

FRENCHTOWN CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING  
December 21, 2023

SIG *Fred Calkins*  
**APPROVED**

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

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

Absent: Brian Dotson

Also present: Justin Sprague, CIB Planning, Marketing & Economic Development  
Gary Dahl, Township Building Official, Frenchtown  
Adam Ramouni LATA Real Estate Holdings LLC

2 interested citizens in person.

A quorum being present, 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.**

**Item No. 2 Pledge of Allegiance.**

A Pledge of Allegiance was conducted.

**Item No. 3 Roll Call.**

A Roll Call was taken. Brian Dotson was absent.

**Item No. 4 Approval of Agenda.**

**Motion**

Moved By: Chris Collins

Supported By: Don Abrams

A Motion was made to approve the Agenda as presented.

MUC

**Item No. 5 Approval of Minutes of November 16, 2023.**

Justin Sprague CIB Planning gave a presentation on review documents and provided additional information on the property. Justin explained the need for state licenses and said it is a condition of approval.

Applicant Adam Ramouni presented for 2619 N Telegraph Rod, Parcel ID 020-010-00 Special Use.

**Motion**

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to open the Public Hearing at 7:13 p.m.

MUC

No public comment.

**Motion**

Moved By: Don Abrams

Supported By: Bill VanDeale

A Motion was made to close the public hearing at 7:13 p.m.

MUC

Members Discussed.

No further discussion.

**Motion**

Moved By: Chris Collins

Supported By: Don Abrams

A Motion was made to approve the Special Land Use for a Vehicle Repair and Vehicle Sales Facility located at 2619 N Telegraph Rd. Parcel ID# 07- 020-010-00 zoned C-2 Commercial with the conditions of the State Licenses and Fire approval being met.

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

MUC

A Motion was made at the request of the applicant to table the rezoning of Parcels #07-532-038-10; #07-018-501-00; and #07-018-501-20, located at 6398 N. Dixie Highway currently zoned AG, Agricultural to I-1, Industrial.

MUC

**Item D Old Business**

Nothing to discuss.

**Item E Public Comment on Non-Agenda Items**

No public comment.

Fred Calkins gave an update on the Zoning Board of Appeals:

Resort district, small lots, and issues with development.  
Stoney Point and the Resort District requirements.

The Planner was asked to work with Gary Dahl, Building Official for Frenchtown and investigate options for setback requirements and square footage reduction.

**Item F Adjournment**

**Motion**

Moved By: Tim Stiff

Supported By: Fred Calkins

A motion was made to adjourn the meeting at 7:32 p.m.

MUC