

Frankenlust Township Planning Commission Minutes
November 16, 2022

Present: Lyndsey O'Brien, Luana LeVasseur, Terri Scheuerlein, John Fox, Frank Linzner.

Absent: Jim Begick, Dave Helmreich.

Also Present: Rodney Nanney, Frankenlust Township Zoning Administrator

- 1) Call to Order: chair Terri Scheuerlein called the meeting to order at 7:05 p.m.
- 2) Review of Minutes from October 19, 2022 meeting: Frank Linzner motioned to approve the minutes of September 21, 2022. John Fox seconded. Motion carried.
- 3) Public Present: Chris and Melissa Washabaugh, Michael Ciaramitaro.
- 4) Old Business: No old business was brought up.
- 5) New Business:
 - a) Planning Commission discussed the rezoning of parcel #030-B10-000-005-01 from the currently split-zoned C2 (Community Commercial) and C-3 (General Commercial) Zoning districts to unify the parcel zoning under the C-3 District occurred.

Motion by Frank Linzner, supported by Lyndsey O'Brien, to recommend to the Township Board that the request from Michael Ciaramitaro to rezone 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 be approved, finding that:

1. Both the C-2 and C-3 zoning classifications are consistent with the Master Plan's future and use designation of "Commercial" for parcel and surrounding and along both sides of the M-84 corridor.

2. The proposed rezoning would eliminate the existing pattern of split C-2/C-3 zoning on the subject parcel, which would reduce conflicts related to allowable uses and development.
3. The lot size is suitable for the various office, retail, and warehouse, and other uses allowed in the proposed C-3 District. Any potential impacts from expanded use of the site on neighboring residences can be addressed through screening improvements provided as part of a site plan approval.

Motion approved unanimously by roll call vote.

- b) A lengthy discussion about the application for a Special Use Permit for construction of a new 71-foot by 64-foot residential accessory structure on a 1.52 parcel of land, where the total ground floor area of all accessory structures would exceed the maximum allowed by Section 3.07 (Accessory Structures) without a special use permit.

It was the general consensus of the Planning Commission that the application is incomplete, and that the detached accessor structure as proposed is too large for the site and does not fully conform to applicable Zoning Ordinance requirements. The applicant indicated that he would prepare and submit updated plans and application materials in time for Planning Commission review again in January.

- 6) Reports:
 - a) Zoning Administrator: Zoning Administrator's report for October 19, 2022, is reviewed and on file.
 - b) Building Inspector: The Building Inspector's report is on file for October 19, 2022.
- 7) Planning commission Members Issues/Comments: No issues or comments from Planning Commission members.
- 8) Next meeting: December 14, 2022 at Frankenlust Township Hall.

9) Adjournment: meeting was adjourned at 8:15 p.m. by Chair Terri Scheuerlein, motion by John Fox, seconded by Lyndsey O'Brien.

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

Approved