

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
July 16, 2020

The meeting was called to order at 7:03 p.m.

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

Absent: Hillary Venier Fred Calkins

Via Zoom:

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Jim Jacobs, James S Jacobs Architects, PLLC, Representing Easton's Corner Mobile Part Sales
Dean Masciulli, Newport Creek New Homes, Owner – sign waiver
Roger DeHoek, Circle K - Real Estate Development Manager
Jesse Delarca, P.E., P.S., Wellert Corporation - Project Manager, Circle K
Timothy Zimmer, Livingston Engineering/Rand Construction, Friendly Ford storage building
Robert Sweet, McBride DALE Clarion, Development Manager for Speedway
Mike Smead, Speedway LLC, Project Manager

6 interested citizens

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:03 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: Kraig Yoas

Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented.

MUC

Item No. 2 Minutes of June 18, 2020 Meeting.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to approve the minutes for the June 18, 2020 Planning Commission meeting as presented.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked Commissioner Paul Thoma if he would like to accept the position of Acting Secretary for tonight's meeting in the absence of the appointed Secretary.

Item No. 3 Public Hearing – Special Use: Parcel ID# 5807-009-035-00 (7000 N. Monroe Street) for retail sales with outdoor display and storage areas which is located in a C-3 Commercial zoned district. The 1.71-acre parcel is located on the east side of N. Monroe Street, north of Stumpmier Road.

Jim Jacobs, James S Jacobs Architects, PLLC, representing Easton's Corner Mobile Part Sales, approached and presented the case of the requested special use for outdoor display and storage areas of mobile home part sales at 7000 N. Monroe Street.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated July 8, 2020. Mr. Ortega recommends that the Planning Commission grant special use approval contingent upon the applicant submitting a revised site plan that is compliant with all special use requirements of the zoning ordinance and ultimately receiving final site plan approval.

The Commissioners asked questions of both Mr. Ortega and Mr. Jacobs for clarification.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

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

- Mario Ortega, McKenna Associates, dated July 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 8, 2020
- Josh Maddox, Fire Inspector, dated July 6, 2020
- Randy Kendall, Frenchtown Water Department, dated July 9, 2020
- Affidavit of Mailing on June 23, 2020 of which 12 property owners were notified
- Legal Notice, Monroe Newspaper, Published June 30, 2020
- Submittal Documents

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated July 6, 2020. Mr. Mathe states that Mannik & Smith has no objection to the Planning Commission granting approval of the proposed special use, subject to the comments noted in his review.

Motion

Moved By: Paul Thoma

Supported By: Brian Dotson

A motion was made to **OPEN** the public hearing at 8:10 pm.

MUC

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to address the Commission three times. There were no residents who wished to speak.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to **CLOSE** the public hearing at 8:11 pm.

MUC

The Commission further discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to grant special use approval for retail sales with an outdoor display and storage area for mobile home part sales at 7000 N Monroe Street, located in a C-3 Commercial zoned district, subject to the remarks made by the Planner, Engineer, Fire Inspector, Water Department and obtaining proper approval from all approving agencies. There are to be no displays on the grass – must be in designated area on asphalt. Displays will have a height limitation of 20 feet maximum.

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

MUC

5 - Yes votes, 0 - No votes

Item No. 4 Final Site Plan Review: Parcel ID# 5807-124-016-00, Circle K, Inc. request for a proposed automobile filling station on a 2.047-acre portion of 1290 N. Monroe Street which is located in the C-2, General Commercial zoning district.

Roger DeHoek, Circle K, approached and presented the plans for the Final Site plan of the gas station and convenience mart to be located at the NW corner of 1290 N Monroe St.

Jesse Delarca, P.E., P.S., Wellert Corporation - Project Manager, Circle K, answered questions posed by the Commissioners.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 8, 2020. Mr. Ortega recommends that the Planning Commission grant Final Site Plan approval contingent upon the items listed in his review.

Commissioner Kraig Yoas left the meeting @8:45pm.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated July 6, 2020. Mr. Mathe states that Mannik & Smith has no objection to the Planning Commission granting approval of the final site plan, subject to the comments noted in his review.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

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

- Mario Ortega, McKenna Associates, dated July 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 6, 2020
- Josh Maddox, Fire Inspector, dated July 8, 2020
- Randy Kendall, Frenchtown Water Department, dated July 9, 2020

- Barry LaRoy, City of Monroe Water & Wastewater, dated June 10, 2020
- Douglas Link, Monroe County Drain Commission, dated June 11, 2020
- Jenna Morse, Monroe County Drain Commission, dated June 15, 2020
- Submittal Documents

Ignazio Cuccia, Planning Commission Chairperson, asked if there were any citizens who wished to make a comment. There were no residents who wished to speak.

