

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
May 5, 2022

SIG 
APPROVED

The meeting was held both in person and via Zoom and was called to order at 7:01 p.m.

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

Absent: Don Abrams

Also present: Mario Ortega, McKenna Associates, Township Planning Consultant
Cindy Allor, acting as Planning Commission Recording Secretary
David Domka, Domka Outdoors
Erin Aubrecht, Domka Outdoors

2 interested citizens

0 interested citizens via ZOOM

A quorum being present, Chairman Paul Thoma 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 Thoma to rise and recite the Pledge of Allegiance.

Item No. 3 Agenda Approval.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

MUC

A motion was made to approve the agenda as amended, removing Item No. 4 as draft minutes were not provided, and adding Item No. 6b - Consideration to approve/deny special use permit for a new indoor recreation facility on Parcel # 07-065-093-01.

Item No. 5 Public Comment on Non-Agenda Items Only.

None.

Item No. 6a Public Hearing – Special Use: To hear and consider a special use permit for a new indoor recreation facility on Parcel # 07-065-093-01, more commonly known as 2121 N. Monroe Street. The site is a vacant unit (100) in the Mall of Monroe which is located on the west side of N. Monroe Street, South of Mall Road and is zoned C-2, General Commercial.

Mario Ortega, McKenna Associates, Township Planner, presented the Planner's report dated April 28, 2022.

Chairperson Thoma presented the Engineer's report dated May 5, 2022, submitted by Mark Mathe, representing Mannik & Smith Group of Michigan.

David Domka and Erin Aubrecht, Domka Outdoors, approached and addressed issues regarding the proposed floor plan, location of the archery range, and safety precautions.

The Commission discussed.

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 April 28, 2022
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 5, 2022
- Legal Notice – publication date April 5, 2022
- Affidavit of Mailing dated March 28, 2022, of which 19 property owners were notified.
- Submittal Documents

Motion

Moved By: Fred Calkins

Supported By: Dennis Staelgraeve

MUC

A motion was made to open the public hearing at 7:34 P.M.

Paul Thoma, Planning Commission Chairperson, asked three (3) times if there were any citizens who wished to address the Commission. No comments were made.

Paul Thoma, Planning Commission Chairperson, asked Mr. Tim Matune, Senior Vice President representing The Mall of Monroe if the Mall has any issues or concerns with the proposed use. Mr. Matune stated the Mall has no issues or concerns with the proposed use being granted. Also present was Ms. Rhonda Howard the Mall of Monroe manager, who also indicated having no issues or concerns with the proposed use.

Motion

Moved By: Fred Calkins

Supported By: Brian Dotson

MUC

A motion was made to close the public hearing at 7:26 P.M.

The commission discussed.

Item No. 6b Special Use: Consideration to approve/deny special use permit for a new indoor recreation facility on Parcel # 07-065-093-01, more commonly known as 2121 N. Monroe Street. The site is a vacant unit (100) in the Mall of Monroe which is located on the west side of N. Monroe Street, South of Mall Road and is zoned C-2, General Commercial.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgrave

A motion was made to grant approval for a special use for a new indoor recreation facility on Parcel # 07-065-093-01 more commonly known as 2121 N. Monroe Street. This approval is contingent upon the following:

- The applicant submitting required professional plans and information requested by the Building Official and Fire Inspector to determine compliance with all applicable building code and fire code requirements and permits.
- Applicant submitting information and specifications on ballistic mats.

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

MUC
6 - Yes votes, 0 - No votes

Item No. 7 Other Business/Discussion.

- a. **Review and Discussion: Frenchtown Zoning Ordinance, continuing at Section 7.06.**

Mario Ortega, McKenna Associates, Township Planner, presented the proposed changes.

The Commission reviewed and discussed Article 7 – Administration, Enforcement, and Processes, and Article 8 – Definitions. The sections reviewed are as follows:

- 7.06 Site Condominiums
- 7.07 Amendments and Rezoning
- 7.08 Conditional Rezoning
- 7.09 Planned Unit Development
- 7.10 Performance Guarantees
- 7.11 Performance Standards
- 7.12 Violations and Penalties
- 7.13 Non-Conformities
- 8.01 Land Uses
- 8.02 Physical Attributes
- 8.03 Other

Old Business.

The Commission discussed ongoing concerns with Margo’s Garden Center and Camp Lord Willing.

New Business.

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

Item No. 8 Board Reviews and Administrative Update.

- Township Board Report from Chris Collins.
- ZBA Report from Fred Calkins, Planning Commission Liaison
- Planning Commission June agenda and report from Paul Thoma, Planning Commission Chair

Item No. 9 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

MUC

A motion was made to adjourn the meeting at 9:52 p.m.