

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION WORKSHOP MEETING
November 17, 2022

The meeting was held in person and was called to order at 7:00 p.m.

Roll Call: Paul Thoma Dennis Staelgraeve Hillary Venier
Chris Collins Brian Dotson

Absent: Don Abrams
Fred Calkins

Also present: Lucie Fortin- Mannik & Smith Group, Township Planner
Mark Mathe- Mannik & Smith Group, Township Engineer
Dave Uhl- Frenchtown Township Economic Development Director
Gary Dahl- Frenchtown Township Building Official
Kyle Bryant- Frenchtown Township Clerk
Debbie Stolkey sitting in as Planning Commission Recording
Secretary

3 interested citizens

0 interested citizen via ZOOM

A quorum being present, Chairman Paul Thoma called the meeting to order at 7:00p.m. This meeting was held under the Open Meetings Act.

All those present were invited by Chairperson Thoma to rise and recite the Pledge of Allegiance.

Item No. 1 Agenda Approval.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Venier

MUC

A motion was made to approve the agenda.

Item No. 2 Minutes from October 20, 2022, Meeting.

Motion

Moved By: Hillary Venier Supported By: Dennis Staelgraeve MUC

A motion was made to approve the minutes for the October 20, 2022, Planning Commission meeting as presented.

Item No. 3 REZONING REQUEST regarding Parcel 07-019-003-02, located on North Telegraph Road, from RMH, Mobile Home Park to C-2, General Commercial District:

Lucie Fortin, Mannik & Smith Group, Township Planner, discussed this parcel is located in front of Shamrock Village Mobile Home Park, it aligns with the Township Masterplan and is in line with the C-2 Zoning Frenchtown Township envisions for the Telegraph Corridor. Recommends the Board make a recommendation of approval to the Township Board.

Mark Mathe, Mannik & Smith Group, Township Engineer, discussed that MDOT may restrict the approach, with public water and sanitary sewage already in place, this zoning change would reduce utility demands. Recommends the Board make a recommendation of approval to the Township Board.

Motion

Moved By: Hillary Venier Supported By: Brian Dotson MUC

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

- Affidavit of Mailing, dated October 24, 2022, of which 30 property owners/residents were notified.
- Public hearing Notice
- Submittal Documents

Motion

Moved By: Dennis Staelgraeve Supported By: Brian Dotson MUC

A motion was made to open the public hearing.

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

Motion

Moved By: Dennis Staelgraeve Supported By: Brian Dotson MUC

A motion was made to close the public hearing.

Chairman Thoma invited the applicant, Mr. John Vitale, to speak to the Board regarding his rezoning request. Mr. Vitale said the Township Planner and Engineer have been thorough and communicative, and he looks forward to continuing to work with the Township as they submit their Site Plan and move forward with Development.

Motion

Moved By: Dennis Staelgraeve

Supported By: Chris Collins

A motion was made to recommend to the Township Board, approval of the rezoning of Parcel # 07-019-003-02 from RMH, Mobile Home Park to C-2, General Commercial District.

ii.	Thoma-Yes	Staelgraeve-Yes	Venier-Yes	
	Dotson-Yes	Collins-Yes		
		5-Yes Votes, 0- No Votes		MUC

Item No. 4: SIGN ORDINANCE WAIVER regarding Parcel 07-098-013-02, located at 3000 Vivian Road, from Triumph Academy, in the AG, Agricultural District. To allow a sign with internal illumination and electronic messaging.

Lucie Fortin, Mannik & Smith Group, Township Planner confirmed this Sign Waiver meets the required setback, and although the foot-candles at night are at 0.06, not the 0.00, she does not object to recommend for approval. Lucie’s recommendation includes an automatic dimmer installed for nights, and the message board not change more than once per hour.

Mark Mathe, Mannik & Smith Group, Township Engineer

Chairman Thoma invited the applicant, Nicole Graves, Principal of Triumph Academy, to speak to the Board regarding the sign ordinance waiver request. She stated this is a replacement sign, to be placed in the same location as existing. This would upgrade to a digital sign to provide more current updates, more often.

Motion

Moved By: Hillary Venier

Supported By: Brian Dotson

MUC

- A motion was made to grant the waiver, contingent upon submittal to the Building Department of a manufacturer cut sheet for Digital Board, confirmation that sign will meet automatic dimming commencing in the evening and throughout the night and that the copy/ message changes are no more

Thoma-Yes

Staelgraeve-Yes

Venier-
Yes

Dotson-Yes

Collins-Yes
5-Yes Votes, 0- No Votes

MUC

Item No. 5 Old Business.

No old business discussion.

Item No. 6 New Business.

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

Item No. 7 Administrative Reviews Update.

- Township Board Report from Chris Collins, Ordinance Review for November 22, 2022, meeting.
- No ZBA Report
- Planning Commission June Agenda and report from Paul Thoma, Planning Commission Chair

- Discussion of Mr. Mike's location not compliant with C-2, exposed equipment. Building Official, Gary Dahl spoke in regard to Ordinance Enforcer/ Blight Officer to begin issuing civil citations.

Item No. 8 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Chris Collins

MUC

A motion was made to adjourn the meeting at 7:42 P.M.