approval contingent upon the items listed in his review, which includes but not limited to:

- Submitting additional details for the site plan
- Land combination is required
- Landscaping details
- Approvals from other entities
- Suggests one-way traffic path for Semi-trucks and trailers

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

MUC

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

- BS&A Building print out of parcels 5807-033-002-30, 5807-033-002-10

Motion

Moved By: Fred Calkins

Supported By: Kraig Yoas

A motion was made to grant approval for the 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 1225 N Dixie Highway, located in the C-3, General Commercial zoning district contingent upon :

- Land combination to be completed
- Better defined truck flow pattern with signage
- Study of flow pattern with adjustments to be made
- Lighting plan
- Landscaping plan
- The items listed in the Planner, Engineer and Fire Inspector’s reports
- Approval from the Drain Commission
- Final Site Plan Review Approval

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

MUC
7 - Yes votes, 0 - No votes

Item No. 6 Review and Discussion: Intensive Industrial Use.

The Commission discussed.

Item No. 7 Old Business.

Landscaping business on N Telegraph was discussed by the Commission. The Commission requested that the Township Attorney and Building Official be present for the June 18th Planning Commission meeting.

Item No. 8 New Business.

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

Item No. 9 Administrative Reviews Update/Chairperson.

Ignazio Cuccia, Planning Commission Chairperson, informed the Commission of the heard at the following meetings:

- **Mini Committee:** none
- **ZBA:** no quorum for March meeting

Item No. 10 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 9:12 p.m.

MUC