

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
June 15, 2017

The meeting was called to order at 7:01pm

Roll call: Hillary Schmitz Paul Thoma Steve Hyder
Ignazio Cuccia Dennis Staelgraeve Hedwig Kaufman

Excused: Robert Thoma

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative
Chris D. Khorey, McKenna Associates, Township Planning Consultant
Jil Wilson, Area Manager, TNT Fireworks

1 Interested person

A quorum being present, Chairman Ignazio Cuccia called the meeting to order at 7:01 p.m. This meeting was held under the Open Meetings Act.

Item No. 1 Agenda Approval.

Motion

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

A motion was made to approve the agenda as presented.

MUC

Item No.2 Minutes of May 18, 2017.

Motion

Moved By: Steve Hyder Supported By: Paul Thoma

A motion was made to approve the minutes for the May 18, 2017 meeting with a clarification to the concerns of Mrs. Kaufman regarding the lack of view thru the windows on the north side for the residents because of significantly reduced setbacks from the neighboring property as discussed on page two.

MUC

Item No. 3 Public Hearing-Special Use- Proposed American Promotional Events/TNT Fireworks- Parcel ID# 030-007-60, located at 1700 N. Telegraph- request for a temporary fireworks sale in a C-2 zoning district.

Motion

Moved By: Hillary Schmitz Supported By: Hedwig Kaufman

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

- Chris D. Khorey, McKenna Associates, May 26, 2017
- Mark Mathe, Mannik & Smith Group of Michigan, June 8, 2017
- Joshua Maddox, Frenchtown Fire Department, June 1, 2017
- Submittal Documents
- Legal Notice, Monroe Evening News, May 30, 2017

MUC

Secretary Hillary Schmitz read the legal notice for the proposed Special Use, published in the Monroe Evening News on May 30, 2017 for the property located at 1700 N. Telegraph (Parcel ID# 07-030-007-02). The proposed Special Use is for a temporary fireworks sale in a C-2 zoning district to which 100 property owners were notified.

Jil Wilson, TNT Fireworks approached and presented for the proposed Special Use Fireworks sale to be located in the Meijer parking lot.

Christopher Khorey presented review document McKenna Associates, dated May 26, 2017. Mr. Khorey mentioned fence requirements of the Frenchtown Charter Township Ordinance as pertains to the proposed use. A tear-down bond in the amount of \$1,000.00 must also be submitted to the Building Department. Mr. Khorey had no objections to Special Use approval as long as the applicant had the relevant County and/or State approvals.

Commission discussed the recommendations.

Mark Mathe presented review document, Mannik & Smith Group of Michigan, dated June 8, 2017. The applicant's proposal to operate a temporary outdoor tent sale can be adequately served by public services and facilities and will reasonably protect the natural environment. Mr. Mathe had no objections to Special Use approval subject to the comments as set forth in the review documents.

Commission discussed.

The applicant offered clarification on questions from the Commission regarding generators, lighting, garbage receptacles, staffing and security. Ms. Wilson stated that most of the staffing is through nonprofit groups.

No further discussion.

Motion

Moved By: Hillary Schmitz Supported By: Hedwig Kaufman

A motion was made to open the Public Hearing at 7:18 p.m.

MUC

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

Mr. Robert Stefanski, 1172 Stewart Road, approached and asked questions pertaining to what days and times it is legal to light and use fireworks. He also asked if any fireworks would be set off in the Meijer parking lot.

Commission discussed public comments as presented.

There were no further comments from the public.

No further discussion.

Motion

Moved By: Hillary Schmitz Supported By: Dennis Staelgraeve

A motion was made to close the public hearing at 7:24 p.m.

MUC

No further discussion.

Motion

Moved By: Hedwig Kaufman Supported By: Dennis Staelgraeve

A motion was made to grant the Special Use to TNT Fireworks subject to all of the conditions as outlined in the Planner’s and Engineer’s reports and to include the requirements of a fence to be installed during the duration of the Special Use. The applicant must also have the required approvals from the Township Fire Department.

Roll Call: Cuccia- yes, Hyder-yes, Stealgraeve-yes, Schmitz-yes, P. Thoma –yes, Kaufman- yes

MUC

6-Yes votes, 0 -No votes

Item No. 4 Administrative Reviews Update/Chairperson

- ZBA: No meetings to report
- Mini Committee: No meeting to report

Item No. 5 Old Business.

- Elliot’s Amusements/ Mall Carnival: Follow up to the recent Special Use. Mr. Paul Thoma visited the site during the event and spoke with the applicant to get some feedback on how the event went and its effect if any on the Mall.
- Panda Express: Current status of site plan revisions and status of site issues regarding requirements of the Frenchtown Charter Township Water Department.

- 2770 N Dixie, New Coney Island: Status of current building was discussed.
- Devoted Barn: Status of Special Use application submittal discussed.
- Angelo's Sports Bar: Status of Building discussed.

Item No. 6 New Business.

- No new business

Item No. 7 Adjournment.

Motion

Moved By: Dennis Staelgraeve

Supported By: Hillary Schmitz

A motion was made to adjourn the meeting at 7:37 p.m.

MUC