

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
July 15, 2021

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

Roll call: Paul Thoma Dennis Staelgraeve Brian Dotson
Don Abrams Chris Collins

Absent: Hillary Venier Fred Calkins

Also present: Brad Bice, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Hatem Hannawa, BD & E GROUP, LLC – Representing Simon Z Liquor Telegraph
Satar Zaitouna, Property Owner – Simon Z Liquor Telegraph
Jim Jacobs, James A Jacobs Architects – Project Second Chance
Marji McIntyre, Executive Director, Project Second Chance
Cheryl Wassus, Trainer & Board Member, Project Second Chance
Donna Cherba, Board Member, Project Second Chance
Tyler Gedelian, Board Member, Project Second Chance
Steve Noll, Project Manager, Tommy’s Express Carwash – **via Zoom**
Bruce Zeinstra, Holland Engineering, Inc. – Tommy’s Express Carwash – **via Zoom**

5 interested citizens +1 service dog

0 interested citizens via Zoom

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

Motion

Moved By: Don Abrams Supported By: Chris Collins

A motion was made to appoint Dennis Staelgraeve as acting secretary due to the absence of Hillary Venier.

MUC

Item No. 1 Agenda Approval.

Motion

Moved By: Chris Collins Supported By: Don Abrams

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of June 17, 2021 Meeting.

Motion

Moved By: Dennis Staelgraeve Supported By: Don Abrams

A motion was made to approve the minutes for the June 17, 2021 Planning Commission meeting as presented.

MUC

Item No. 3 Sign Ordinance Waiver: Parcel ID # 5807-009-041-20 located at 7850 N. Telegraph in a C-3 Highway Commercial zoned district. Request for a waiver to construct a slightly taller sign than allowed by the current sign ordinance to prevent damage from debris thrown by snowplows.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 7, 2021. Mr. Ortega states that the requested waiver would appear to be based on a need that could be addressed with a different sign design that is in compliance with the ordinance. We recommend the Planning Commission deny the sign waiver request based on the following finding of fact:

1. The increased sign height could harm the ability of neighboring businesses to operate;
2. An illuminated sign with an increased height could be a nuisance to residences;
3. There are several design alternatives which could serve the purpose desired by the applicant and are in compliance with zoning ordinance standards.

Hatem Hannawa, BD & E GROUP, LLC, presented their request for a Sign Ordinance Waiver for Parcel ID# 5807-009-041-20 (7850 N Monroe St) for a taller sign than the ordinance currently allows to prevent damage that would be caused by debris thrown by snowplows.

The Commission discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

MUC

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

- Mario Ortega, McKenna Associates, dated July 7, 2021
- Submittal Documents

The Commission further discussed.

Motion

Moved By: Brian Dotson

Supported By: Chris Collins

A motion was made to grant the Sign Ordinance Waiver for Parcel ID # 5807-009-041-20 located at 7850 N. Telegraph in a C-3 Highway Commercial zoned district request for a waiver to construct a slightly taller sign than allowed by the current sign ordinance to prevent damage from debris thrown by snowplows with the following condition:

- That the height measurement of the sign starts at the mean height between the center of Telegraph Road and height of parking lot.

Roll Call: Dotson– Yes, Collins – Yes, Abrams – Yes,
 Thoma – Yes, Staelgraeve – Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 4 Public Hearing – Rezoning: to hear and consider a request to conditionally rezone Parcel #5807-057-001-10 (2400 N. Dixie Hwy) from R-1-R Single Family Residential to Conditional C-3 Highway Commercial. The conditional rezoning request is to establish an educational/counseling

center and dog day care facility. The site is located on the south side of N. Dixie Hwy, west of Grand Blvd. and was previously occupied as the Jefferson School District administrative offices.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated July 7, 2021. Mr. Ortega states that the rezoning would allow for the redevelopment of a vacant property. Whether the proposed use would be compatible with the adjacent uses will depend on the site design and how the facility will function. Based on the following findings, we advise the Planning Commission to recommend approval of the proposed rezoning from R-1-R Single Family Residential to Conditional C-3, Highway Commercial to the Township Board for the site to only be used as an educational center and dog daycare facility:

