

FRENCHTOWN CHARTER TOWNSHIP
PLANNING COMMISSION MEETING
November 21, 2024

The meeting was called to order at 7:02 p.m.

SIG 
APPROVED

Roll call: Bill VanDaele Tim Stiff
Fred Calkins Chris Collins Brian Dotson

Absent: Dennis Staelgraeve-excused
Don Abrams- excused

Also present: Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner
Gary Dahl, Frenchtown Charter Township, Building Official

1 interested citizens in person.

Item No. 1 Call to Order.

A quorum being present, Tim Stiff called the meeting to order at 7:02 PM. This meeting was held under the Open Meetings Act.

Pledge of Allegiance was observed.

Item No. 2 Roll Call.

Roll Call Performed.
Dennis Staelgraeve- excused
Don Abrams- excused

Motion

Moved By: Chris Collins Supported By: Fred Calkins

A motion was made to appoint Tim Stiff as the alternate chairperson.

MUC

Item No. 3 Approval of Agenda.

Motion

Moved By: Chris Collins

Supported By: Fred Calkins

A motion was made to approve the agenda as presented.

MUC

Item No. 4 Approval of Minutes of October 17, 2024, Meeting.

Motion

Moved By: Fred Calkins

Supported By: Bill VanDaele

A motion was made to approve the minutes for the October 17, 2024, Planning Commission meeting with the amendment, under section 7 regarding Rezoning denial of parcels 009-001-00 and 009-047-00 to reflect a Motion being moved by Fred Calkins, not Brian Dotson and supported by Brian Dotson not Fred Calkins.

MUC

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

No public comment.

Item No. 6 Business Items

Nothing to discuss.

Item No. 7 Public Hearing:

Kristen Hatfield, CIB Planning, Frenchtown Charter Township Planner, gave a presentation on proposed text amendments.

- a. To amend Article 2, Zoning Districts, Map and Table of Permitted Uses, Section 2.10 "Table of Permitted and Uses with Specific Conditions" to consider the following text to allow "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.

Motion

Moved By: Fred Calkins

Supported By: Brian Dotson

A Motion was made to place on file the Legal notice to the Public published November 4, 2024 for the proposed Text Amendments.

Motion

Moved By: Bill VanDaele

Supported By: Brian Dotson

A motion was made to open the public hearing at 7:07 PM.

MUC

There was no discussion.

No comments from the Public.

Motion

Moved By: Brian Dotson

Supported By: Bill Vandaele

A motion was made to close the public hearing at 7:08 PM.

MUC

There was no action taken at this time.

- b. To amend Article 5, Development Standards, Section 5.08 Signage in subsection (A) 5 and 13 "Definitions" to include "feather flags" and "banners", subsection (D) 2 and 3 "Prohibited Signs" and subsection (E) "Temporary Commercial Signs" an amendment that proposes to limit the display of temporary signs to 30 calendar days out of 365 calendar days and allow for the display of two feather flags per business.**

Motion

Moved By: Bill VanDaele

Supported By: Brian Dotson

A motion was made to open the public hearing at 7:10 PM.

MUC

There was no discussion.

No comments from the Public.

Motion

Moved By: Bill VanDaele

Supported By: Brian Dotson

A motion was made to close the public hearing at 7:11 PM.

MUC

Board Discussed and suggested changes.

Motion

Moved By: Fred Calkins

Supported By: Chris Collins

A motion was made to table sign ordinance Section 5.08 until future meeting pending revisions as discussed with the Township Planner.

MUC

- c. To amend Article 4, Use Standards, Section 4.38, "Solar Energy Systems" and Section 4.43, "Wind Energy Systems" for the purpose of establishing a Compatible Renewable Energy Ordinance in compliance with Public Act 233 of 2023.**

Motion

Moved By: Bill VanDaele

Supported By: Fred Calkins

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

MUC

There was no discussion.

No comments from the Public.

Motion

Moved By: Brian Dotson

Supported By: Bill VanDaele

A motion was made to close the public hearing at 7:26 PM.

MUC

No action taken at this time.

Item No. 8 Other Business/Discussion:

Discussion was held due to a Holiday falling on the regularly scheduled June 19, 2025 Planning Commission Meeting date.

Motion

Moved By: Fred Calkins

Supported By: Tim Stiff

A motion was made to replace the regularly scheduled Planning Commission meeting in June for the 12th, instead of June 19, for 2025, as this day involves a government holiday, and the Township Offices will be closed.

MUC

Item No. 9 Board Reports and Administrative Update.

a. Administrative Review Update

i. Discussion Items:

- 1. (Tabled) R-1-R Dimensional Standards: Staff is compiling information, and this will come before the PC in the future.**

b. Township Board Report- December 5th scheduled Grand Opening of the Frenchtown Charter Township Municipal Building.

c. ZBA Report - James Orwin and Carolyn Gardetto, regarding Parcel ID# 852-111-00/852-011-00, located on Long Road, Newport MI 48166. The applicants request a variance from the requirements of the Township Ordinance, Article 3 Tabel 3.01 D, Table of Regulations for Principal Structures in an R-1-R Residential Zoning District for the required Road Frontage. Approved with conditions being met first.

d. Master Plan Update- Discussed options available for gathering public input for the updates to the Master Plan.

e. Next Planning Commission Meeting– December 19, 2024.

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

Nothing for discussion.

Item No. 11 Adjournment

Motion

Moved By: Bill VanDaele

Supported By: Fred Calkins

A motion was made to adjourn the meeting at 7:45 p.m.

MUC