

# Frankenlust Township Planning Commission

Frankenlust Twp. Administration Building

## March 19, 2025 Regular Meeting MINUTES

### Attendees:

**Present:** Terri Scheuerlein (Chairman), Dave Helmreich, Jim Begick, John Fox (Secretary), Frank Linzner, Lyndsey O'Brien. Luana LeVasseur

**Excused Absent:** None

**Also Present:** Spicer Group representatives Mike Daily-Martin, Noah Jones

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

**Introductions:** None

**Review of Minutes:** Luana LeVasseur **motioned** to approve the February 19, 2025 Regular Meeting minutes. Dave Helmreich seconded. **Motion carried.**

**Public Comments:** A few members of the public were in attendance. A question was posed as to the status of the property on 3 Mile Rd immediately West of KFC/Taco Bell. Response was that there is no proposal currently before the Planning Commission.

**Old Business:** Discuss and vote on the proposed rezoning of the following parcels from C-1 (Neighborhood Commercial) to RT (2 Family Residential):

### Parcel ID Numbers

030-B17-000-149-00

030-B17-000-148-00

030-B15-000-002-00

030-B15-000-001-00

- a.) Final discussion and vote was tabled at the February 19 Planning Commission meeting. **Motion** to take from the table and continue with the discussion and vote was made by Dave Helmreich. John Fox seconded. **Motion carried.**
- b.) After a brief discussion, **Motion** was made by Jim Begick to approve sending a recommendation to the Township Board that these parcels be rezoned to RT provided that the remaining escrow payments are made. Dave Helmreich seconded.

Roll call vote:

Helmreich      yes                      Begick              yes                      Scheuerlein      yes

Fox	yes	LeVasseur	yes	O'Brien	yes
Linzner	yes				

7 aye, 0 nay, **Motion Carried**

**New Business:**      **Discussion of proposed Planned Unit Development for:**  
**6285 Westside Saginaw Road**  
**Parcel # 09-030-001-300-030-01**

(This is currently the Baymont Motel)

Presentation was made by Bill Griffus, accompanied by Penny Griffus, on their desire, along with other possible partners, to convert the motel into 61 studio apartments. The presentation was followed by a general discussion between Bill and various Planning Commission members.

Although at this time there are not yet any plans for the Commission to consider or approve, therefore no approval should be inferred, the general consensus seemed to be that there was no clear reason for the project not to move forward with the next steps in the process of trying to get the Planned Unit Development approval.

**Reports:**

**Zoning Administrator:** Zoning Administrator's report from Patrick Miller for February 2025 reviewed and is on file.

**Building Inspector:** Building Inspector's report for February 2025 was reviewed and is on file.

**Planning Commission Members Issues/Concerns:** A special workshop meeting has been scheduled to begin discussions on updating the township Master Plan.

**Next Workshop Meeting:** March 26, 2025 4:00 PM – Frankenlust Township Administration Building

**Next Regular Meeting:** April 16, 2025 7:00 PM – Frankenlust Township Administration Building

**Adjournment:** Dave Helmreich **motioned** to adjourn. Luana LeVasseur seconded. **Motion carried.** Chairman Terri Scheuerlein declared the meeting adjourned at 7:50 PM.

Respectfully submitted by,  
John Fox, Secretary  
Frankenlust Township Planning Commission

4/16/2025  
  
**APPROVED**