

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) A discussion with the Planning Commission about 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. 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, identify and evaluate all relevant factors, and make recommendations for action to the Township Board. Terri Scheuerlein made a motion to approve 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-district and recommend to the Board. Frank Linzner motioned; Lyndsey O'Brien seconded.

- 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.

Planning Commission position is the application is incomplete and the detached accessor structure as proposed does not fully conform to applicable Zoning Ordinance requirements. The application is not ready for Planning Commission action, but recommends that the applicant prepare and submit updated plans and application materials consistent with the items noted and any Planning Commission comments and can be addressed again in January or sooner.

- 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

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