

Item No. 3 Public Hearing – Special Use – Elliott’s Amusements (2121 N. Monroe) – Parcel ID# 065-093-01, Temporary Carnival in Mall of Monroe Parking Lot.

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Legal Notice, Monroe News, May 1, 2018
- Affidavit of Mailing on April 30, 2018 of which 92 property owners were notified
- Chris D. Khorey, McKenna Associates, dated May 2, 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 10, 2018
- Josh Maddox, Fire Inspector, dated May 10, 2018
- Submittal Documents

MUC

Rhonda Howard, Monroe Mall manager approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner’s report dated May 2, 2018. Mr. Khorey had no objection to the Planning Commission granting Special Use approval with the conditions set forth in the Planner’s report including the recommendation that the applicant provide a tear-down bond in the amount of \$1000.00 to ensure all trash receptacles and portable toilets are removed from the property by July 3, 2018.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineering report dated May 10, 2018. Mr. Mathe had no objection to the Planning Commission granting Special Use 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 accept and place on file photographs of the proposed perimeter security fence.

MUC

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to open the public hearing at 7:09 p.m.

MUC

Chairman Cuccia asked if there were any comments from the public.

There were no comments from the public.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to close the public hearing at 7:09 p.m.

MUC

Motion

Moved By: Dennis Staelgraeve

Supported By: Fred Calkins

A motion was made to grant Special Use approval with the condition that the applicant comply with all the comments in the Township Planner's, Engineer's and Fire Inspector's reports including the provision of a tear-down bond in the amount of \$1000.00 to ensure all trash receptacles and portable toilets are removed from the property by July 3, 2018.

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

MUC

7 - Yes votes, 0 - No votes

Item No. 4 Public Hearing - Zoning Amendment – Penalties for Violation/Civil Infractions.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Submittal Documents

MUC

Chris Khorey, McKenna Associates presented the proposed Zoning Amendment changes to the Commission.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to open the public hearing at 7:25 p.m.

MUC

Chairman Cuccia asked if there were any comments from the public.

One person, Shane Cousino, a Frenchtown property owner, spoke.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to close the public hearing at 7:37 p.m.

MUC

Motion

Moved By: Steve Hyder

Supported By: Hillary Schmitz

A motion was made to table the proposed changes. The Commission wishes to consider including language in the amendment that provides for a warning notice prior to the first offense fine plus costs.

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 Final Site Plan Approval – Frenchtown Missionary Baptist Church (225 W. Hurd) – Parcel ID# 065-042-00, Expansion of Church.

Motion

Moved By: Hillary Schmitz

Supported By: Paul Thoma

A motion was made to allow Dennis Staelgraeve to abstain from addressing Item No. 5 on today’s Planning Commission agenda as he has requested pursuant to Bylaws Section 6(3) for the reason that he has an interest in adjacent property.

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

MUC

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

Motion

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 May 2, 2018

- Mark Mathe, Mannik & Smith Group of Michigan, dated May 11, 2018
- Josh Maddox, Fire Inspector Frenchtown Charter Township, dated May 11, 2018
- Monroe County Drain Commissioner's Office, dated April 18, May 3 and May 4, 2018
- Submittal Documents

MUC

Dean Frederick and Mark Davison approached and presented to the Commission.

Chris Khorey, McKenna Associates presented the Planner's report dated May 2, 2018. Mr. Khorey had no objection to the Planning Commission granting Final Site Plan approval with the conditions set forth in the Planner's report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineer's report dated May 11, 2018. Mr. Mathe had no objection to Planning Commission granting Final Site Plan approval with the conditions set forth in the Engineer's report.

Motion

Moved By: Hillary Schmitz

Supported By: Steve Hyder

A motion was made to grant Final Site Plan approval with the condition that the applicant comply with all the comments in the Township Planner's, Engineer's and Fire Inspector's reports.

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

MUC

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

Item No. 6 Tentative Site Plan Approval – MKLJ LLC, Parcel ID# 353-015-00, Revision to Previously Approved Medical Building.

Motion

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 6, 2018 2018
- Mark Mathe, Mannik & Smith Group of Michigan, dated May 11, 2018
- Monroe County Drain Commissioner's Office, (2) dated April 9, 2018
- Submittal Documents

MUC

David Kubiske, David Arthur Consultants, and Dr. Jonathan Pasko, MKLJ, LLC 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 granting Tentative Site Plan approval with the conditions set forth in the Planner's report.

Mark Mathe, Mannik & Smith Group of Michigan, presented the Engineer's report dated May 11, 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: Dennis Staelgraeve

A motion was made to grant Tentative Site Plan approval with the condition that the applicant comply with all the comments in the Township Planner's and Engineer's reports except that a sidewalk along North Monroe frontage is not required at this time, however, more robust landscaping shall be required along the North Monroe frontage.

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. 7 Discussion Planning Commission By-Laws and Potential Amendments.

Motion

Moved By: Hillary Schmitz

Supported By: Dennis Staelgraeve

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

- Submittal Documents

MUC

Planning Commission members discussed possible ways to incorporate Public Comment opportunities in the Planning Commission meetings. Mr. Khorey will make revisions for the Commission to consider.

Item No. 8 Administrative Reviews Update/Chairperson.

- Mini Committee:
 - 2770 N Dixie – request to provide outdoor dining (Sal's Place). Request denied due to insufficient parking.
 - 1455 N Telegraph – request for Site Plan approval for remodel/improvements (Arby's) that include minor exterior parking and sidewalk changes. Request approved with minor conditions.

- ZBA:
 - Chairman Cuccia presented the Commission with the ZBA update.

Item No. 9 Old Business.

Request for extension of Site Plan Approval for 2590 N. Monroe, Parcel ID# 020-495-02.

Kimberly Sexton, Administrator for Alice Lorraine Care Center, approached and presented to the Commission.

Motion

Moved By: Steve Hyder

Supported By: Hillary Schmitz

A motion was made to grant the extension request for Site Plan Approval for 2590 N. Monroe, Parcel ID# 020-495-02 for a one year period, expiring May 18, 2019.

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. 10 New Business.

The Commission members that attended the Planning and Zoning Essentials Workshop on May 3, 2018 expressed their appreciation for the support from the Township to attend and found the workshop to be very informative.

Chairman Cuccia asked the audience in attendance if anyone wished to express any comments.

One person, Shane Cousino, a Frenchtown property owner, spoke.

Item No. 11 Adjournment.

Motion

Moved by: Hillary Schmitz

Supported By: Dennis Staelgraeve

A motion was made to adjourn the meeting at 9:10 p.m.

MUC