

AGENDA

REGULAR MEETING OF THE FRENCHTOWN CHARTER TOWNSHIP PLANNING COMMISSION

DATE & TIME:

Thursday, March 20, 2025 at 7:00 p.m.

PLACE:

Frenchtown Charter Township Hall

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Minutes of Thursday, February 20, 2025
6. Public Comment on Non-Agenda Items Only
7. Business Items
8. Public Hearing(s):
 - a. A Uses with Specific Standards request for Strong Roots, LLC located at 3150 Bluebush Road. The Parcel Number is 07-479-001-00. The applicant seeks special approval to operate an agri-tourism business, host private invitation-only events and construct a permanent structure for the agri-tourism business.
 - b. To amend Article 2, Zoning Districts, Map and Table of Permitted Uses, Section 2.10 "Table of Permitted and Uses with Specific Conditions" to correct several references to development standards which are mis-stated.
 - c. To amend Article 3, Schedule of Dimensional Regulations, Section 3.01 Table of Regulations to correct the reference to footnote K in the Table and to amend Footnotes to Schedule of Regulations including but not limited to Section 3.02(C) and by adding a Section 3.02(J).
 - d. To amend Article 4, Use Standards, Section 4.05 regarding Animals including but not limited to correcting references to residential, amending the kennel section and addressing additional pet daycare and animal uses.
 - e. To amend Article 5, Section 5.05 Off-Street Parking and Loading (G) Minimum Required Parking Spaces. Subsection (2) Specific Use Requirements for Indoor Self-Storage, and to add a requirement for Indoor, Climate-Controlled Self-Storage.
 - f. To amend Article 7, to add a Section 7.13, regarding moratoria.
 - g. To amend Article 8, Section 8.01 Definitions to amend the definition of outdoor storage.
9. New Business/Considerations/Action Items
 - a. A Uses with Specific Standards request for Strong Roots, LLC located at 3150 Bluebush Road. The Parcel Number is 07-479-001-00. The applicant seeks special approval to operate an agri-tourism business, host private invitation-only events and construct a permanent structure for the agri-tourism business.
 - b. Site Plan Review: 3150 Bluebush Road (Strong Roots, LLC) parcel number: 07-479-001-00
 - c. Amend Article 2, Zoning Districts, Map and Table of Permitted Uses, Section 2.10 "Table of Permitted and Uses with Specific Conditions" to correct several references to development standards which are mis-stated.
 - d. To amend Article 3, Schedule of Dimensional Regulations, Section 3.01 Table of Regulations to correct the reference to footnote K in the Table and to amend Footnotes to Schedule of Regulations including but not limited to Section 3.02(C) and by adding a Section 3.02(J).
 - e. To amend Article 4, Use Standards, Section 4.05 regarding Animals including but not limited to correcting references to residential, amending the kennel section and addressing additional pet daycare and animal uses.

- f. To amend Article 5, Section 5.05 Off-Street Parking and Loading (G) Minimum Required Parking Spaces. Subsection (2) Specific Use Requirements for Indoor Self-Storage, and to add a requirement for Indoor, Climate-Controlled Self-Storage.
- g. To amend Article 7, to add a Section 7.13, regarding moratoria.
- h. To amend Article 8, Section 8.01 Definitions to amend the definition of outdoor storage.
- i. 2024 Annual Planning Commission Report

10. Old Business

11. Other Business/Discussion

12. Board Reports and Administrative Update

- a. Administrative Review Update
- b. Township Board Report
- c. ZBA Report
- d. Master Plan Update
- e. Next Planning Commission Agenda: April 17, 2025

13. Public Comment on Non-Agenda Items

14. Adjournment

**Gary Dahl, Building Official
Frenchtown Charter Township**