

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
October 17, 2024

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

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

SIG *Fred Calkins*
APPROVED
with Amendment Item 7

Absent: Dennis Staelgraeve-excused

Also present: Justin Sprague, CIB Planning, Frenchtown Charter Township Planner via zoom
Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner
Gary Dahl, Frenchtown Charter Township, Building Official
Dave Uhl, Frenchtown Charter Township, Development Director
Phil Goldsmith, Attorney Representing Grandview Farms
Gary Klemz, Frenchtown Charter Township, Board Member

8 interested citizens in person.

Item No. 1 Call to Order.

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

Pledge of Allegiance was observed.

Item No. 2 Roll Call.

Roll Call Performed.

Dennis Staelgraeve- excused

Motion

Moved By: Fred Calkins Supported By: Tim Stiff

A motion was made to appoint Don Abrams as the alternate chairperson.

MUC

Item No. 3 Approval of Agenda.

Motion

Moved By: Tim Stiff Supported By: Chris Collins

A motion was made to approve the agenda as amended for the addition of #4. Indoor & Outdoor Storage under Item 9(a.i) Discussion Items.

Item No. 4 Approval of Minutes of August 15 2024, Meeting.

Motion

Moved By: Bill VanDaele

Supported By: Fred Calkins

A motion was made to approve the minutes for the August 15, 2024, Planning Commission meeting.

Item No. 5 Public Comment on Non-agenda Items Only.

Mr. Dave Uhl, Frenchtown Development Director welcomed Tim Stiff's return from an extended absence.

Bill Conner, 1883 Stumpmier Rd. spoke regarding the Master Plan as it pertains to HUD housing and low-income housing.

Item No. 6 Business Items

Nothing to discuss.

Item No. 7 Public Hearing:

Request to rezone Parcels 07-009-001-00 and 07-009-047-00, located on the east side of N Telegraph Road, south of Buhl Road and north of Grafton Road. The total of the two parcels is 138 acres +/- and are currently zoned C-3 Highway Commercial along the frontage for a width of approximately 300 feet and the remainder is zoned A, Agricultural. The applicant is proposing to rezone the entire two parcels to C-3, Highway Commercial.

Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner with the support of Justin Sprague CIB Planning, via zoom gave a presentation on proposed rezoning and fielded questions from commission members.

Phil Goldsmith, Attorney Representing Grandview Farms, answered questions from Planning Commission members.

Members discussed.

No further discussion.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to place on file submittal documents from Applicant, the Legal notice to the Public published October 1, 2024 for parcel ID# 009-001-00 to which 12 persons were sent a mailing and Parcel ID# 009-047-00 to which 18 persons were sent a mailing, the Planner's review document, Water Dept review and Public Correspondence from the Monroe County Business Alliance along with comments from resident Diana Kay Engel.

Motion

Moved By: Tim Stiff

Supported By: Bill VanDaele

A motion was made to open the public hearing at 7:30 PM.

Wendy Novak, 1212 Hollywood Dr. -not in favor of the Rezoning. (Does not reside in the Township but spoke on behalf of family that owns property adjacent.)

Mr. Calkins read aloud the correspondence from the Monroe County Business Alliance along with comments from resident Diana Kay Engel.

No further discussion.

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A motion was made to close the public hearing at 7:35 PM.

Planning Commission Members discussed.

Motion

Moved By: ~~Brian Dotson~~ *Fred Calkins*

Supported By: ~~Fred Calkins~~ *Brian Dotson*

A motion was made to recommend to the Township Board denial of the request for the rezoning of Parcels 07-009-001-00 and 07-009-047-00, located on the east side of N Telegraph Road, south of Buhl Road and north of Grafton Road from C-3 and AG -Agricultural split zoning to C-3 Commercial in its entirety as it is not supported by the current Township Master Plan, it is not compatible with the uses of surrounding parcels and the proposed zoning district is not the most appropriate and also due to concerns of environmental impact on the parcels and adjacent parcels.

Roll Call:	VanDaele - Y	Tim Stiff- N	Calkins - Y
	Collins - N	Abrams- Y	Dotson- Y

4- Yes votes, 2 - No votes
MC

Item No. 8 Other Business/Discussion:

Nothing to discuss.

Item No. 9 Board Reports and Administrative Update.

a. Administrative Review Update

i. Discussion Items:

1. Feather Flags and Banners Ordinance Amendment

Motion

Moved By: Fred Calkins Supported By: Tim Stiff

A Motion was made to hold a Public Hearing at the next Planning Commission meeting on November 21, 2024. MUC

2. Renewable Energy Ordinance Draft Amendment Per Public Act 233

Motion

Moved By: Chris Collins Supported By: Tim Stiff

A Motion was made to hold a Public Hearing at the next Planning Commission meeting on November 21, 2024. MUC

3. (Tabled) R-1-R Dimensional Standards: Staff is compiling information, and this will come before the PC in the future.

4. Indoor and Outdoor storage

Motion

Moved By: Tim Stiff

Supported By: Fred Calkins

A Motion was made to hold a public hearing at the next regularly scheduled Planning Commission meeting on November 21, 2024.

MUC

- b. **Township Board Report-** Nothing to discuss.
- c. **ZBA Report -** No meeting occurred.
- d. **Master Plan Update-** Planner discussed progress.
- e. **Next Planning Commission Meeting–** November 21, 2024.

Item No. 10 Public Comment on Non-agenda Items Only.

Nothing for discussion.

Item No. 11 Adjournment

Motion

Moved By: Tim Stiff

Supported By: Bill VanDaele

A motion was made to adjourn the meeting at 9:01 p.m.

MUC