1. Consistency with the Township Master Plan.
2. Compatibility of the site's physical characteristics with the proposed use.
3. Compatibility of the redevelopment with the surrounding uses contingent upon site plan approval.
4. Capacity of the existing utilities and road system to accommodate the proposed use.
5. The conditional rezoning will not create an isolated or incompatible zoned site in the area.

The recommendation of approval should be contingent upon the applicant receiving site plan approval where the redevelopment is specifically designed to reflect the site's location within the Township.

Brad Bice, Mannik & Smith Group of Michigan, Township Engineer, presented Mark Mathe's Engineer report dated July 7, 2021. In Mr. Mathe's report he states that the applicant has requested a conditional rezoning that restricts the allowable use to an educational training facility and dog daycare only, the proposed use would be consistent with the available utility and infrastructure capacities. The comments in his report should be utilized by the Planning Commission as a supplemental resource to the Township Planning Consultant's report when making a recommendation regarding the proposed conditional rezoning.

Jim Jacobs, James A Jacobs Architects PLLC representing Project Second Chance, presented their request and conditions of their Conditional Rezoning for Project Second Chance at their proposed location at 2400 N Dixie Hwy (Parcel # 5807-057-001-10) to rezone from R-1-R Residential to Conditional C-3 Commercial Highway.

Marji McIntyre, Project Second Chance, introduced the board members and gave a brief explanation of their mission, history and growing their program for Project Second Chance.

Cheryl Wassus, VP & Trainer, explained program structure, training and the outside spaces.

Donna Cherba, Board Member, explained the therapy portion of their program and the inside of the facility.

Tyler Gedelian, Board Member and representative of Visiting Angels, spoke about their Graduation, positive impacts from some of their graduates and purpose of the operations of Project Second Chance.

Mr. Jacobs summarized the intent of this special project and explained the conditional rezoning request.

Motion

Moved By: Dennis Staelgraeve

Supported By: Chris Collins

MUC

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

- Mario Ortega, McKenna Associates, dated July 7, 2021
- Mark Mathe, Mannik & Smith Group of Michigan, July 7, 2021
- Legal Notice, Published in Monroe News June 29, 2021
- Affidavit of Mailing, 24 envelopes mailed on June 24, 2021
- Power Point Presentation – Project Second Chance
- 2 Pamphlets Project Second Chance
- Submittal Documents

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to open the public hearing at 8:23 pm.

MUC

Paul Thoma, Planning Commission Chairperson, asked three separate times if there were any citizens who wished to address the Commission. There were no citizens who wished to comment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

A motion was made to close the public hearing at 8:24 pm.

MUC

The Commission further discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

A motion was made to recommend approval to the Township Board of the request to conditionally rezone Parcel #5807-057-001-10 (2400 N Dixie Hwy) from R-1-R Single Family Residential to Conditional C-3 Highway Commercial contingent upon the recommendations of the Planner and Engineer reports as well as being subject to Site Plan Approval.

Roll Call: Collins – Yes, Thoma – Yes, Dotson– Yes,
Staelgraeve – Yes, Abrams – Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 5 Public Hearing – Special Use: to hear and consider a special use permit for a new carwash facility on a site comprised of three parcels, Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive). The combined site is 3.08 acres in area. The site where the special use is being requested is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway Commercial.

