

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
September 17, 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
Hillary Venier

Also present: Barry Buschmann, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
Hatem Hannawa, H & H Designs, representing Simon Z Gas Station
Satar Zaitouna, Simon Z Gas Station – owner
Jim Jacobs, James S Jacobs Architects, PLLC, Representing Easton’s Corner Mobile Part Sales
Joe Gilstorf, property owner

1 interested citizen
0 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: Hillary Venier Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented with the removal of Item No. 3.

MUC

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

Motion

Moved By: Paul Thoma Supported By: Dennis Staelgraeve

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

MUC

Item No. 3 Final 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. ~~REMOVED FROM THE AGENDA~~

Item No. 4 Final Site Plan Review: Parcel ID# 5807-071-008 00 (1790 N. Dixie Highway), for an automobile filling station which is located in the C-2, General Commercial zoning district.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer’s report dated September 9, 2020. Mr. Buschmann does not recommend the Planning Commission grant final site plan approval at this time. Should the Planning Commission consider granting final site plan approval for this project, it should be contingent upon the applicant addressing all comments noted in his report and providing a revised final site plan to the Township Building Department for further review and approval by the Engineer’s office. Final site plan approval should also be contingent upon:

- Approval from the Monroe County Drain Commissioner’s Office, with respect to site plan and drainage,
- Approval from the Monroe County Road Commission,
- Approval from the City of Monroe, with respect to the sanitary sewer connection,
- Approval from the Township Fire Marshal,
- Approval from the Township Water Department,
- Approval from the Township Planning Consultant,
- Issuance of the Act 399 permit for water main construction , and
- Dedication and recording of the water main easement

Mario Ortega, McKenna Associates, Township Planner, presented the Planner’s report dated September 8, 2020. Final site plan approval may be considered by the Planning Commission provided the following items are addressed by the applicant.

- A. The applicant submitting a revised final site plan that includes a western driveway meeting the 40 foot setback requirement or submitting an application for a variance from the standard;
- B. Submittal of approvals from the required Township departments;
- C. Submittal of approvals from relevant outside agencies, including but not limited to the Monroe County Drain Commissioner and Monroe County Road Commission; and
- D. The applicant addressing any outstanding issues identified by the Township Engineer.

In addition to these items Mr. Ortega stated that the canopy elevations need to be identified and notated on the site plans.

Mr. Hatem Hannawa, H & H Designs, representing Simon Z Gas Station, answered the questions presented to him from the Commission.

Motion

Moved By: Hillary Venier

Supported By: Paul Thoma

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

- Mario Ortega, McKenna Associates, dated September 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated September 9, 2020
- Josh Maddox, Fire Inspector, dated August 27, 2020
- Douglas Link, Monroe County Drain Commissioner’s Office, dated July 2, 2020
- Jenna Morse, Monroe County Drain Commissioner’s Office, dated August 7, 2020

- Jenna Morse, Monroe County Drain Commissioner's Office, dated August 17, 2020
- Ross Brown, Monroe County Road Commission, dated July 30, 2020
- Submittal Documents

Mr. Hatem Hannawa, requested to table this in order to correct the items addressed at the meeting.

Motion

Moved By: Kraig Yoas

Supported By: Hillary Venier

A motion was made to **TABLE** the application for Final Site Plan Review: Parcel ID# 5807-071-008-00 (1790 N. Dixie Highway), for an automobile filling station which is located in the C-2, General Commercial zoning district to allow the applicant time to make the needed corrections to the site plan and obtain the required approvals from the other approving entities.

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Item No. 5 Tentative Site Plan Review: 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 tentative site plans for the site at 7000 N. Monroe Street. Mr. Jacobs also addressed the comments and issues notated in the Engineer's, Planner's and Fire Marshal's reviews and explained how they are addressing those issues. Mr. Jacobs requested that the Commission consider granting both Tentative and Final Site Plan approval.

The Commission, Mr. Jacobs and Mr. Joe Gilstorf, property owner, discussed the dumpster with the sign on side and came to an understanding that the dumpster needed to be turned to not display the sign so as to not violate the sign ordinance.

The Commission and Mr. Jacobs discussed landscaping, the shed at the back of the property and the outdoor storage.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated September 8, 2020. Mr. Ortega stated that the proposed outdoor display area configuration meets the conditions of the special use approval. Some site characteristics must be revised and others need to meet the Planning Commission standards. Mr. Ortega recommends that the Planning Commission grant tentative site plan approval contingent upon the following:

- A. Submittal of a final site plan which includes a photometric plan meeting ordinance standards;
- B. A Planning Commission determination that the proposed screening meets the intent of the ordinance or submittal of a revised landscaping plan addressing the Commission's issues;
- C. Submittal of approvals from the required Township departments;
- D. Submittal of approvals from relevant outside agencies, if required; and
- E. The applicant addressing any site plan issues identified by the Township Engineer.

Barry Buschmann, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's report dated September 9, 2020. Mr. Buschmann stated that the Township Engineer's Office has no objection to

the Planning Commission granting approval of the tentative site plan, subject to the applicant addressing all comments noted in his review and incorporating them into the final site plan drawings.

Mr. Buschmann expressed concerns as to the thickness of the pavement, the catch basins and drainage of the site. At this time, Mr. Buschmann has no objection to the Planning Commission granting both tentative and final site plan.

The Commission, applicant and owner discussed if there was an easement for the drive to the house and it was determined that there is a recorded deed restriction that goes with the residential parcel and lasts forever.

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 September 8, 2020
- Mark Mathe, Mannik & Smith Group of Michigan, dated September 9, 2020
- Josh Maddox, Fire Inspector, dated August 28, 2020
- Submittal Documents

As a courtesy, Mr. Cuccia asked if there were any citizens who wished to address the Commission.

The Commission further discussed the landscaping and lighting.

Motion

Moved By: Dennis Staelgraeve

Supported By: Paul Thoma

A motion was made to grant both Tentative and Final site plan 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 and review comments made by the Planner, Engineer, Fire Inspector and obtaining proper approval from all approving agencies, accepting screening as proposed and the removal of some lights to meet the photometrics plan to be submitted to and approved by the Building Department.

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

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7 - Yes votes, 0 - No votes

Item No. 6 Review and Discussion: Draft Intensive Industrial Use Zoning Ordinance Amendment.

The Commission discussed.

The Commission decided to hold a public hearing for the Intensive Industrial Use Zoning Ordinance Amendment for the November 19, 2020 Planning Commission meeting.

Item No. 7 Old Business.

Midwest Landscaping – GAAMPS Compliance Review Results

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 items proposed to be on next month's agenda:

1. Tentative Site Plan – Michigan Fuels
2. Final Site Plan – Quality Inn

- Mini Committee: nothing to report
- ZBA:
 1. Michigan Fuels – approved variance
 2. Polhamus – denied storage
 3. David Hicks – approved shed in side yard

Item No. 10 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

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

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