



Roll Call: Cuccia - Yes, Staelgraeve - Yes, Thoma - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

7 - Yes votes, 0 - No votes

**Item No. 3 Tentative Site Plan Approval – Frenchtown Missionary Baptist Church (225 W. Hurd Street) – Parcel ID# 065-042-00, Expansion of Existing Church.**

Moved By: Hillary Schmitz

Supported By: Paul Thoma

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

- Chris D. Khorey, McKenna Associates, dated April 11, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated April 13, 2018
- Josh Maddox, Fire Inspector, dated April 16, 2018
- Douglas A Link, Monroe County Drain Commission, dated April 2, 2018 and April 17, 2018
- Barry S. LaRoy, City of Monroe, Water and Wastewater Utilities, dated March 19, 2018
- Submittal Documents

MUC

Dean Frederick and Mark Davison approached, distributed 2 aerial photos to Commission members and presented to the Commission.

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to accept and place on file the two aerial photographs.

MUC

Chris Khorey, McKenna Associates presented the Planner's report dated April 11 2018. Mr. Khorey had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Planner's report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the engineering report dated April 13, 2018. Mr. Mathe had no objection to the Planning Commission granting Tentative Site Plan approval with the conditions set forth in the Engineer's report.

**Motion**

Moved By: Paul Thoma

Supported By: Hillary Schmitz

A motion was made to grant Tentative Site Plan approval with the condition that the applicant comply with comments in the Engineer's report including changing the side slope within the detention pond to 6:1 and expanding the boundary while preserving the required volume, comments #1-3 in the Township Planner's report and the following conditions:

- The sidewalks alongside the church building must be at least 5’ wide, with a 6 inch curb adjacent to the parking spaces. The sidewalk may be integral to the curb, and may directly abut the building.
- Two parking spaces in the southwest corner of the parking lot must be removed to comply with the parking setback requirement. The area can still be paved, but must be striped as a no-parking zone.
- A fence must be installed adjacent to the new parking lot along the Schuster property. The fence must be no taller than 7 feet, but the specific height may be determined by the applicant and the Schuster property owner.
- Wide-spreading evergreen trees (approximately three) must be planted in the area between the church residence and Hurd Road, to soften the view of the parking lot from the neighboring house.
- Evergreen trees must be planted between the community center and the playground, to soften the view from homes near that part of the site.
- The power lines that extend over the parking lot must meet all DTE Requirements.
- The proposed building height of 24 feet, 9 inches must be added to the plans.

Roll Call: Cuccia - Yes, Thoma - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

6 - Yes votes, 0 - No votes, 1 - Abstain

**Item No. 4 Final Approval Preliminary Plat – Stoney Creek Manor (Nadeau Road near Fix Road)– Parent Parcel ID# 476-026-00, 8 New Single Family Lots.**

**Motion**

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Chris D. Khorey, McKenna Associates, dated April 6, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated April 13, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated April 16, 2018
- Randy Kendall, Frenchtown Water Department, dated April 13, 2018
- Submittal Documents

MUC

David Kubiske, David Arthur Consultants, approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner’s report dated April 6, 2018. Mr. Khorey had no objection to the Planning Commission recommending final approval of the Preliminary Plat to the Township Board with the conditions set forth in the Planner’s report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineer's report dated April 13, 2018. Mr. Mathe had no objection to the Planning Commission recommending final approval of the Preliminary Plat to the Township Board with the conditions set forth in the Engineer's report.

**Motion**

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to recommend to the Township Board that it grant final approval of the Preliminary Plat for Stoney Creek Manor with the condition that the applicant comply with all the comments in the Township Planner's and Engineer's reports.

Roll Call: Cuccia - Yes, Staelgraeve - Yes, Thoma - Yes, Schmitz - Yes, Yoas - Yes, Hyder - Yes, Calkins - Yes.

MUC

7 - Yes votes, 0 - No votes

**Item No. 5 Public Comment (Non-Agenda Items).**

None.

**Item No. 6 Administrative Reviews Update/Chairperson.**

- Mini Committee: Nothing to report.
- ZBA: Parcel #009-036-00 variance request granted.

**Item No. 7 Old Business.**

None.

**Item No. 8 New Business.**

Planning and Zoning Essentials Workshop, May 3, 2018.

Proposed Planning Commission By-Law changes were distributed to Commission members for consideration at the next Planning Commission meeting.

Proposed Zoning Ordinance changes were distributed to Planning Commission members for consideration at the next Planning Commission meeting.

Deadlines for Final Site Plan Approval submittals were discussed.

Maureen Quinn, Planning Commission clerk, will distribute sample Public Comment procedures that are used by the Township Board to Commission members for review.

**Item No. 9 Adjournment.**

**Motion**

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:02 p.m.

MUC