

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
January 16, 2025

SIG. *Fred Calkins*
APPROVED

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

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

Absent: None

Also present: Justin Sprague, CIB Planning, Frenchtown Charter Township Planner via zoom
 Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner
 Gary Dahl, Frenchtown Charter Township, Building Official
 Dave Uhl, Public Safety and Economic Development Director
 Keith Middleton, Kackleberry Farms, Via Zoom link
 Robert Kirma, Savvy Sliders, Robert Kirma & Associates
 Kenny Koza, AZOK, Frenchtown Kozy LLC
 James Butler, AZOK, Frenchtown Kozy, PEA Group
 John Abro, Frenchtown Kozy

15 interested citizens in person.

Item No. 1 Call to Order.

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

Item No. 2 Pledge of Allegiance.

Pledge of Allegiance was observed.

Item No. 3 Roll Call.

Roll Call Performed.

Item No. 4 Election of Officers and Appointment of Representative from Commission to ZBA

Motion

Moved By: Tim Stiff

Supported By: Chris Collins

A motion was made to appoint Ignazio Cuccia as the chairperson.

MUC

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A motion was made to appoint Don Abrams as the Vice Chairperson.

MUC

Motion

Moved By: Chris Collins

Supported By: Tim Stiff

A motion was made to appoint Fred Calkins as the Secretary.

MUC

Motion

Moved By: Brian Dotson

Supported By: Don Abrams

A motion was made to appoint Fred Calkins as the ZBA liaison.

MUC

Item No. 5 Approval of Agenda.

Motion

Moved By: Don Abrams

Supported By: Bill VanDaele

A motion was made to approve the agenda as presented.

MUC

Item No. 6 Approval of Minutes of November 21, 2024 Meeting.

Motion

Moved By: Brian Dotson

Supported By: Fred Calkins

A motion was made to approve the minutes for the November 21, 2024, Planning Commission meeting.

MUC

Item No. 7 Public Comment on Non-agenda Items Only.

Tim Matune, Mall of Monroe, spoke regarding an application for Bark's & Rec in the existing Ragnarok unit #650, address 2121 N Monroe St. Monroe MI.

No further discussion.

Item No. 8 Business Items

- a. Approval of Planning Commission Meeting Scheduled Dates for 2025

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

7- Yes votes, 0 - No votes
MUC

Item No. 9 Public Hearing:

- a. **A Special Land Use permit request for a new building located at 1414 Stewart Road. The parcel number is 07-030-006-11 and the property is zoned C3, Commercial District. The Applicant seeks special approval to construct and operate a new retail building with gas pumps and a drive-thru restaurant.**

Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner gave a presentation on proposed Special Land Use and fielded questions from commission members.

James Butler, PEA Group, for 1414 Stewart Rd. answered questions from Planning Commission members.

Members discussed.

No further discussion.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A motion was made to open the public hearing at 7:30 PM

MUC

Public Speakers-

1. Randy Patzer, Owner of St. Pierre Ace Hardware Store, 1490 Stewart Rd. Monroe MI
2. Carleen Stiff, 198 Eagle Court, Monroe MI

Nothing Further.

Motion

Moved By: Don Abrams

Supported By: Tim Stiff

A motion was made to close the public hearing at 7:35 PM

MUC

Commission Discussed.

No Further Discussion.

Motion

Moved By: Don Abrams

Supported By: Chris Collins

A Motion was made to approve the Special Use of a retail store with gas pumps and drive thru restaurant for 1414 Stewart Rd. Parcel ID# 030-006-11 with the following conditions being met:

- A. MDOT and all other applicable Agency approvals
- B. Submit a complete Traffic Study
- C. Right turn in and right turn out only on Telegraph Rd.
- D. Review and approval of Site Plan.

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

7- Yes votes, 0 - No votes
MUC

- b. A Special Land Use permit request for Kackleberry Farms, LLC located at 6421 N Stony Creek Road. The parcel numbers are 07-015-015-10, 07-015-015-20, 07-015-015-30 and 07-015-015-70. The applicant seeks special approval to operate an Agri-tourism business.**

Jusin Sprague, via Zoom, for CIB Planning, Frenchtown Charter Township Planner gave a presentation on proposed Special Land Use and fielded questions from commission members.

Keth Middleton, via Zoom for Kackleberry Farms answered questions from Commission members.

Members discussed.

No further discussion.

Motion

Moved By: Don Abrams

Supported By: Bill VanDaele

A motion was made to open the public hearing at 8:40 PM.

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Public Speakers-

1. Susan Pickering, 6455 N Stony Creek
2. Brian Timslety, 6497 N Stony Creek
3. Devon Butcher, City of Monroe resident
4. Cindy Hemry, 6551 N Stony Creek
5. Brian Cope, 6497 N Stony Creek
6. Phil Kull, 6452 S Stony Creek

No Further Discussion.

