

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR SPECIAL MEETING OF OCTOBER 22, 2007**

**FENTON TOWNSHIP CIVIC COMMUNITY CENTER  
12060 MANTAWAUKA DRIVE, FENTON, MICHIGAN**

Supervisor Mathis called the meeting to order at 7:00 p.m.

Present: Mathis, Krug, Carmody, Brown, Goupil, Tucker, Zimmer and Operations  
Manager Broecker

Absent: None

**ADOPTION OF ORDINANCES:**

**Proposed Zoning Ordinance Amendment – Indoor Commercial Recreation/2<sup>nd</sup>  
Reading**

Supervisor Mathis reviewed a proposed amendment to the Zoning Ordinance that was introduced at the 10/15/07 regular meeting. The proposed amendment would add *Indoor Commercial Recreation* as a permitted use in the Industrial zoning districts, (M-1, M-2 and M-3). Trustee Tucker noted that, as discussed at the 10/15/07 meeting, this use is being added as a permitted use in M-1, M-2 and M-3 as an interim step, (it is already a permitted use in the C-2 and C-3 zoning districts). An additional amendment is already in process to make indoor and outdoor commercial recreation a use by special use permit in the C-2, C-3, M-1, M-2 and M-3 zoning districts. A lessee of property on Thompson Road has proposed using a vacant industrial building for indoor motorcycle riding. Cancellation of two consecutive Planning Commission meetings have delayed action on the proposed amendment and jeopardized the planned opening date of the facility. Since the Planning Commission has already conducted a thorough review of the proposed use, they were comfortable with the concept of temporarily amending the Zoning Ordinance so this facility can begin operation, and then amending the Zoning Ordinance again to designate all commercial recreational uses as uses by Special Use Permit.

Clerk Krug asked if the proposed use on Thompson Road would include starting and testing motorcycles outside, thus creating a potential noise issue. Vaughn Smith, the proprietor of the proposed facility, stated that no motorcycles would be allowed to be run outside at any time. Trustee Tucker also pointed out that the Zoning Ordinance already has noise requirements that could be enforced if necessary.

Trustee Zimmer stated that she is opposed to the concept of amending the Zoning Ordinance to accommodate only one person's use. She believes the Township should go through the steps of amending the Zoning Ordinance to establish the use as a special use, then act on the request. She is concerned about being consistent with all applicants. Trustee Zimmer also believes that the proposed use on Thompson Road does not comply with the purpose of the M-2 zoning district regulations that specify protection from non-industrial encroachment. It was pointed out that the proposed use is less intense than other M-2 permitted uses.

Trustee Tucker again stated that the Planning Commission had thoroughly reviewed the proposed use, along with Zoning Administrator Doug Piggott, and feel that it is appropriate for the area and the zoning district. The use of a "temporary" amendment is due only to the Township-caused delays.

Treasurer Carmody stated that, while the proposed use might not ideal for an industrial zoning district, it is practical and he has no problem with it.

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Trustee Brown asked if the proposed use on Thompson Road would create any jobs. Mr. Smith stated that he expects to hire 7-8 full-time employees.

Trustee Goupil stated that since commercial recreation is a less intense use than those already permitted in industrial zoning districts, he is in favor of the proposed amendment. He also views putting a vacant building back into use as a positive for the Township.

Supervisor Mathis also supports the proposed amendment. Commercial uses in industrial zoning districts do not create a compatibility problem and the proposed Thompson Road use is a good fit.

Motion to adopt Ordinance No. 691, an amendment to Zoning Ordinance No. 594 to designate Indoor Commercial Recreation as a permitted use in the M-1, M-2 and M-3 zoning districts, as presented.

Motion by: Mathis

Seconded: Tucker

Ayes: Mathis, Krug, Carmody, Brown, Goupil, Tucker

Nays: Zimmer

Motion carried. Ordinance declared adopted.

**NEW BUSINESS:**

**Award of Cleaning & Janitorial Services Contract – Fenton Township Civic Community Center**

Operations Manager Broecker reviewed proposals for cleaning & janitorial services at the Fenton Township Civic Community Center. It was explained that proposals were solicited within a short time period due to the Township's current service provider invoking the 30-day termination clause in the existing contract. Based on an analysis of the proposals, three proposals have been selected for the board to review:

JW Cleaning

JW Cleaning is a Davison-based, family owned cleaning business. A team of three individuals (husband, wife & son) comprise the entire staff of the company. Their proposal equates to an estimated annual cost of around \$11,750.00. All three references provided were contacted and all offered very positive comments regarding JW's service levels.

D.M. Burr Facilities Management

D.M. Burr is a facilities management company with their corporate headquarters in Flint. They are a larger company with branch offices throughout Michigan. Their proposal equates to an estimated annual cost of around \$16,000.00, and includes a clause that locks in those rates for three years. Two of their larger references, (Genesee Valley Mall and Genesee County Water & Waste Services), were contacted and both provided very positive comments on D.M. Burr's service levels.

Manssur's Cleaning Service

Manssur's Cleaning Service is a Fenton-based, family-owned cleaning service. Their proposal equates to an annual cost of \$23,450.00. Prior to our current contract with AYS, Manssur's was the Township's service provider from 2002-2005 and did a fine job. Since the Township has previous experience with Manssur's, their references were not contacted.

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As a larger company, D.M. Burr would likely be in a better position to handle special requests and respond to emergency situations. JW Cleaning has excellent references and their projected annual cost is approximately \$4,300.00 less than D.M. Burr. The board discussed the issue in more detail and ultimately agreed that cost is the key component of the proposals and decided to go with the lower bid.

Motion to award the cleaning & janitorial services contract to JW Cleaning as presented, and to authorize the Township Supervisor and Township Clerk to execute the appropriate contract on behalf of Fenton Township.

Motion by: Goupil

Seconded: Zimmer

Ayes: Mathis, Krug, Carmody, Brown, Goupil, Tucker, Zimmer

Nays: None

Motion carried.

**DISCUSSION ITEM:**

**Proposed Conceptual Plan for Fox Run Property**

Clerk Krug briefly reviewed a conceptual plan submitted by owners of the property located on Linden Road at the end of Owen Road. They are proposing a mixed use development with a nursing facility, assisted living facility, residential flats, retail, medical office and an athletic complex or church. The board reviewed and discussed the various components of the conceptual plan. Trustee Tucker noted that the Future Land Use Plan would need to be amended to allow this type of development, but that it may be worthy of consideration. Some of the suggestions discussed by the board will be communicated to the owners.

**PUBLIC COMMENT:**

Sue Foland, 11421 Fairbanks Road

Ms. Foland asked what makes the proposed Thompson Road use a “lesser” use than industrial. It was clarified that Indoor Commercial Recreation is already a permitted use in the C-2 and C-3 (commercial) zoning districts. By definition, commercial uses are less intense than industrial uses.

**ADJOURN:**

Meeting adjourned at 8:40 p.m.

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Bonnie Mathis, Supervisor

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Robert Krug, Clerk

**Minutes Posted 10/23/07**