

Frankenlust Township Planning Commission Minutes

March 15, 2023 Regular Meeting

1) **Call to Order:** Chair Terri Scheuerlein called the meeting to order at 7:47 p.m.

Present: Lyndsey O'Brien, Luana LeVasseur, John Fox, Terri Scheuerlein, Jim Begick, Frank Linzner, Dave Helmreich

Absent: all here

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator

2) **Review of Minutes from of January 18, 2023 meeting:** Dave Helmreich motioned to approve the minutes of December 14, Frank Linzner seconded. Motion carried.

3) **Agenda:** Motion by Terri scheuerlein seconded by Dave Helmreich to adopt the amended meeting agenda as handed out before the meeting. Motion adopted unanimously by voice vote.

4) **Public Present:** Chris and Melissa Washabaugh, their lawyer Jay Brown, Marcia Helmreich and husband Richard Helmreich, and three neighbors of the Washabaugh.

5) **Public Comments:** None

6) **Old Business:**

- a. Use Permit application from Chris and Melissa Washabaugh for a new 25 foot by 64 residential accessory structure, on a 1.52 parcel of land located at 2806 Evergreen Dr.

Discussion by Mr. Brown as to direct the Washabaugh' revisions to site plans to fulfill Special Use Permit. Mr. Nanney summarized his report and recommended that the Planning Commission provide direction to the applicant related to the height and size of the building and consistency with the standards for special use approval.

A motion by Jim Begick to direct the Washabaugh to submit updated site and building plan set with engineered grading and drainage plans, and updated building plans based on the design and size as proposed but with details for heating, lighting, and the water/plumbing arrangement with updated revision dates. Dave Helmreich seconded; motion carried. Unanimously by voice vote.

- b. Special Use Permit for the group day care at 2410 Amelith Rd. Marcia Helmreich discussed her plans to satisfy the approval of a Special Use Permit for a group day care home for care of up to 12 children Monday through Fridays. She and her husband noted that they had previously operated a group day care home on the site and would like to do so again. Mr. Nanney summarized is report, noting option under state law for the Planning Commission to accept certain existing conditions as part of a special use approval, even if

they do not fully conform to the standards specified in the state act. Mr. Nanney also noted that there is no record of a previous special use permit on the premises.

Terri Scheuerlein motioned to approve a special use permit to establish a group day care home for care of up to 12 children from 6:00 a.m. to 6:00 p.m. Monday through Friday at 2410 Amelith Road on a 0.894-acre parcel number 030-014-200-060-01 in the R-1 (Single Family Residential) zoning district, with the following exceptions as authorized per Section 206(9) of the Michigan Zoning Enabling Act:

1. The encroachment of the outdoor play area into the Amelith Road front yard area is accepted as an existing condition without requirement for alteration.
2. The 48-inch-high chain-link fence is accepted as an existing condition adequate for the purpose of enclosing the outdoor play area and is not climbable in design.

Dave Helmreich seconded. Motion carried unanimously by roll call vote.

7) New Business: No new business

8) Reports:

- a) Zoning Administrator: Zoning Administrator's report for February 15, 2023 is reviewed and on file.
- b) Building Inspector: The Building Inspector's report is on file

9) Planning Commission Members Issues /Comments: No issues or comments from the Planning Commission members.

10) Adjourn: Meeting declared by the Chair to be adjourned at 9:00 pm.

Next Meeting: April 19, 2023, Frankenlust Township Hall, 7:00 pm.

Respectfully Submitted by, Luana Levasseur
Secretary Frankenlust Township Planning Commission.

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