

# Frankenlust Township Planning Commission

May 17, 2023

**Present:** Lyndsey O’Brian, Luana LeVasseur, John Fox, Terri Scheuerlein, Frank Linzer, Dave Helmreich

**Absent:** Jim Begick

**Also Present:** Rodney Nanney, Frankenlust Township Zoning Administrator

**Call to Order:** Chair Terri Scheuerlein called the meeting to order at 7:00PM.

**Review of Minutes:** Dave Helmreich motioned to approve the April 19, 2023 Planning Commission Meeting Minutes, Lyndsey O’Brian seconded. Motion carried. An amendment was made to the March 15, 2023 Public Hearing minutes to add the names of Jay and Jen Kipfmiller to the Public in Attendance. Frank Linzer motioned to accept the amendment and approve the minutes, John Fox seconded. All present in favor. Motion Carried.

**Public Comments:** Resident at 2806 Evergreen Dr. commented on the status of his Special Use Permit request.

**Old Business:** A discussion of the application for a Special Use Permit of a new 25-foot by 64-foot residential accessory structure, on a 1.52-acre lot located at 2806 Evergreen Drive. Resident submitted new clarifications on lighting, engineered drawing plans, heating, water and plumbing sources based on submitted documents along with plans with updated dates.

**Motion to approve the Special Use Permit subject to Conditions**

Motioned by Dave Helmreich, seconded by Frank Linzer, to APPROVE a special use permit for construction of a new residential accessory structure exceeding the total ground floor area allowed without special use approval on a 1.52-acre lot (parcel #030-040-200-025-05) at 2806 Evergreen Drive in the R-3 (Single-Family Residential) zoning district, finding that the application and the revised site plan (four sheets, dated April 19, 2023) can fully conform to Section 18.05 (Standards for Special Use Approval) and Section 3.07I (Other Accessory Structures) of Zoning Ordinance No. 79, SUBJECT TO THE FOLLOWING FINDINGS AND CONDITIONS:

1. The presence of an existing commercial warehouse building located within the municipal boundaries of Bay City is not a valid reason for approval of a special use permit in the Township for the proposed residential accessory structure.
2. Use of the detached accessory structure shall be fully consistent with the use standards of the Zoning Ordinance for accessory structures in the R-3 (Single-Family Residential) zoning district. No part of the detached accessory structure shall be used for additional living space.
3. Since a storm sewer outlet to the Saginaw River is proposed, a joint permit application to the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the U.S. Army Corps of Engineers (USACE) shall be required to be submitted to EGLE by the applicant.
4. Since there are grade changes proposed below the one percent (1%) flood plain elevation of 588.1 feet above mean sea level, total cut and fill volumes below this elevation are required for the applicant’s submittal of the joint permit application to the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the U.S. Army Corps of Engineers (USACE).
5. Copies of all required outside agency permits and approvals shall be submitted to and verified by the Zoning Administrator prior to issuance of any building permits for this project.

Motion approved by roll call vote:

O'Brian	Yes
Linzer	Yes
Helmreich	Yes
Fox	Yes
LeVasseur	Yes
Scheuerlein	Yes
Begick	Absent

New Business: No new business

Reports:

Zoning Administrator: The Zoning Administer Report for April 19, 2023 is reviewed and on file

Building Inspector: The Building Inspector report is on file for April 19, 2023.

Election of Officers: Dave Helmreich motioned to open nominations for Chair. John Fox nominated Terri Scheuerlein to continue as Chairman, Lyndsey O'Brian seconded. There were no other nominations. Accepted by unanimous vote. Frank Linzer motioned to close nominations; Lyndsey O'Brian seconded.

Terri Scheuerlein motioned to open nominations for Vice Chair, John Fox seconded. John Fox nominated Dave Helmreich to continue as Vice Chair. There were no other nominations. Accepted by unanimous vote. Lyndsey O'Brian motions to close nominations, Frank Linzer seconded.

Terri Scheuerlein motioned to open nominations for Secretary, John Fox seconded. John Fox nominated Luana LeVasseur to continue as Secretary. Declined. Terri Scheuerlein nominates John Fox, Frank Linzer seconded. There were no other nominations. Accepted by unanimous vote. Terri Scheuerlein motioned to close nominations; Frank Linzer seconded.

Chair, Vice Chair, and Secretary positions were unopposed and carried.

Planning Commission Member Issues/Concerns: No issues or comments.

Next Meeting: June 21, 2023, Frankenlust Township Hall, 7:00PM.

Adjournment: Meeting was adjourned by the Chair at 7:28PM. Seconded by Frank Linzer

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

Approved

*J W Fox*  
6/21/2023