

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
February 16, 2023

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

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

Absent:        0 absent

Also present:    Kelly McIntyre, CIB Planning, Marketing & Economic Development  
                     Gary Dahl, Township Building Official  
                     Dave Uhl, Economic Development/Public Safety Director  
                     Gary Klemz, Township Trustee  
                     Kyle Bryant, Township Clerk  
                     Eric Williams, Stonefield Engineering & Design

Approx. 30 interested citizens in person.

A quorum being present, Chairman Dennis Staelgraeve called the meeting to order at 7:00 PM. This meeting was held under the Open Meetings Act.

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

Pledge of Allegiance was conducted.

**Item No. 2 Roll Call.**

Mr. Tim Stiff performed the roll call.

**Item No. 3 Approval of Agenda**

**Motion**

Moved By: Chris Collins

Supported By: Fred Calkins

A Motion was made to approve the Agenda as presented.

MUC

**Item No. 4 Approval of Minutes of January 19, 2023**

**Motion**

Moved By: Don Abrams

Supported By: Tim Stiff

MUC

A Motion was made to approve the Minutes as presented.

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

Chairman Dennis Staelgraeve opened the meeting for public comment.  
There were no comments from the public.

**Item No. 6 Business Items**

- a. **Public Hearing: A public hearing to hear and consider an amendment to Frenchtown Charter Township Zoning Ordinance No. 200, by establishing a temporary moratorium as to short term rentals in single family residential zoning districts as permitted by Zoning Ordinance No. 200, Section 33.05.**

**Motion**

Moved By: Chris Collins

Supported By: Fred Calkins

A Motion was made to open the public hearing.

MUC

Robert Groulx 3601 Nelson Dr. Stony Point Peninsula spoke in favor of the moratorium.

Mary Ann Kreklau 3997 Nelson Dr. spoke in favor of the moratorium.

Greg Ashbreck 3500 Lakeshore Dr. spoke in favor of the moratorium.

Sandy B 3460 Lakeshore Dr. spoke in favor of the moratorium.

Township Planner, Kelly McIntyre, read the Attorney prepared language for the Moratorium.

Rose Hopkins 3606 Lakeshore Dr. spoke in favor of the moratorium.

**Motion**

Moved By: Chris Collins

Supported By: Don Abrams

A Motion was made to close the public hearing.

MUC

**Motion**

Moved By: Chris Collins

Supported By: Brian Dotson

A Motion was made to recommend to the Frenchtown Township Board, to enact the moratorium for 180 days.

MUC

- b. Final Site Plan Review: Parcel ID #5807-076-002-20 for two buildings on a 5.46-acre portion of a vacant parcel located on the west side of N. Telegraph Road, south of Mall Road. The site plan proposes a 14,465 square foot mixed use building with a drive through restaurant and a separate building with 2,314 square foot restaurant with a drive through. The property is zoned, C-2, General Commercial.**

Members discussed.

Project Architect, Eric Williams represented the applicant.

The Township Planner and Engineer recommended approval of the final site plan with the proposed conditions as submitted in their reviews.

**Motion**

Moved By: Don Abrams

Supported By: Bill VanDaele

A motion was made to place on file documents submitted for final site plan review.

MUC

**Motion**

Moved By: Don Abrams

Supported By: Brian Dotson

A motion was made to grant Final Site Plan approval for a 14,465 square foot mixed use building with a drive through restaurant and a separate building with 2,314 square foot restaurant with a drive through at parcel ID#5807-076-002-20 zoned C-2 Commercial with the conditions set forth in the Planner and Engineer’s reports.

Roll Call:

VanDaele - Y

Staelgraeve - Y

Calkins - Y

Dotson - Y

Stiff - Y

Abrams- Y

Collins- Y

MUC

**Item No. 7 Other Business/Discussion.**

Nothing for discussion.

**Item No. 8 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.

**c. ZBA Report**

No Meetings have occurred. Nothing to report.

**d. Next Planning Commission Agenda – March 16, 2023**

**Item No. 9 Public Comment on Non-Agenda Items**

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 8:25 p.m.

MUC