

# Frankenlust Township Planning Commission

Frankenlust Twp. Administration Building

## January 29, 2025 Public Hearing MINUTES

### Attendees:

**Present:** Terri Scheuerlein (Chairman), Dave Helmreich, Jim Begick, John Fox (Secretary), Frank Linzner, Lyndsey O'Brien, Luana LeVasseur

**Excused Absent:** None

**Also Present:** **In person:** Patrick Miller (Zoning Administrator), Les Luptowski (Building Inspector)  
**Remote:** Spicer Group representatives Mike Daily-Martin, Noah Jones

### Call to order:

**Motion** to open the public hearing was made by Dave Helmreich, seconded by Frank Linzner. Roll call vote:

Linzner	yes	O'Brien	yes	LeVasseur	yes
Fox	yes	Scheuerlein	yes	Begick	yes
Helmreich	yes				

7 aye, 0 nay, **Motion Carried**

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

**Purpose Of Hearing:** The purpose of the Public Hearing is to discuss 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

Chair Terri Scheuerlein explained the rules of the Public Hearing for both the public and Commission members to everyone in attendance.

**Public Comments:** **Public in attendance:**

There were approximately 22 members of the public in attendance, all who have a vested interest in what happens to the parcels in question, to the area and neighborhoods around these parcels, and in the future of Frankenlust Township as a whole. There were at least 14 who spoke at least once, and several who spoke more than once. Those who spoke, in order of their first comments, were:

Scott Stasiak, Legends Sports Center, 7294 Westside Saginaw Road  
Keith Reinhart, 7261 Kara Dr.  
Harry Rice, 7216 Kara Drive  
Maria Meadows, 7296 Zachary Drive  
Jason Perkins, 7272 Kara Drive  
Mark Mckrae, 7287 Zachary Drive  
Kevin Ora, 7271 Kara Drive  
Scott Bitzer, 7317 Kara Drive  
Tim Botzau, 2266  
Kathleen Zuraw Estate, 7306 Westside Saginaw Road  
Matthew Maillet, 7279 Zachary Drive  
Jill Bialek, 2187 N. Ryan Court  
Ron Schauman, Willows Court  
Dave Schauman, 8824 Freeland Rd

**Summary of public comments:**

Those living and working in the vicinity of the parcels in question voiced a number of concerns about converting these parcels to 2 Family Residential, including:

- The parcel conversion does not conform to the township Master Plan and deters the interest for future business to develop alongside Bay Road. The township should be following the Master Plan.
- Some of the homeowners of the existing multi-family rental properties do not live on the property or even check on their estates. This results in properties that are not kept up to required codes and standards.
- Many of the residents of the existing multi-family rental properties are students who often harass neighbors and passers-by. There are often parties or other types of gatherings that spill out into the neighborhood and streets that prevent the safe and peaceful enjoyment of normal homeowner activities. Many children are afraid to walk to and from their school bus stop. Some residents of the rentals allow their dogs to run loose in the neighborhood.
- There are often excessive numbers of cars parked in the roads that hinder the normal traffic flow and access by emergency vehicles. There have been incidents where people who have parked their cars illegally and are blocking traffic have refused to move them.
- The multi-family rentals tend to attract those who create crime, debris, and pollution. Yards are sometimes full of trash or long-term storage in violation of code. Additional 2 family residential units could make the situation worse.
- Single family homes or other properties owned by those who live in them would be acceptable to some, but not additional rental properties.

- Some of the roads, especially Kara Drive, are in poor condition and are not maintained properly. An attempt to improve the condition by doing a chip and seal was done very poorly. The roads are not in a condition to handle additional traffic.
- Code enforcement is inadequate or non-existent. Policing is not sufficient to stop or deter the higher than average number of illegal activities.
- The collective serious issues expressed are depressing the local home and property values.
- The intent of those wanting to develop the properties in question is to build condos that would be owned by the residents who live in them, not to create more rental properties. If left as C-1 then future commercial development could end up being less desirable than condos.
- It was pointed out that if the properties are changed to RT as proposed then there would be nothing preventing rental properties from being developed.

**Wrap-up:**

All members of the public who wished to speak were given an equal opportunity to do so. Chair Terri Scheuerlein thanked all of the public in attendance for their participation. She assured everyone that their thoughts, concerns, and opinions on the proposed rezoning do matter to the Planning Commission and would be given due consideration before the Commission makes any decisions one way or another. She also reminded everyone that all Planning Commission meetings are open to the public.

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

**Adjournment:**

**Motion** to close the public hearing was made by Dave Helmreich, seconded by Jim Begick. Roll call vote:

Helmreich	yes	Begick	yes	Scheuerlein	yes
Fox	yes	LeVasseur	yes	O'Brien	yes
Linzner	yes				

7 aye, 0 nay, **Motion Carried**

Chair Terri Scheuerlein called the meeting closed at 7:52 PM.

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

*John W Fox*  
*2/19/2025*

**APPROVED**