
Frankenlust Township Planning Commission Minutes

October 21, 2020

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

Excused Absent: Tony Johnson

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 September 16, 2020 meeting:** Dave Helmrich moved to accept the meeting minutes of September 16, 2020. Jim Begick seconded. Motion carried.
- 3) **Review of Minutes from September 30, 2020 Public Hearing and Special Meeting.** Dave Helmreich moved to accept the Public Hearing and Special Meeting minutes of September 30, 2020. Michael Haley seconded. Motion carried.
- 4) **Public Comments:** Dave Trevillian, representing United Financial Credit Union, was present to discuss a recent letter that was sent to the Planning Commission. The letter requested to amend the approved site plan to eliminate the barn preservation provision allowing the demolish/removal of the barn. It was agreed to include the request on next month's agenda.

5) Old Business:

- a. **Preliminary site plan application for warehouse building expansion at 6907 Westside Saginaw Rd. (Escamilla)**

After discussion Dave Helmreich motioned to approve the preliminary site plan dated June 27, 2019 from Exhibition Services, Inc. and Ben Escamilla for expansion of an existing warehouse building and associated site improvements at 6907 Westside Saginaw Road, subject to a condition that all details noted in the Twp. Planner's report dated 9/8/2020 and any additional comments from the Twp. Engineer be addressed by the applicant as part of the final site plan submittal for this project. Jim Begick seconded. Motion passed by roll call vote:

Helmreich	Yes
Begick	Yes
Johnson	Yes
Scheuerlein	Yes
Fox	Yes
Eschenbacher	Yes
Haley	Yes

- b. **Rezoning of permanent parcel #030-002-400-050-06 (Delta Road at Kochville-Frankenlust Drain) from C-2 to R-2 (Sequin)**
 - i) **Letter from applicant** – letter requesting the Planning Commission vote on the rezoning request at this meeting. Mr. Sequin was present to answer any questions.
 - ii) **Deliberation and Action:** After discussion it was moved by Dave Helmreich, supported by Jim Begick, to recommend to the Board of Trustees to APPROVE amendments to the Official Zoning Map to rezone approximately 2.82 acres of vacant land (parcel 030-002-400-050-06) on the north side of Delta Road in

the southeast quarter of Section 2 from the C-2 (Community Commercial) to the R-2 (Single-Family Residential) zoning district

FOR THE FOLLOWING REASONS:

1. The lot can be suitable for residential uses allowed in the R-2 District, subject to zoning permit approval.
2. There is no demand for commercial land uses on this lot, which is not in a prime location for commercial development.
3. The proposed R-2 District is less intensive in character than the existing C-2 District.
4. Delta Road and the existing police, fire, ambulance, schools, municipal water service, and other public services are adequate to serve all potential land uses allowed in the proposed zoning district.
5. All allowable land uses in the R-2 District are compatible with the surrounding area in terms of potential impacts from traffic, noise, and scale of development.
6. The proposed rezoning to the R-2 District is more consistent with the Master Plan's future land use designation of Moderate Density Residential for the lot and surrounding land to the north and west than the existing C-2 zoning classification

Motion passed by roll call vote:

Fox	Yes
Eschenbacher	Yes
Haley	Yes
Scheuerlein	Yes
Begick	Yes
Helmreich	Yes
Johnson	Yes

6) New Business:

- a. Minor site plan application for an outdoor seating area at 6907 Westside Saginaw Rd. (Berger's Restaurant).**

After discussion, Dave Helmreich motioned to approve the minor site plan application received by the Township on 9/25/2020 from Berger's Tavern, Inc. (6387 Westside Saginaw Rd.) for permanent establishment of the outdoor seating area on the north side of the building facing towards Squaconning Creek. Supported by John Fox. Motion approved by roll call vote:

Eschenbacher	Yes
Fox	Yes
Haley	Yes
Scheuerlein	Yes
Johnson	Yes
Begick	Yes
Helmreich	Yes

- b. Consider initiation of a proposed rezoning of 2.12 acres of land at the northeast corner of Bay Valley Rd. and Delta Rd. (parcel 030-002-400-050-02, Par V LLC) from C-2 to R-2 in an area planned for future moderate density residential uses.**

Jim Begick made a motion, supported by Tony Johnson to initiate the above rezoning and hold a Public Hearing on November 18, 2020 at 7:00 pm. Motion passed by a roll call vote:

Johnson	Yes
Eschenbacher	Yes
Haley	Yes
Scheuerlein	Yes
Begick	Yes
Helmreich	Yes
Fox	Yes

- c. **Consider initiation of a proposed rezoning of 0.47 acres of land on the north side of Delta Rd. east of Frankenlust Rd (parcel 030-002-400-045-00, Daniel & Cheryl Slosser) from C-2 to R-2 in an area planned for future commercial uses.**

Michael Haley made a motion, supported by Alice Eschenbacher to initiate the above rezoning and hold a Public Hearing on November 18, 2020 at 7:00 pm. Motion passed by a roll call vote:

Fox	Yes
Helmreich	Yes
Begick	Yes
Scheuerlein	Yes
Haley	Yes
Eschenbacher	Yes
Johnson	Yes

- d. **Zoning Ordinance Letter Re: Accessory Buildings**

It was agreed to include the item on next month's agenda for further discussion and review of the Accessory Buildings zoning ordinance. Mr. Nanney will provide additional information to assist with the discussion/review.

- e. **Review of future Planning Commission meeting dates**

After review, Dave Helmreich motioned to approve the future meeting dates. Alice Eschenbacher seconded. Motion passed.

7) Reports:

- a. **Zoning Administrator:** The Zoning Administrator's report for September 2020 is on file and were reviewed by the board.
- b. **Building Inspector:** The Building Inspector report for September 2020 is on file.

8) Planning Commission Members Issues/Comments:

- 9) Next Meeting: November 18, 2020 – 7:00 p.m. (following the Public Hearing). – Township Administration Building.**

Meeting was adjourned at 8:00 pm.

Respectfully submitted by,

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

DRAFT