

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP SPECIAL MEETING
September 30, 2021

The workshop special meeting was called to order at 7:01 p.m.

Roll call: Paul Thoma Hillary Venier Fred Calkins
Chris Collins Brian Dotson Dennis Staelgraeve

Absent: Don Abrams

Also present: Mario Ortega, McKenna Associates, Township Planning Consultant
Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Natalie Askar, Planning Commission Recording Secretary
Jim Jacobs, James S Jacobs Architects, PLLC – The Sports Garden
Dan Sinnott, The Sports Garden, **via Zoom**

0 interested citizens in person

2 interested citizens via Zoom

A quorum being present, Chairman Paul Thoma called the meeting to order at 7:01 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.

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 September 16, 2021 Meeting.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to approve the minutes for the September 16, 2021 Planning Commission meeting as presented.

MUC

Item No. 3 Final Site Plan Review: Parcel ID # 5807-807-010-00 for an indoor and outdoor public commercial recreation facility, which shall include a miniature golf course and batting cages, on a 3.90-acre vacant parcel located at the northwest corner of N Dixie Highway and Sandy Creek Road (Parcel# 5807-807-010-00). The 3.90-acre parcel is known as Lot 10 located in the Frenchtown Business Park and the PUD, Planned Unit Development zoning district.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated September 21, 2021. In his report, Mr. Ortega states that the proposed use will provide another entertainment alternative for Township residents and visitors. However, several outstanding issues remain which, if not revised would require additional review and approval process. If the Planning Commission determines that the outstanding issues can be addressed through administrative review and through additional review processes, Mr. Ortega recommends any Final Site Plan Approval contingent upon the following:

1. The submittal of revised elevations that include the colors for all building materials.
2. The submittal of details regarding the method of containment for the batting cages including the final height of any fence/cage structure.
3. The submittal of a revised site plan that provides the minimum required number of parking spaces or the applicant receives a variance from the ZBA.
4. The submittal of a revised lighting plan with an average light level for the mini-golf course of 5.0 footcandles or the applicant apply for special use review from the Planning Commission.
5. The submittal of a revised landscape plan which,
 - a. Notes the installation of an underground automatic irrigation system.
 - b. Meets the requirements of the Planning Commission for screening and complies with the intent of the N Dixie Highway corridor requirements.
6. That the access to N Dixie Highway will be restricted to the common property line of lots 9 and 10,
7. That at the time Lot 9 is developed, the applicant will be required to share the construction of the N Dixie Highway driveway located at the common property line.
8. The applicant addressing any site plan issues identified by the Township Engineer, and
9. Submittal of any outstanding applicable approvals from Township departments and any outside agencies.

Tentative Site Plan was approved June 17, 2021. Since the time of his report Mr. Ortega states that he has had conversations with the architect, they have provided additional information addressing some of his concerns and will be doing other changes that will resolve the rest of the issues in his report. There is no standard for Mini Golf courses. Other mini courses in other townships seem to apply 1 parking spot per hole plus 1 parking spot per employee. By Mr. Ortega's calculations with adding in the batting cages there should be at least 78 parking spots and the applicant has proposed 83. Mr. Ortega recommends final site plan approval with the only outstanding issues being:

- Submitting revised color plan.
- Submitting revised lighting plan.
- Submitting revised landscaping plan with notes irrigation method.
- Addressing outstanding issues with the Township Engineer.
- Submitting with outside agencies.

Mr. Mathe, Mannik & Smith Group of Michigan, Township Engineer, presented the engineer's reports dated September 23, 2021. While many of the comments contained in this report are relatively minor, Mr. Mathe would be hesitant to recommend approval of the final site plan in the absence of all relevant agency approvals and without the addition of an approach to the site from N Dixie Highway. Should the Planning Commission grant approval of the final site plan, it should be conditioned upon the applicant addressing the comments provided in his report and providing revised final site plan drawings to the Township Building Department for further review and approval by Mannik & Smith Group of Michigan.