Motion

Moved By: Bill VanDaele

Supported By: Tim Stiff

A motion was made to close the public hearing at 8:55 PM.

MUC

Motion

Moved By: Brian Dotson

Supported By: Fred Calkins

A motion was made to table the proposed Special Use, Kackleberry Farms, for an Agri-Tourism Business for further fact finding and be placed before the Planning Commission on February 20, 2025, for Special Use consideration.

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

7- Yes votes, 0 - No votes
MUC

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A motion was made to extend and add additional meeting time until 10:45 PM.

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- c. A Special Land Use permit request for Savvy Sliders located at 1515 N Telegraph Road. The parcel number is 07-806-007-00 and the property is zoned C-2, General Commercial District. The Applicant seeks special approval to operate a drive-thru restaurant.**

Kristen Hatfield, for CIB Planning, Frenchtown Charter Township Planner gave a presentation on proposed Special Land Use and responded to questions from commission members.

Robert Kirma, for Savvy Sliders answered questions from Planning Commission members.

Motion

Moved By: Fred Calkins

Supported By: Don Abrams

A motion was made to open the public hearing at 10:00 PM.

Public Speakers-

None

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Motion

Moved By: Don Abrams

Supported By: Tim Stiff

A motion was made to close the public hearing at 10:01 PM.

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Commission Discussed.

No Further Discussion.

Motion

Moved By: Chris Collins

Supported By: Brian Dotson

A motion was made to grant Special Use approval for a Drive-thru restaurant, Savvy Sliders located at 1515 N Telegraph Rd. parcel ID# 806-007-00.

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

7- Yes votes, 0 - No votes

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Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A Motion was made to place on file submittal documents from all Applicants, the Legal notice to the Public published December 30, 2024, in the Monroe Evening News, for all 3 Special Uses on the Agenda. Special Use, 1414 Stewart Rd. Parcel ID# 030-006-11 to which 27 persons were sent a mailing, Special Use, 6421 N Stoney Creek Parcel ID# 015-015-10, 015-015-20, 015-015-30 and 015-015-70 to which 11 persons were sent a mailing and Special Use, 1515 N Telegraph Rd. Parcel ID# 806-007-00 to which 34 persons were sent a mailing and also to place on file the Planner's review documents for all and the 3 submittal letters from concerned citizens regarding Kackleberry Farms.

Item No 10 New Business.

- a. **Site Plan Review 1414 Stewart Rd Parcel 07-030-006-11 (Retail/Gas Station/Drive-Thru Restaurant).**

Jim Butler, PEA Group, Frenchtown Kozy, presented and answered questions from Planning Commission members.

Kristen Hatfield, for CIB Planning, Frenchtown Charter Township Planner gave a presentation on proposed Site Plan and answered questions from commission members.

Board Discussed.

No Further Discussion.

Motion

Moved By: Chris Collins

Supported By: Brian Dotson

A motion was made to grant Tentative Site Plan approval for 1414 Stewart Rd. Parcel ID 07-030-006-11 (**Retail/Gas Station/Drive-Thru Restaurant**) with Administrative Final Review being completed by the Building Department and the following items to be addressed for Final Approval to occur.

- a. Eliminate trees on the south side and replace them with shrubs and flowers.
- b. Remove west and north cross access drives.
- c. Façade materials as presented.

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

7- Yes votes, 0 - No votes
MUC

Item No 11 Old Business.

- a. Discussion about amending Article 2, Zoning Districts, Map and Table of Permitted Uses, Section 2.10 "Table of Permitted and Uses with Specific Conditions" to Personal Indoor Self-Storage and Outdoor Self Storage as a Principal Use for storage of personal vehicles, recreational vehicles, trailers and similar items", as either a Conditional Land Use with Specific Conditions or as a Special Land Use in the C-2, C-3 and I-1 districts.

No action taken.

Per request of Justin Sprague, CIB Planning, to have a Public Hearing regarding Special Use Standards at the next scheduled Planning Commission meeting.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

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Item No. 12 Board Reports and Administrative Update.

- a. Administrative Review Update-None
- b. Township Board Report- None
- c. ZBA Report - No meeting occurred.
- d. Master Plan Update- Notice of intent to update the Frenchtown Charter Township Master Plan was sent by certified mail to required entities.
- e. Next Planning Commission Meeting– February 20, 2025

Item No. 13 Public Comment on Non-agenda Items Only.

No discussion.

Item No. 14 Adjournment

Motion

Moved By: Donn Abrams

Supported By: Bill VanDaele

A motion was made to adjourn the meeting at 10:41 p.m.

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