

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
March 21, 2024

SIG. *Fred 2 Calli*
APPROVED

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

Roll call: Bill VanDaele Tim Stiff Don Abrams
Dennis Staelgraeve Fred Calkins
Chris Collins

Absent: Brian Dotson-absent

Also present: Justin Sprague, CIB Planning, Frenchtown Charter Township Planner
Dave Uhl, Economic Development/Public Safety Director
Gary Dahl, Frenchtown Charter Township, Building Official
Josh Bratton, Agree Realty, Representative for the Rezoning of 022-032-00
Mandy Gauss, CESO Inc, Representative for the Rezoning of 022-032-00

Approx., 40-45 interested citizens in person.

Item No. 1 Call to Order.

A quorum being present, Dennis Staelgraeve called the meeting to order at 7:01 PM. This meeting was held under the Open Meetings Act.

Pledge of Allegiance was observed.

Item No. 2 Roll Call.

Roll Call Performed.

Brian Dotson was excused.

Item No. 3 Approval of Agenda.

Motion

Moved By: Don Abrams Supported By: Tim Stiff

A motion was made to approve the agenda as presented.

MUC

Item No. 4 Approval of Minutes of January 25, 2024 Meeting.

Motion

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Moved By: Fred Calkins

Supported By: Bill Van Daele

A motion was made to approve the minutes for the January 25, 2024 Planning Commission meeting.

MUC

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

There were no public comments.

Item No. 6 Business Items

- a. **Public Hearing: Rezoning Request for Parcel ID 07-022-032-00 located at the intersection of Nadeau and Vivian Roads to rezone roughly 8.6 acres at the northeast corner of the property from A-Agriculture to C-3 Highway Commercial.**

Motion

Moved By: Chris Collins

Supported By: Don Abrams

A Motion was made to place on file submittal documents from Applicant, the Legal Notice along with the Mailing Affidavit to which 43 members of the public were sent and the Review Document from Justin Sprague, CIB Planning.

Josh Braton, representative for the applicant, Speedway, requesting the Rezoning approached and gave his power point presentation.

Justin Sprague, CIB Planning gave his review comments and recommended approval of the proposed Rezoning.

Members asked questions.

Mr. Braton and Mr. Sprague responded to questions.

Members discussed.

No further discussion.

Motion

Moved By: Don Abrams

Supported By: Bill VanDaele

A Motion was made to open the public hearing for comments at 7:30 PM.

MUC

There were approx. 40-45 public present for this meeting.

Two persons from the public were in favor.

Several persons from the public were opposed.

The following approached the Township Board to speak on this matter:

Matt Rimel, 8352 N. Telegraph Rd., Newport MI 48166

David Leach, 3748 Vivian Rd., Monroe MI 48162

Robin Phillippi, 758 Nadeau Rd., Monroe MI 48162

Lonnie Leach, 3285 N Dixie Hwy., Monroe MI 48162

Shawn Mathias, 3783 Vivian Rd., Monroe MI 48162

Hedi Kaufman 1515 E Hurd Rd., Monroe MI 48162

Sharon Watkins, 792 Nadeau Rd., Monroe MI 48162

Nick Beaudrie, 3459 Iroquois Trail Monroe MI 48162

Dan Bush 3262 Baycrest Monroe MI 48162

Sheila Bussell, 3505 Tippecanoe, Monroe MI 48162

Ron George, 5818 Newport South Rd., Monroe MI

Public discussion occurred.

No further discussion

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A Motion was made to close the public hearing for comments at 8:25 PM.

MUC

Board discussed.

No further discussion.

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A motion was made to recommend approval of the request to the Township Board to rezone approximately 8.6 acres at the northeast corner of Parcel ID 07-022-032-00 located at the intersection of Nadeau and Vivian Roads from A-Agriculture to C-3 Highway Commercial.

Roll Call:	VanDaele - Y	Staelgraeve - Y	Calkins - Y
	Stiff - Y	Abrams- N	
	Collins- N		

4- Yes votes, 2 - No votes
MC

Item No. 7 Other Business/Discussion.

- a. **Discussion Item – Conceptual discussion of current site zoning and possible rezoning for potential future commercial use of property located on Stewart adjacent to the railroad tracks.**

No action taken.

- b. **Review and Discussion Frenchtown Zoning Ordinance Draft Revisions.**

Board Discussed.
Add Ordinance section number 7.03(B)(j).

Motion

Moved by: Don Abrams

Supported by: Bill Vandaele

A Motion was made to hold a public hearing on the proposed revisions to the Township Zoning Ordinance.

MUC

- c. **Review and Discussion Frenchtown Charter Township 2023 annual written report to the Township Board.**

Nothing to report.

Item No. 8 Board Reports and Administrative Update.

- a. **Administrative Review Update**

Nothing to discuss.

- b. **Township Board Report**

Mr. Collins reported that the Frenchtown Master Plan updates are being discussed.

- c. **ZBA Report**

Mr. Calkins reported on the ZBA Meeting March 13, 2024.

Applicants, Alaina & Mike Saad requested a variance of Township Zoning Ordinance Article 3 Table 3.01.D, Table of Regulations for Principal Structure in an AG-Agricultural zoning district for the maximum setback for home.

The Variance was denied.

- d. **Next Planning Commission Meeting– April 18, 2024**

No further discussion.

Item No. 9 Public Comment on Non-agenda Items Only.

Nothing to discuss.

Item No. 10 Adjournment

Motion

Moved By: Tim Stiff

Supported By: Chris Collins

A motion was made to adjourn the meeting at 9:07 p.m.

MUC