
Frankenlust Township Planning Commission Minutes

April 21, 2021

Present: John Fox, Dave Helmreich, Jim Begick, Alice Eschenbacher, Mark Sequin, Terri Scheuerlein, and Michael Haley

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator

- 1) **Call to Order:** Chair, Terri Scheuerlein called the meeting to order at 7:00 p.m.
- 2) **Review of Minutes of March 17, 2021 meeting:** Dave Helmreich moved to accept the meeting minutes of March 21, 2021. Mark Sequin seconded. Motion carried.
- 3) **Public Comments:** None

4) **New Business:**

a. Serv-A-Pure Presentation

Adam Wuerfel, John Herzberser, and Craig Turner from Serv-A-Pure discussed the idea of relocating to the township as their present business location was destroyed by fire last December. Commission members voiced their support. A potential site has been selected but since Serv-A-Pure is a multifaceted business, the commission suggested that they pursue a Planned Unit Development (PUD). It was agreed to schedule a Public Hearing regarding the PUD on May 19, 2021 at 7:00 p.m., provided that Serv-A-Pure completes the necessary paperwork by Friday, April 23, 2021.

5) **Old Business:**

a. Dollar General – Updated Preliminary Site Plan

Jacob Stauffer, representing Dollar General, presented a revised Preliminary site plan. After discussion and review of the plan, a motion was made by Mike Haley to approve the revised Dollar General preliminary site plan received by the Township on April 8, 2021 for parcel #: 030-001-300-105-00 at 6449 Westside Saginaw Road, subject to a condition that all details noted in the Twp. Planner’s report dated April 13, 2021 and, in the Twp. Engineer’s email report dated March 9, 2021 be addressed by the applicants as part of the final site plan submittal for this project.

Motion supported by Dave Helmreich.

Motion passed by Roll Call vote:

Helmreich	Yes
Eschenbacher	Yes
Begick	Yes
Fox	Yes
Sequin	Yes
Scheuerlein	Yes
Haley	Yes

b. Master Plan Update – tabled until next month.

c. Zoning Ordinance Letter Re: Accessory Buildings

A discussion pursued regarding revising the ordinance. A township resident (Hupfer Road ~~S+~~) was present and commented on the ordinance. He wants to build a pole barn and an inground pool. The current ordinance counts an inground pool as an accessory building. The commission recommended revisions to the zoning ordinance regarding accessory buildings which will be presented at the regular Planning Commission meeting on May 19th at 7:00 p.m., immediately following the Public Hearing regarding the Serv-A-Pure PUD.

6) Reports:

a. Zoning Administrator: The Zoning Administrator’s report for March 2021 is on file and was reviewed by the commission.

b. Building Inspector: The Building Inspector report for March 2021 is on file.

7) Planning Commission Members Issues/Comments:

8) Next Meeting: May 19, 2021 – 7:00 p.m. – Township Administration Building immediately following the Public Hearing for Serv-A-Pure on May 19, 2021 – 7:00 p.m.

Meeting was adjourned at 8:22 p.m. Motion by Dave Helmreich, seconded by Alice Eschenbacher. Motion carried.

Respectfully submitted by,

**Michael Haley, Secretary
Frankenlust Township Planning Commission**

DRAFT