**Frankenlust Township Planning Commission**

**August 16, 2017**

**Minutes**

**Present:** Bob Markle, Jim Begick, Alice Eschenbacher, Dave Helmreich, Michael Kaczan, and Terri Scheuerlein. **Excused:** Tony Johnson. **Also present:** Rodney Nanney, Building Place Consultants/ Frankenlust Township Zoning Administrator

**Call To Order:** The meeting was called to order by Chairman Bob Markle at 8:01 pm.

1. **Review of July 19, 2017 Meeting Minutes:** MichaelKaczan motioned to accept the minutes of July 19, 2017. Dave Helmreich seconded.

 Motion carried.

**2) Public Comments:** There was no “public” in attendance.

**3) Old Business:**

**Revitalization of the M-84 Commercial Corridor:** The Planning Commission had continued discussion regarding the M-84 corridor.

**4) New Business:**

**a)** Marty Arford, Parcel # 015-100-050-00, 7130 Kraenzlein, would like to discuss his plans for a porch roof and setbacks. Mr. Arford was not in attendance at this meeting.Mr. Nanney has talked with Mr. Arford and suggested that the Zoning Board of Appeal was the next step for his plans.

**b)** Site Plan amendment for Heather Ridge Condominium for the addition of a 3-season patio room to the unit at (Parcel# 030-H05-000-033-00) 6334 Heather Ridge DR., Bay City, MI 48706. Dave Helmreich motioned that Michael Kaczan and Alice Eschenbacher be excused due to conflict of interest on this matter. Jim Begick seconded. Motion carried.

- Dave Helmreich motioned for the Planning Commission determine that the proposed amendment to allow the construction of a 12-foot deep by 14-foot wide (168 square-foot), 3-season “patio room” addition to the rear of condominium units #1- #14, #19 -#20, and #25- #34 within the common area of the condominium is a minor change to the approved site plan per Section 17.12 of the Zoning Ordinance. Jim Begick seconded. Motion carried.

-Jim Begick motioned for the Planning Commission to approve the proposed site plan amendment, subject to the following conditions:

**(1)** This approval includes an allowance for future construction of a maximum 12-foot deep, 14-foot wide, and 168 square-foot 3-season patio room addition to the rear of individual condominium units #1 - #14, #19 - #20, and #25 - #34 within the common area of the condominium.

**(2)** Condominium units #15 - #18 and #21 - #24 are prohibited from adding a patio room addition due to inadequate area outside of the required yard setbacks. The existing addition to unit #15 is considered to be a legal nonconforming structure for purposes of this site plan amendment.

**(3)** Zoning permit and building permit approval is required for each addition, prior to the start of construction.

 Terri Scheuerlein seconded. Motion carried.

**5) Reports:**

**a) Zoning Administrator:** Mr. Nanney discussed the Zoning Administrator Report for July 2017.

**b) Building Inspector:** The building Inspector report for July 2017 is on file.

**6) Planning Commission Member Issues/Concerns:** Terri Scheuerlein motioned that the time for the September 20, 2017 be moved back to 7:00 p.m., Alice Eschenbacher seconded. Motion carried.

**7) Next Meeting:** September 20, 2017 – 7:00 p.m. – Township Administration Building

**Adjournment:** The meeting was adjourned at 9:01 p.m.

**Respectfully submitted by,**

**Terri Scheuerlein Approved By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_on:\_\_\_\_\_\_\_\_\_**

**Secretary**

**Frankenlust Township Planning Commission**