

Frankenlust Township Planning Commission

Frankenlust Twp. Administration Building

February 19, 2025 Regular Meeting MINUTES

Attendees:

Present: Terri Scheuerlein (Chairman), Dave Helmreich, Jim Begick, John Fox (Secretary)

Excused Absent: Frank Linzner, Lyndsey O'Brien, Luana LeVasseur

Also Present: REMOTE - Spicer Group representatives Mike Daily-Martin, Noah Jones

Call to order: Chair Terri Scheuerlein called the meeting to order at 7:00 PM.

Introductions: None

Review of Minutes: Dave Helmreich **motioned** to approve the January 13, 2025 Regular Meeting minutes. Jim Begick seconded. **Motion carried.**

Dave Helmreich **motioned** to approve the January 29, 2025 Public Hearing minutes. Jim Begick seconded. **Motion carried.**

Public Comments: A few members of the public were in attendance. Tammy Kohler of 7298 Blake Dr. voiced concerns regarding weed control on the parcels proposed to be rezoned. Jim Begick explained the process that the township must adhere to when confronted with weed and other overgrowth issues and that the owners had complied each time they were notified.

Roopa Sanara of 7348 Blake Dr. voiced her concurrence with her neighbors in opposition to the parcels being rezoned to RT.

Old Business: a) **Review of public comments and concerns regarding the Public Hearing for the proposed rezoning of the following parcels from C-1 (Neighborhood Commercial) to RT (2 Family Residential):**

Parcel ID Numbers

030-B17-000-149-00

030-B17-000-148-00

030-B15-000-002-00

030-B15-000-001-00

Mike Daily-Martin explained that when considering the Frankenlust Township Master Plan and its Future Land Use Map it is important to consider the text of the Master Plan which discusses what these different districts are intended to be. Although the Master Plan calls this out as Mixed Use, there are components within the Master Plan specifically that

discuss the mixed use district and the intent of the mixed use district. There are components of the Master Plan and the Zoning Ordinance that could point in either direction as far as rezoning to RT or not. He also made it clear that the Frankenlust RT zone definition specifically allows only for up to two family residential units and nothing more.

Additional details of how the proposed rezoning both does and does not fit within the existing Master Plan and Zoning Ordinance, as well as other positive and negative issues of remaining C-1 verses rezoning to RT, were discussed between Mike and Noah of Spicer Group and the Planning Commission members in the presence of the members of the public who were in attendance.

b) Voting on whether to recommend the rezoning of the above parcels to the Township Board or not.

Considering the importance of the issue and there being several Planning Commission members that could not be in attendance, Jim Begick **motioned** to table the final discussion and vote until the next regular meeting of the Planning commission on March 19. Dave Helmreich seconded. **Motion carried.**

New Business: None

Reports:

Zoning Administrator: Zoning Administrator's report from Patrick Miller for January 2025 reviewed and is on file.

Building Inspector: Building Inspector's report for January 2025 was reviewed and is on file.

Planning Commission Members Issues/Concerns: None

Next Regular Meeting: March 19, 2025 7:00 PM – Frankenlust Township Administration Building

Adjournment: Dave Helmreich **motioned** to adjourn. Jim Begick seconded. **Motion carried.** Chairman Terri Scheuerlein declared the meeting adjourned at 8:10 PM.

Respectfully submitted by,
John Fox, Secretary
Frankenlust Township Planning Commission

APPROVED
3/19/2025.
John W Fox