

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
January 19, 2023

The meeting was called to order at 7:03 p.m.

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

Absent: 0 absent

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
 James Jacobs, Jacobs Architects
 Gary Dahl, Township Building Official
 Dave Uhl, Economic Development/Public Safety Director
 Gary Klemz, Township Trustee
 Kyle Bryant, Township Clerk
 Carmen D. Froehlich, Fill in Recording Secretary

0 interested citizens in person.

Kyle Bryant, Township Clerk performed the swearing in of the officers.

A quorum being present, Tim Stiff called the meeting to order at 7:03 PM. This meeting was held under the Open Meetings Act.

Item No. 1 Call to Order and Pledge of Allegiance.

Mr. Tim Stiff led members in the Pledge of Allegiance.

Item No. 2 Roll Call.

Mr. Tim Stiff performed the roll call.

Item No. 3 Introduction of new Planning Commissioners.

New Members, Bill VanDaele and Tim Stiff introduced themselves to the Commission members.

Item No. 4 Election of Officers.

Motion

Moved By: Chris Collins

Supported By: Don Abrams

A motion was made to nominate and appoint Dennis Staelgraeve to the position of Chairman for the year 2023. Mr. Staelgraeve accepted.

A motion was made to nominate and appoint Don Abrams to the position of Vice-Chairman for the year 2023. Mr. Don Abrams accepted.

A motion was made to nominate and appoint Fred Calkins to the position of Secretary for the year 2023.

Mr. Fred Calkins accepted.

A motion was made to nominate and appoint Fred Calkins to the position of Zoning Board of Appeals Liaison for the year 2023. Fred Calkins accepted.

A roll call vote was taken on all four election nominations at once.

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

MUC
7- Yes votes, 0- No votes

Item No. 5 Approval of Agenda.

Chris Collins, ZBA Liaison made a suggested that Item 9 on the Agenda be amended to include a conversation about short term rental property.

Members discussed.

Motion

Moved By: Dennis Staelgraeve

Supported By: Brian Dotson

A motion was made to approve the agenda with the addition of item (b) under Agenda Item No. 9, to include a discussion of short-term rental property.

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Item No. 6 Approval of Minutes of November 17, 2023 Meeting.

Motion

Moved By: Brian Dotson

Supported By: Don Abrams

A motion was made to approve the minutes for the November 17, 2022, Planning Commission meeting.

MUC

Item No. 7 Public Comment on Non-Agenda Items Only.

Chairman Dennis Staelgraeve opened the meeting for public comment at 7:13 pm. There were no comments from the public.

Item No. 8 Old Business.

a. Special Land Use Approval Extension - consider a one-year special use permit extension for two drive-through restaurants on a 5.46-acre portion of a vacant parcel located on the west side of N. Telegraph Road, south of Mall Road (Parcel# 5807-076-002-20).

b. Tentative Site Plan Approval Extension: consider a six-month approval extension for Parcel ID #5807-076-002-20 for two drive-through restaurants on a 5.46-acre portion of a vacant parcel located on the west side of N. Telegraph Road, south of Mall Road.

Mr. Gary Dahl approached and spoke in support of both item (a) and Item (b), explaining the circumstances that have occurred requiring the need for an extension and the status of the current development. Mr. Dahl suggested that both be granted 1-year extensions.

No further discussion

Motion

Moved By: Don Abrams

Supported By: Tim Stiff

A motion was made to approve the 1-year extension of both the Special Use and the Tentative Site Plan approval for Parcel# 5807-076-002-20.

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

7- Yes votes, 0 - No votes
MUC

Item No. 9 New Business.

a. Municipal Facility Discussion

Mr. Gary Dahl remained at the podium to introduce subject and presenters James Jacobs, Jacobs Architects and Mark Mathe, Mannik & Smith Group.

Mr. Jacobs and Mr. Mathe presented information and drawings regarding the proposed new Township Municipal Facility.

Mr. Kyle Bryant commented on the potential use for a polling location in order to consolidate polls.

Members discussed.

No further discussion.

b. Short term Rental Property discussion.

Mr. Chris Collins discussed the deficiencies in the Township Zoning Ordinance regarding short term rental property, along with the need of revisions to the Township Ordinance and a moratorium until this is rectified.

Members discussed.

No further discussion.

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A motion was made to schedule a Public Hearing for next Planning Commission meeting, concerning a possible moratorium on short term rental property.

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Item No. 10 Business Items.

a. Approval of 2023 Planning Commission Meeting Schedule

Moved By: Tim Stiff

Supported By: Brian Dotson

A motion was made to approve regular Planning Commission Meetings to occur on the Third Thursday of each month and the optional first Thursday of each month to occur on an as needed basis at the regular meeting time of 7:00 PM

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Item No. 11 Other Business/Discussion.

Mr. Chris Collins asked Dave Uhl about the status of Michigan Fuels at the corner of Telegraph and Monroe. Mr. Gary Dahl Building Official spoke on the progress and the next steps. Mr. Dahl stated that they are moving forward and should be submitting Building plans soon.

Members discussed.

No further discussion.

Item No. 12 Board Reports and Administrative Update.

a. Administrative Review Update

Nothing to discuss.

b. Township Board Report

Mr. Collins had nothing to share from the Township Board except to welcome new Planning Commission members Tim Stiff and Bill VanDaele.

c. ZBA Report

No Meetings have occurred. Nothing to report.

d. Next Planning Commission Agenda – February 16, 2023

Members discussed with Building Official Mr. Gary Dahl, developments that may potentially be on the next meeting's agenda.

No further discussion.

Item No. 13 Adjournment

Motion

Moved By: Tim Stiff

Supported By: Don Abrams

A motion was made to adjourn the meeting at 7:38 p.m.

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