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## Frankenlust Township Planning Commission

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August 21, 2019

**Present:** Jim Begick, Alice Eschenbacher, John Fox, Michael Haley, Dave Helmreich, Tony Johnson, Terri Scheuerlein

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

**1) Call To Order:** Vice Chair Dave Helmreich called the meeting to order at 7:00 pm.

- 2) Introductions:** John Fox was introduced as our new Planning Commission member. Mr. Fox will be filling the seat vacated by Bob Markle. Mr. Markle had to step down from the Planning Commission due to a Michigan state law which prohibits employees of a township from being on any of their township boards. Mr. Markle is on the Frankenlust township volunteer fire department. The Planning Commission expressed their thanks for all the time and hard work Mr. Markle put into his years of service on the Planning Commission as a member and Chair.

- 3) Nomination and Election of Chair:** Tony Johnson nominated Terri Scheuerlein as Chair of the Planning Commission. Michael Haley seconded. Motion was made to close nominations. Terri Scheuerlein was voted Chair by a unanimous vote.

Tony Johnson nominated Alice Eschenbacher to be Secretary. Michael Haley seconded. Alice Eschenbacher nominated Michael Haley for Secretary. Tony Johnson seconded. It was moved and supported to close nominations. A secret ballot vote was taken. Michael Haley won.

These positions will start following this meeting.

- 4) Review and accept Minutes of July 17, 2019 meeting.** Michael Haley moved to accept the minutes of July 19, 2019. Tony Johnson seconded. Motion carried.

- 5) Public Comments** There were no "Public Comments" at this meeting.

- 6) Old Business**

**a. Master Plan Update** This is tabled until the September meeting.

**b. Bay Valley Resort-New Maintenance Facility-Combined Preliminary-Final Site Plan Review**  
Richard Fosgitt from Redridge Engineering and Jake Pena from Elite Construction were here to discuss the updated site plan for Bay Valley Resort. They went over the revisions to the landscaping, detention pond, parking spaces and berms. There was some discussion by the commission. Jim Begick made some suggestions for the landscaping requirements.

Jim Begick motioned to grant combined preliminary/final site plan approval for the Bay Valley Resort Maintenance Facility site plan dated 7/31/2019, subject to conditions that all details noted in the Twp. Planner's report and the Twp. Engineer's report shall be addressed by the applicant on a revised final site plan submittal for further Planning Commission review and action prior to the start of construction with the following additions:

- 1) Relocate Old Bridge and 3 Mile Road required greenbelts to the perimeter berms and extend along the entire length of the berms.
- 2) Replace sweetgum trees and change to a juniper variety to enhance screening and provide hardy species suitable for the location.

John Fox seconded. Motion carried.

**c. United Financial Credit Union-Preliminary Site Plan Review**

Jim Klein from Axiom Consulting Services was here to discuss the preliminary site plan review for United Financial Credit Union.

After some discussion, there was a consensus by the Planning Commission members to allow the use of low-profile plants in the landscaping of the credit union. This is necessary for the safety of both the employees and customers of United Financial.

Michael Haley motioned to grant preliminary site plan approval for the United Financial Credit Union site plan dated "July 2019" and received by the Township on 8/1/2019, subject to a condition that all details noted in the Twp. Planner's report and the Twp. Engineer's report shall be addressed by the applicant on the final site plan submittal for further Planning Commission review and action prior to the start of construction. Tony Johnson seconded. Motion carried.

Terri Scheuerlein motioned to recommend to the Township Board that they explore the viability of United Financial Credit Union's first preference stated in their letter to the Planning Commission dated August 9, 2019, regarding the triangle piece of land located directly in front of KFC/Taco Bell and Burger King, on the north side of Three Mile Road, which is also included in the parcel they own with the following conditions:

- 1) United Financial pay for the inspection of the existing pylon located on the property to determine if said pylon is structurally sound.
- 2) If the pylon must be removed then the party responsible for this cost must be decided upon before the future of the triangle piece is determined.

Tony Johnson seconded. Motion carried.

**Reports**

- d. **Zoning Administrator:** The Zoning Administrator's report for July 2019 is on file. Mr. Nanney went over the report.
- e. **Building Inspector:** The Building Inspector report for July 2019 is on file.

**Planning Commission Members Issues/Comments**

**Next Meeting: September 18, 2019 – 7:00 p.m. – Township Administration Building**

Meeting was adjourned at 9:27 pm.

**Respectfully submitted by,**

**Terri Scheuerlein**

**DRAFT**

UNAPPROVED