

Frankenlust Township Planning Commission Meeting October 19, 2022 at 7:00 p.m.

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

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator

Call to Order: Chair, Terri Scheuerlein called the meeting to order at 7:00 pm.

Review of Minutes: Dave Helmreich motioned to approve the minutes of September 21, 2022. Frank Linzer seconded. Motion Carried.

Planning Commission Meeting schedule 2023: Motion by Terri Scheuerlein to accept the 2023 proposed meeting calendar for the Planning Commission, with the exception of the December 20, 2023 meeting date to be moved to December 13, 2023. Frank Linzner motioned to accept with changes and Dave Helmreich Seconded. Roll Call Vote: Linzner – yes; LeVasseur – yes; Begick – yes; Fox – yes; Helmreich – yes, Scheuerlein – yes. Motion Carried.

Public Comments: Kyle DuBose from Dollar General discussed Dollar General final site plan improvements. Ben Escamilla discussed final site plan improvements Exhibition Services, Inc.

Old Business: No old business.

New Business:

1. A discussion about rezoning of parcel #030-B10-000-005-01 from the currently split-zoned C-2 (Community Commercial) and C-3 (General Commercial) zoning districts to unify the parcel zoning under the C-3 District occurred. The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) and Section 24.05 of the Township Zoning Ordinance require that the Planning Commission review the application, schedule and hold a public hearing, identify and evaluate all relevant factors, and report its findings and recommendations for action to the Township Board. Terri Scheuerlein made a motion to set the public hearing date of November 16, 2022, at 7:00 in the Township Hall Board Room for the request from Michael Ciaramitaro to rezone parcel #030-B10-000-005-01 from the currently split-zoned 0-2 (Community Commercial) and C-3 (General Commercial) zoning districts to unify the parcel zoning under the C-3 District. Dave Helmreich seconded; Motion Carried.

2. A motion to approve the final site plan dated September 12, 2022 for a new warehouse building and associated site improvements at 6907 Westside Saginaw Road, subject to the following findings and conditions:
 - a) The 900 square-foot outdoor display area is not approved due to violation of the section 10.11.2. requirement that outdoor sales or display areas shall be set back a minimum of ten (10) feet from any parking area.

- b) With the proposed parking, building, and site improvements as depicted on the updated final site plan, there is no longer any location on this lot where a functional outdoor sales or display area can be lawfully maintained in compliance with Section 10.11 of the Zoning Ordinance. Outdoor displays and outdoor sales shall be prohibited within the crosshatched area on the final site plan that is labeled as "900 square-foot Outdoor Display Area" and elsewhere on the lot. Jim Begick motioned to approved, Dave Helmreich seconded. Roll call: Linzer - yes, O'Brien - yes, Fox - yes, LeVasseur - yes, Helmreich - yes, Begick - yes, Scheuerlein - yes. Motion Carried.
- c) A motion to approve the proposed amendment to the approved final site plan for a the Dollar General retail store building and associated site improvements at 6449 Westside Saginaw Road. The approved amendment must include all of the following documents:
1. One (1) Supplemental Information" sheet that is inaccurately dated "January 08, 2021," and which was received by Township on Oct 6, 2022.
 2. Sheet A1 .1 Floor Plans. Approved final site plan dated 4/6/2021, plus the amended sheet dated 1/17/2022
 3. Sheet A2.1 Exterior Elevations. Approved final site plan dated 7/12/2021 plus the amended sheet dated 1/17/2022
 4. Sheet A3.1 Sections & Details Approved final site plan dated 7/30/2021 plus the amended sheet dated 1/17/2022
 5. Supplemental Information Sheet 3. The additional three sheets are not numbered, but generally cover the following topics:
 - Sherwin-Williams Super paint specifications.
 - Email from Kyle DuBose to Rodney Nanney, plus documentation of conditions before and during painting of siding, December 13-14, 2021.
 - Documentation of conditions on the following day: December 15, 2021.

A motion to approve by Dave Helmreich, seconded by Frank Linzer. Roll call: Helmreich - yes, Begick - yes, LeVasseur - yes, Fox - yes, O'Brien - yes, Linzer - yes, Scheuerlein - yes. Motion Carried.

Reports: Zoning Administrator's report for September 2022, is reviewed and on file.
Building Inspector's report is on file for September 2022.

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

Next Meeting: November 16, 2022

Adjournment: Meeting was adjourned at 8:17 p.m., by Chair, Terri Scheuerlein, motion by Dave Helmreich, seconded by Frank Linzer. Motion Carried.

Respectfully submitted by,
Luana LeVasseur, Secretary
Frankenlust Township Planning Commission

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