Mario Ortega, McKenna Associates, Township Planner, presented the planner’s report dated July 7, 2021. Mr. Ortega states that the site appears to be an appropriate location for the proposed special use and will could function effectively to provide automatic car wash service to Township residents. However, aspects regarding site function and screening remain. While the remainder property area has

never been developed, the applicant should address any proposed use for the site. We would recommend that the granting of any special use approval be contingent upon the following:

1. The operation of the facility shall require temporarily closure of the N Telegraph Road access point should the stacking lane exceed 29 vehicles.
2. The installation of a screening wall adjacent to the Hendricks Drive residence in combination with evergreen plantings along the residential side of the wall.
3. Hours of operation that, in the opinion of the Planning Commission, will promote compatibility with adjacent residential uses.
4. The use of a grey water recycling system to minimize the impact on local infrastructure and the environment.
5. Applicant receiving tentative and final site plan approval.
6. Submittal of a photometric plan and detailed lighting cut sheets that are compliance with the ordinance.
7. Submittal of a landscape plan that provides extensive landscaping that in the opinion of the Planning Commission meets the intent of the ordinance.

Brad Bice, Mannik & Smith Group of Michigan, Township Engineer, presented Mark Mathe's Engineer report dated July 7, 2021. In Mr. Mathe's report he states that they have no objection to the Planning Commission granting approval of the proposed special use, subject to the comments noted in his report.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

MUC

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

- Mario Ortega, McKenna Associates, dated July 7, 2021
- Mark Mathe, Mannik & Smith Group of Michigan, July 7, 2021
- Josh Maddox, Fire Inspector, dated July 7, 2021
- Randy Kendall, Frenchtown Water Department, dated June 17, 2021
- Legal Notice, Published in Monroe News June 29, 2021
- Affidavit of Mailing, 43 envelopes mailed on June 24, 2021
- Submittal Documents

Steve Noll, Project Manager Tommy's Express Carwash, and Bruce Zeinstra, Holland Engineering, Inc., presented **VIA ZOOM** their request for Special Use approval for a carwash facility on a site comprised of three parcels with a combined site of 3.08 acres in area. They showed renderings of what the carwash will look like and answered all questions from the Commission.

Motion

Moved By: Don Abrams

Supported By: Brian Dotson

A motion was made to open the public hearing at 9:03 pm.

MUC

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

One concerned citizen had questions regarding the traffic on Hendricks and expressed concerns to the fact that it is extremely difficult to pull out onto Telegraph Rd.

Paul Thoma, Planning Commission Chairperson, asked two more times if there were any citizens who wished to address the Commission. There were no citizens who wished to comment.

Motion

Moved By: Don Abrams

Supported By: Brian Dotson

A motion was made to close the public hearing at 9:06 pm.

MUC

The Commission further discussed.

Motion

Moved By: Chris Collins

Supported By: Don Abrams

A motion was made to grant special use approval for a new carwash facility on a site comprised of three parcels, Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive). The combined site is 3.08 acres in area. The site where the special use is being requested is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway Commercial. Approval is contingent upon:

1. The items listed in the Planner’s and Engineer’s Reports being addressed.
2. All outside approvals to be obtained (Road Commission, MDOT, etc.).
3. Lot Combination to be completed.
4. Hours of operation either 6 am to 9 pm or 7 am to 10 pm.
5. Addition of sidewalks along Telegraph Rd.
6. The noise produced by the Carwash stays within Township Ordinance levels.

Roll Call: Staelgraeve – Yes, Dotson– Yes, Collins – Yes,
 Thoma – Yes, Abrams – Yes.

MUC

5 - Yes votes, 0 - No votes

Item No. 6 Tentative Site Plan Review: Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive). Request for the site plan of a new carwash facility. The combined site is 3.08 acres in area. The site where the special use is being requested is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway Commercial.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 7, 2021. Mr. Ortega states that once special use approval has been granted, we recommend the Planning Commission grant tentative site plan approval contingent upon the following:

- A. Compliance with all conditions of special use approval.
- B. Submittal of a lot combination application for all three lots.
- C. Submittal of a final site plan that includes the following:
 1. Compliance with all dimensional standards including those measured from the street setback line.
 2. Dumpster enclosure elevations and details.
 3. Sidewalks along N Telegraph Road.