Further, final site plan approval should also be contingent upon:

- Approval from the Monroe County Drain Commissioner's Office, with respect to site plan and soil erosion and sedimentation control,
- Approval from the Monroe County Road Commission, with respect to the proposed approach,
- Approval from the City of Monroe, with respect to the proposed sanitary sewer connection,
- Approval from the Township Fire Marshal,
- Approval from the Township Water Department, and
- Approval from the Township Planning Consultant.

A lot of the items in his report have been addressed or are being addressed so Mr. Mathe has a different recommendation recognizing that now. Knowing that the applicant is working on solutions to the issues he now recommends final site plan approval contingent upon the approvals from all the outside agencies (listed above).

Jim Jacobs, James S Jacobs Architects, representing The Sports Garden approached and presented their request regarding final site plan approval for an indoor and outdoor public commercial recreation facility, which shall include a 36-hole miniature golf course and 4 batting cages. Mr. Jacobs would like to address each of the issues brought up in the reviewers reports, which are as follows:

Planner issues:

- Light plan will be revised and submitted,
- The Nautical Theme has been incorporated by the light house, boat, bridges, netting, buoys etc. all throughout the putt-putt course
- Landscaping around batting cages can be adjusted
- Watering will be done by manual irrigation
- Parking was worked out with the Planner

Engineer issues:

- Will address the issue with the curbcuts

Fire issues:

- Can address everything but the water pressure issue.

Motion

Moved By: Hillary Venier

Supported By: Fred Calkins

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

- Mario Ortega, McKenna Associates, dated September 21, 2021
- Mark Mathe, Mannik & Smith Group of Michigan, September 23, 2021
- Josh Maddox, Fire Inspector, dated September 21, 2021
- Randy Kendall, Frenchtown Water Department, dated September 22, 2021
- Submittal Documents
- Extra submittal images depicting colors and materials.

The Commission further discussed.

Motion

Moved By: Hillary Venier

Supported By: Chris Collins

A motion was made to grant Final Site Plan Review approval for an indoor and outdoor public commercial recreation facility, which shall include a 36-hole miniature golf course and 4 batting cages, on a 3.90-acre vacant parcel located at the northwest corner of N Dixie Highway and Sandy Creek Road (Parcel# 5807-807-010-00). This approval is contingent upon the items addressed in the Planner and Engineer’s reports and all outside agency approvals. If there are any outstanding issues those can be handled through administrative review.

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

MUC
6 - Yes votes, 0 - No votes

Item No. 4 Review and Discussion: Frenchtown Zoning Ordinance Articles 3 through 4.33 Revision.

Mario Ortega, McKenna Associates, Township Planner, presented the proposed changes to Article 4 starting at section 4.05 Animals.

The Commission reviewed and discussed Article 4 – Use Standards. The sections reviewed are as follows:

- 4.06 Vehicle Repair Facilities
- 4.07 Vehicle Sales Facilities
- 4.08 Bed and Breakfast
- 4.09 Car Wash
- 4.10 Cemetery
- 4.11 Child Care Facilities
- 4.12 Houses of Worship

Item No. 5 Old Business.

There was no old business discussed.

Item No. 6 New Business.

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

Chairman Paul Thoma asked the Board if they would be willing to meet again next Thursday October 7, 2021 to continue reviewing the proposed Zoning Ordinance. The entire board was willing to meet to continue the review process.

Item No. 7 Administrative Reviews Update/Chairperson.

- Township Board Report from Chris Collins, Township Trustee.
- ZBA Report from Fred Calkins, Planning Commission Liaison.
- Planning Commission October Agenda and report from Paul Thoma, Planning Commission Chair
 - 1. Monroe Storage Units (old Sears) – Special Use
 - 2. Chick-Fil-A – Special Use
 - 3. Chick-Fil-A – Tentative Site Plan
 - 4. Project Second Chance – Special Use
 - 6. Project Second Chance – Tentative Site Plan

Item No. 8 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Chris Collins

A motion was made to adjourn the meeting at 9:35 p.m.

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