

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
September 19, 2019

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

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

Also present: Brad Bice, Mannik & Smith Group, Township Engineer Representative
Mario Ortega, McKenna Associates, Township Planning Consultant
Natalie Askar, Planning Commission Recording Secretary
JR Hoppenjans, Fast Sign, representing Frenchtown Liquor
James Upton, Landscaping Nursery & Garden Center

3 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: Hillary Venier Supported By: Paul Thoma

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

MUC

Item No. 2 Minutes of August 15, 2019 Meeting.

Motion

Moved By: Hillary Venier Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the August 15, 2019 Planning Commission meeting as presented.

MUC

Item No. 3 Sign Ordinance Waiver - Fast Signs – Frenchtown Liquor – Parcel ID# 794-001-00 located at 3616 N Dixie Highway in a R-1-R Residential Zoning District – request for a 16-foot variance to place a monument sign in the grass between the sidewalk and the building.

Motion

Moved By: Hillary Venier Supported By: Dennis Staelgraeve

MUC

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

- Mario Ortega, McKenna Associates, dated September 11, 2019
- Email from Trisha Hoberg at the Monroe County Road Commission
- Submittal Documents

JR Hoppenjans, Fast Signs, representing Frenchtown Liquor, approached and presented the case for the Sign Waiver Request.

Mario Ortega, McKenna Associates, presented the Planner's report dated September 11, 2019. Mr. Ortega does not recommend that the Planning Commission approve the Sign Waiver based on the several factors regarding the structure in the Planner's Report.

The Commission discussed setbacks now and future, road right-of-way measurements now and future, and other options as to where the sign could possibly go.

Motion

Moved By: Paul Thoma

Supported By: Dennis Staelgraeve

A motion was made to approve the Sign Ordinance Waiver – Fast Signs representing Frenchtown Liquor – Parcel ID# 5807-794-001-00 located at 3616 N Dixie Highway in a R-1-R Residential Zoning District – request to a roughly 10-foot variance to place a monument sign in the grass between the sidewalk and the building with the following criteria/conditions that shall run with the waiver:

1. Applicant provides required information such as height, size, area, design, illumination, etc.
2. Applicant agrees that property owner shall be responsible to move sign at owners' expense in the event of future Right-of-Way changes.
3. Submission standards are met.
4. The sign is externally luminated with downward facing fixtures.
5. Provided that there are no violations with the Erie Shore Subdivision agreement.
6. The placement of sign shall be in line with the NW corner of building and shall be located a distance from North Dixie center line equivalent to the distance of 6 feet from the curb of the parking lot.
7. Signage waiver is for monument sign only and does not allow for more than maximum allowable signage.

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

6 - Yes votes, 1 - No votes

Item No. 4 Public Hearing – Special Use: Parcel ID#5807- 017-024-00 for the proposed use for a landscaping nursery and garden center business, which is located in the A – Agricultural Zoning District.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

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

- Legal Notice, Monroe News, September 3, 2019
- Affidavit of Mailing on August 27, 2019 of which 13 property owners were notified
- Mario Ortega, McKenna Associates, dated September 11, 2019
- Mark Mathe, Mannik & Smith Group of Michigan, dated September 11, 2019
- Josh Maddox, Fire Inspector, dated September 5, 2019
- Submittal Documents

James Upton approached and presented his case for Special Use for the proposed use for a landscaping nursery and garden center business.

Mario Ortega, McKenna Associates, presented the Planner’s report dated September 11, 2019. Mr. Ortega recommends that the Planning Commission grant special use approval contingent upon the applicant submitting a revised, scaled site plan that is compliant with all site plan and special use requirements of the zoning ordinance and ultimately receiving final site plan approval.

Brad Bice, Mannik & Smith Group of Michigan, Township Engineer, presented Mark Mathe’s engineer’s report dated September 11, 2019. Mannik & Smith had no objection to the Planning Commission granting special use approval subject to the comments set forth in the review.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to open the public hearing at 8:41 pm.

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

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to close the public hearing at 8:41 pm.

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Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to approve the Special Use: Parcel ID#5807-017-024-00 for the proposed use for a landscaping nursery and garden center business, which is located in the A – Agricultural Zoning District contingent on compliance with the criteria outlined by both the Planner’s and Engineer’s reports.

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

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7 - Yes votes, 0 - No votes

Item No. 5 Zoning Ordinance: Review & Discussion – Solar Panels.

Mario Ortega, McKenna Associates, presented draft Zoning Ordinance 200 Section 4.39 regarding Solar Panels.

The Commission discussed.

Motion

Moved By: Paul Thoma

Supported By: Hillary Venier

A motion was made to recommend to the Township Board adoption of proposed Zoning Ordinance 200 section 4.39 regarding Solar Panel Arrays.

Roll Call:	Cuccia – Yes,	Staelgraeve – Yes,	Venier – Yes,	Yoas – Yes,
	Thoma – Yes,	Dotson – Yes,	Calkins – Yes.	
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				7 - Yes votes, 0 - No votes

Item No. 6 Old Business.

One concerned resident addressed the Commission with concerns of the placement of the garbage dumpster at the new El-Maguey Restaurant.

The Commission and the resident discussed possibilities of where the dumpster could possibly be placed.

Item No. 7 New Business.

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

Item No. 8 Administrative Reviews Update/Chairperson.

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

- Phoenix Theatres – Rezoning for Drive-In

Reviews:

- **Mini Committee:** none
- **ZBA:** none

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

A motion was made to adjourn the meeting at 9:19 p.m.

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