The Commission further discussed.

Motion

Moved By: Brian Dotson

Supported By: Dennis Staelgraeve

A motion was made to grant final site plan approval for a Circle K automobile filling station and convenience mart on a 2.047-acre portion of 1290 N Monroe St. which is located in a C-2 General Commercial zoning district subject to the remarks made by the Planner, Engineer, Fire Inspector, Water Department and obtaining proper approval from all approving agencies.

Roll Call: Cuccia – Yes, Staelgraeve – Yes,
Dotson– Yes, Thoma – Yes.

MUC
4 - Yes votes, 0 - No votes

Item No. 5 Sign Ordinance Waiver – Newport Creek New Homes - Parcel ID# 752-000-00 (Arbor Creek Subdivision) in a R-1-B Residential Zoning District – Request for a Sign to advertise for phase II of Arbor Creek Condominiums - to be placed for a period longer than 60 days.

Motion

Moved By: Paul Thoma

Supported By: Brian Dotson

MUC

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

- Mario Ortega, McKenna Associates, dated July 8, 2020
- Submittal Documents

Dean Masciulli, Newport Creek New Homes – Owner, approached and presented his case to request a sign waiver to advertise for Phase II of Arbor Creek Condominiums. He requested a 4’ x 4’ sign with no illumination with a maximum height of 6’ for a period of at least 1 year with possibly an extension.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 8, 2020. Mr. Ortega recommends that the Planning Commission approve the sign waiver request based on the items listed in his review.

Mark Mathe, Engineer had no comments on sign waiver.

The Commission further discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to grant the request for a sign waiver for Newport Creek New Homes to advertise for Phase II of Arbor Creek Condominiums for a 4’ x 4’ sign with no illumination with a maximum height of 6’ for a period of 2 years with the option to request a 1 year extension from the commission if needed.

Roll Call: Staelgraeve – Yes, Dotson– Yes, Cuccia – Yes, Thoma – Yes.

MUC

4 - Yes votes, 0 - No votes

Item No. 6 Final Site Plan Review: Parcel ID# 5807-675-009-00, (1020 Lasalle Rd) Rand Construction request for a private indoor storage facility, including 15,200 square feet indoor storage building, paved drive aisle and storm water detention basin.

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.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 8, 2020. Mr. Ortega recommends the Planning Commission grant final site plan approval contingent upon the items listed in his review, from township departments and outside agencies.

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

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

MUC

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

- Mario Ortega, McKenna Associates, dated July 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 8, 2020
- Josh Maddox, Fire Inspector, dated June 30, 2020
- Randy Kendall, Frenchtown Water Department, dated July 9, 2020
- Susan Iott-Garrison, Frenchtown Assessor, dated June 17, 2020
- Douglas Link P.E., Monroe County Drain Commission, dated June 25, 2020
- Jenna Morse, Monroe County Drain Commission, dated June 30, 2020
- Submittal Documents

Motion

Moved By: Paul Thoma

Supported By: Brian Dotson

A motion was made to grant approval for the Final Site Plan Review: Parcel ID# 5807-675-009-00, (1020 Lasalle Rd) as to Rand Construction request for a private indoor storage facility, including 15,200 square feet indoor storage building, paved drive aisle and storm water detention basin based on the recommendations from the planner, engineer and other agencies.

Roll Call: Dotson– Yes, Staelgraeve – Yes, Thoma – Yes, Cuccia – Yes.

MUC

4 - Yes votes, 0 - No votes

Item No. 7 Old Business.

The Commission discussed a previous applicant and the status of their project.

Item No. 8 New Business.

Rob Sweet, McBride DALE Clarion – Development Specialist and Mike Smead Newbuild Project Manager – Speedway approached and presented their proposal and potential issues for an automobile fueling station on Nadeau Rd. next to the current Pilot gas station.

Item No. 9 Administrative Reviews Update/Chairperson.

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

- **Mini Committee:**
- **ZBA:**
 - Garage addition – approved
 - Fence – Historical Society – approved
 - To build in front of setback – denied

Item No. 10 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to adjourn the meeting at 9:55 p.m.

MUC