

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
August 6, 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  
Kerry Bondy, Petrangelo Bondy & Crossley, P.C., Frenchtown Township attorney

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative  
Mario Ortega, McKenna Associates, Township Planning Consultant  
Natalie Askar, Planning Commission Recording Secretary  
Randy Kendall, Distribution Supervisor - Frenchtown Water Department  
Philip Goldsmith, InSite Real Estate attorney  
Mike Larson, Managing Director – Development, InSite Real Estate  
Eric Lord, PE, Vice President – Atwell, LLC  
Julie Kroll, PE, PTOE, Sr. Project Manager, Traffic Consultant, Fleis & Vandenbrink  
Tom Jenkins, Frenchtown Constable

1 interested citizen  
2 interested citizens via Zoom

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 presented.

MUC

**Item No. 2 Minutes of July 16, 2020 Meeting.**

**Motion**

Moved By: Paul Thoma Supported By: Dennis Staelgraeve

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

MUC

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to appoint Paul Thoma acting secretary until Hillary Venier arrives via zoom.

MUC

**Item No. 3 Tentative & Final Site Plan Review: Parcel ID# 5807-003-031-00, 5807-004-009-00, 5807-004-012-00, 5807-004-014-00, 5807-004-017-00, 5807-004-018-00 and 5807-004-019-00, for the proposed 1,026,513 square foot facility site plan at the former Nike Missile base site located on Telegraph Road south of Newport Road.**

Mike Larson, Managing Director – InSite Real Estate Development approached and presented the proposal for a 1,026,513 square foot facility for a warehouse/distribution center located at the former Nike Missile Base Site. Mr. Larson discussed the consent judgement items important to the Site Plan Review for this first-class industrial facility that they are proposing.

- Owner: InSite Real Estate
- General Contractor: FCL Builders
- Tenant: Fortune 20 Company

Commission Member/Secretary Venier entered meeting via Zoom at 7:10 PM.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated July 17, 2020. Mr. Ortega also explained the consent judgement between InSite Real Estate and the Township dated July 24, 2020 and gave a brief history from 2018 to the present. Mr. Ortega recommends that the Planning Commission grant tentative and final site plan approval contingent upon the applicant addressing the identified issues in compliance with the applicable ordinance standards. Mr. Ortega also recommends that the applicant has the 7 parcels combined and then split into the three “Lots” in their proposal.

Questions regarding parking, MDOT requirements, LM zoning requirements, a second entrance/exit for emergency purposes only, width of drive at the narrowest spot, bike/pedestrian path possibility, truck stacking and the traffic study were discussed between the Commission, Planner and the applicant’s team.

**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 17, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated July 17, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, (second review) dated August 6, 2020
- Josh Maddox, Fire Inspector, dated July 10, 2020
- Josh Maddox, Fire Inspector, dated August 5, 2020
- Randy Kendall, Frenchtown Water Department, dated July 9, 2020
- Randy Kendall, Frenchtown Water Department, (second review) dated August 6, 2020
- Sue Iott-Garrison, Frenchtown Assessor, MEMO dated July 24, 2020
- Barry LaRoy, City of Monroe Water & Wastewater Utilities, dated July 13, 2020

- Barry LaRoy, City of Monroe Water & Wastewater Utilities, dated July 21, 2020
- Barry LaRoy, City of Monroe Water & Wastewater Utilities, dated August 6, 2020
- Douglas Link, Monroe County Drain Commission, dated July 22, 2020
- Jenna Morse, Monroe County Drain Commissioner’s Office, dated July 27, 2020
- Jenna Morse, Monroe County Drain Commissioner’s Office, dated August 6, 2020
- Consent Judgement, dated July 24, 2020
- Laurent Fournier, MDOT, dated August 6, 2020
- Bridgett Carver, EGLE, dated July 31, 2020
- Submittal Documents

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s reports dated July 17 and August 6, 2020. Mr. Mathe recommends the Planning Commission grant tentative and final site plan approval subject and contingent upon the items listed in his reviews.

Questions regarding the highway & utility easement, detention pond and weir, water usage, type and placement of generator along with proximity to transformer on property, battery charging area – safety in relation to the office and storage volume in detention pond were discussed by the Commission, Engineer, Frenchtown Water Department and the Applicant’s team.

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

One concerned citizen addressed the Commission and voiced his concerns regarding

- the distance of the condos along Newport Rd. and the edge of the black top at facility (approx. 220’)
- the consent judgement with regards to the Nike Park
- questions pertaining to the possibility of a second access to the facility

The Commission further discussed.

**Motion**

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to require a second access to the site to be located on Newport Rd. for Emergency Access ONLY. The Access must be a non-operational road that meets the Fire Code with a minimum 20’ width, constructed of gravel, to be gated with a Knox Box and with the understanding that Road Commission approval will be required for this secondary emergency access. Further when second access is constructed on Newport Road the Applicant could request that the secondary emergency access road be permitted to be abandoned.

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

**Motion**

Moved By: Paul Thoma

Supported By: Brian Dotson

A motion was made to grant approval for both tentative and final site plan review: Parcel ID# 5807-003-031-00, 5807-004-009-00, 5807-004-012-00, 5807-004-014-00, 5807-004-017-00, 5807-004-018-00 and 5807-004-019-00, for the proposed 1,026,513 square foot facility site plan at the former Nike Missile base site located on Telegraph Road south of Newport Road subject to the requirements and recommendations from the Planner, Engineer, Fire Department, Water Department as well as the requirements from the other approving entities such as MDOT and the Monroe County Drain Commissioner’s Office with the following conditions/stipulations:

- Excluding the requirement in the Planners report section 8A – the Commission will allow the applicant to use 7 foot-candle lights over doors only.
- A land combination of the 7 parcels and then a land division application needs to be filed and completed to create the 3 parcels as seen on Exhibit B in the consent judgement.
- The Emergency Access Road to Newport Road meeting the requirements of the preceding Commission motion.

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. 4 Adjournment.**

**Motion**

Moved By: Brian Dotson

Supported By: Dennis Staelgraeve

A motion was made to TABLE all other items on the agenda and adjourn the meeting at 10:06 p.m.

MUC