- D. Submittal of a landscape plan that provides extensive landscaping that in the opinion of the Planning Commission meets the intent of the ordinance.
- E. The applicant indicating the proposed signage will be in compliance with ordinance standards or submittal of a sign waiver application.
- F. Submittal of a photometric plan and detailed lighting cut sheets that are compliance with the ordinance.
- G. Submittal of approvals from the required Township departments.
- H. Submittal of approvals from relevant outside agencies.
- I. The applicant addressing any site plan issues identified by the Township Engineer.

Brad Bice, Mannik & Smith Group of Michigan, Township Engineer, presented Mark Mathe’s Engineer report dated July 7, 2021. In Mr. Mathe’s report he states that there are a few geometric adjustments required to the site layout to accommodate Township standards and to accommodate larger vehicles. However, we have no objection to the Planning Commission granting approval of the tentative site plan, subject to the applicant addressing all comments provided and incorporating them into the final site plan drawings.

In addition, tentative site plan approval should also be contingent upon:

- Approval from the Township Fire Inspector,
- Approval from the Township Water Department, and
- Approval from the Township Planning Consultant.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

MUC

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

- Mario Ortega, McKenna Associates, dated July 7, 2021
- Mark Mathe, Mannik & Smith Group of Michigan, July 7, 2021
- Josh Maddox, Fire Inspector, dated July 7, 2021
- Randy Kendall, Frenchtown Water Department, dated June 17, 2021
- Submittal Documents

Steve Noll, Project Manager Tommy’s Express Carwash, and Bruce Zeinstra, Holland Engineering, Inc., presented and answered questions **VIA ZOOM** their request for Tentative Site Plan Approval for a carwash facility on a site comprised of three with a combined site of 3.08 acres in area. They showed renderings of what the carwash will look like and answered all questions from the Commission.

The Commission further discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

A motion was made to grant tentative site plan approval for a new carwash facility on a site comprised of three parcels, Parcels #5807-956-002-01, #5807-956-005-00, #5807-956-006-01, (1017 N Telegraph Rd, 1029 N Telegraph Rd and 1439 Hendricks Drive). The combined site is 3.08 acres in area. The site is located at the southwest corner of N Telegraph Rd and Hendricks Dr and is zoned C-3 Highway

Commercial. Approval is contingent upon the items listed in the Planner's and Engineer's Reports, other Township Departments being addressed and all outside approvals to be obtained.

Roll Call: Abrams – Yes, Collins – Yes, Thoma – Yes,
 Staelgraeve – Yes, Dotson– Yes.

MUC
5 - Yes votes, 0 - No votes

Item No. 7 Review & Discussion: Zoning Ordinance Article 200 Section 4.46 Solar Panel Arrays – Specifically Solar Panel Farms.

Mario Ortega, McKenna Associates, presented some of the Zoning Ordinance 200 Section 4.46 regarding Solar Panel Arrays, specifically Solar Panel Farms.

Motion

Moved By: Dennis Staelgraeve

Supported By: Don Abrams

A motion was made to **TABLE** the discussion on Zoning Ordinance Article 200 Section 4.46 Solar Panel Arrays – specifically solar panel farms due to the lateness of the meeting.

MUC

Item No. 8 Old Business.

No old business was discussed.

Item No. 9 New Business.

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

Item No. 10 Administrative Reviews Update/Chairperson.

Chis Collins, Township Trustee, provided the Commission a Report from the Township Board.

ZBA Report: No meeting in July.

Paul Thoma, Planning Commission Chairperson, informed the Commission of:

- 1) The items proposed to be on next month's agenda.
 - Next Month's Agenda:
 - Solar Panel Arrays
 - Zoning Ordinance Review
- 2) The Mini Committee meetings held since last meeting.
 - Mini Committee: Woodland Farms

Item No. 11 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 10:04 p.m.

MUC