

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
May 18th, 2023

SIG *Fred Calkins*
APPROVED
Don Abrams

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

Roll call: Bill VanDaele Tim Stiff Don Abrams
Brian Dotson Fred Calkins
Chris Collins

Absent: Dennis Staelgraeve

Also present: Kelly McIntyre, CIB Planning, Marketing & Economic Development
Gary Dahl, Township Building Official
Dave Uhl, Economic Development/Public Safety Director

6 interested citizens in person.

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

Item No. 1 Call to Order.

Item No. 2 Roll Call.

A Roll Call was taken. Mr. Dennis Staelgraeve was absent.

Item No. 3 Pledge of Allegiance.

A Pledge of Allegiance was conducted.

Item No. 4 Approval of Agenda.

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A Motion was made to approve the agenda as presented.

MUC

Item No. 5 Approval of Minutes of April 16, 2023.

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A Motion was made to approve the Minutes as presented.

MUC

Item No. 6 Public Comment on Non-Agenda Items Only.

No comments.

Item No. 7 Business Items.

- a. **Public Hearing and Discussion of Rezoning application for Parcel Number 07-003-032-00, East Newport Road, from C-2, General Commercial and A, Agricultural to LM, Light Manufacturing.**

Kelly McIntyre, CIB Planning gave a presentation on review documents and provided additional information on the intent of the property.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to open the Public Hearing at 7:14 p.m.

MUC

Motion

Moved By: Chris Collins

Supported By: Brian Dotson

A Motion was made to close the public hearing at 7:16 p.m.

MUC

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A Motion was made to place submittal documents on file.

MUC

No further discussion.

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A Motion was made to approve the Rezoning for parcel number 07-003-032-00 from C-2, General Commercial and A, Agricultural to LM, Light Manufacturing.

Roll Call Vote: Bill VanDaele -Y Brian Dotson -Y Chris Collins -Y Tim Stiff -Y

- b. Public Hearing and Discussion of a Special Land Use application for Mr. Car Wash, located at 1910 N. Telegraph Road, Parcel Number 07-079-021-01. The property is zoned C-2, General Commercial.**

Motion

Moved By: Chris Collins

Supported By: Brian Dotson

A Motion was made to open the Public Hearing at 7:30 p.m.

MUC

Motion

Moved By: Fred Calkins

Supported By: Chris Collins

A Motion was made to close the public hearing at 7:32 p.m.

MUC

No further discussion.

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A Motion was made to approve the Special Land Use for Mr. Car Wash located at 1910 N Telegraph Rd, Parcel ID #07-079-021-01 with the condition that they complete and obtain their Final Site Plan approval.

MUC

Roll Call Vote: Bill VanDaele -Y Brian Dotson -Y Chris Collins -Y Tim Stiff -Y
Don Abrams – Y Fred Calkins -Y

Motion

Moved By: Fred Calkins

Supported By: Chris Collins

A Motion was made to place submittal documents on file.

MUC

- c. Site Plan Review for Multi-Facility Site Development for Parcels 07-476-008-00 and 07-476-006-00, North Dixie Road. The Township is proposing a multi-facility municipal**

complex containing a 14,000 square foot municipal center building and 20,000 square foot community center building. The property is zoned PS, Public Service.

Members discussed.

Points of interest included the easement in the process of being secured, pond design may be smaller, lighting and color for site, 3 flag poles will each have its own spotlight. Mayflies may be an issue with lighting color.

Mr. Calkins mentioned adding walls to separate large building areas into smaller areas for different uses.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to place submittal documents on file.

MUC

No further discussion

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to approve the final site plan for the Multi Facility Development subject to conditions as outlined in the Planner's review along with any further revisions necessary for the site development being handled administratively through the Building Official.

Roll Call Vote: Bill VanDaele -Y Brian Dotson -Y Chris Collins -Y Tim Stiff -Y
Don Abrams – Y Fred Calkins

MUC

Item No. 8 Other Business/Discussion.

Nothing to discuss.

Item No. 9 Board Reports and Administrative Update.

a. Administrative Review Update

Nothing to discuss.

b. Township Board Report

Mr. Collins gave an update on the zoning ordinance revisions and the bids for the municipal complex construction.

c. ZBA Report

May 10, 2023, regarding Tiara Gross ID#935-113-00 located at 3869 Nelson Drive Newport MI 48166 in Stony Point received approval for their requested variance.

d. Next Planning Commission Agenda June 15, 2023.

Item No. 10 Public Comment on Non-Agenda Items

No public comment.

Item No. 11 Adjournment

Motion

Moved By: Tim Stiff

Supported By: Bill VanDaele

A motion was made to adjourn the meeting at 8:16 p.m.

MUC