

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
February 6, 2025

SIG *Fred Calkins*
APPROVED

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

Roll call: Bill VanDaele Tim Stiff Don Abrams
Fred Calkins Ignazio Cuccia Brian Dotson

Absent: Chris Collins- excused

Also present: Justin Sprague, CIB Planning, Frenchtown Charter Township Planner

10 interested citizens in person.

Item No. 1 Call to Order.

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

Item No. 2 Pledge of Allegiance was observed.

Pledge of Allegiance was observed.

Item No. 3 Roll Call.

Roll Call Performed.
Chris Collins- excused

Item No. 4 Approval of Agenda.

Motion

Moved By: Tim Stiff Supported By: Don Abrams

A motion was made to approve the agenda as presented.

MUC

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

Hedi Kaufman -1515 E Hurd Rd Discussion regarding Agendas and Master Plan Update.

Item No. 6 New Business.

Nothing to discuss.

Item No. 7 Public Hearing:

Ignazio Cuccia read the public notice published in the Monroe Evening News on January 21, 2025.

- Amend Township Zoning Ordinance No. 300, Article 7, Section 7.04 Uses with Specific Standard Approvals, Subsections (E) Planning Commission Decision; (E)(2) Uses with Specific Standards; (F) Site Plan Requirement; (G) Record of Conditions and (H) (2) Uses with Specific Standards to provide that the Planning Commission shall make consider special uses and make recommendations to the Township Board and that the Township Board shall deny, approve or approve with conditions special approval use applications and also to make corrections to all references to the Planning Commission as to uses with specific standards as a recommending body and to add the Board as an approving body including but not limited to Sections 2.08; 2.10(A); 3.02(C)(3) and (E)(1); 4.02(B)(2),(C)(2) and (D)(3) and (5); 4.05((B)(2)(d); 4.09(D); 4.14(A)(8) and (11); 4.22(H); 4.32(G) and (F)(6) and (G)(13); 4.34(B); 4.35(C); 4.36(B); 4.38(D)(5)(a), (7)(b), (13) and (21);4.43(B) and (C); 5.02(J) and (J)(3); 5.07(B);; 7.08 (G)(2) and 7.10(D).

Justin Sprague, CIB Planning, Frenchtown Charter Township Planner gave his presentation on the proposed amendments to the Township Zoning Ordinance.

Motion

A Motion was made to place on file the legal notice and the proposed text amendments.

Moved By: Fred Calkins

Supported By: Bill Vandaele

MUC

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A motion was made to open the public hearing at 7:13 PM

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Public Speakers:

1. Hedi Kaufman – 15115 E Hurd Rd. Not in favor of the amendments, recommended denial.
2. Cara Bischoff- 112 Heiss Rd. Supports Planning Commission decision in Special Use.
3. Doug Pilz- 1783 Buhl Rd. Not in support of change.

4. Jill Calkins- 1423 Buhl Rd. Not in support of change would like voice to stay at Planning Commission.
5. Carleen Stiff- 198 Eagle Court, Against Stewart Rd/ Telegraph gas station and drive through traffic concerns.
6. Jim Nation- 1721 Buhl Rd. Does not support changes. Wants to see checks and balances remain.

Motion

Moved By: Don Abrams

Supported By: Tim Stiff

A motion was made to close the public hearing at 7:33 PM.

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Planning Commission Members discussed.

Motion

Moved By: Don Abrams

Supported By: Tim Stiff

A motion was made to recommend to the Township Board denial of the proposed amendments to Township Zoning Ordinance No. 300, Article 7, Section 7.04 Uses with Specific Standard Approvals, Subsections (E) Planning Commission Decision; (E)(2) Uses with Specific Standards; (F) Site Plan Requirement; (G) Record of Conditions and (H) (2) Uses with Specific Standards to provide that the Planning Commission shall make consider special uses and make recommendations to the Township Board and that the Township Board shall deny, approve or approve with conditions special approval use applications and also to make corrections to all references to the Planning Commission as to uses with specific standards as a recommending body and to add the Board as an approving body including but not limited to Sections 2.08; 2.10(A); 3.02(C)(3) and (E)(1); 4.02(B)(2),(C)(2) and (D)(3) and (5); 4.05((B)(2)(d); 4.09(D); 4.14(A)(8) and (11); 4.22(H); 4.32(G) and (F)(6) and (G)(13); 4.34(B); 4.35(C); 4.36(B); 4.38(D)(5)(a), (7)(b), (13) and (21);4.43(B) and (C); 5.02(J) and (J)(3); 5.07(B);; 7.08 (G)(2) and 7.10(D).

Roll Call:	VanDaele - Y	Tim Stiff- Y	Calkins - Y
	Cuccia - Y	Abrams- Y	Dotson- Y

6- Yes votes, 0 - No votes
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Item No. 8 Old Business.

Table Kackleberry Farms item until March 20th meeting.

Motion

Moved By: Don Abrams

Supported By: Tim Stiff

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Nothing further to discuss.

Item No. 9 Other Business Discussion.

Master Plan update information and communication to be brought to Commission.

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

Nothing for discussion.

Item No. 11 Adjournment.

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A motion was made to adjourn the meeting at 8:11 p.m.

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