

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF FEBRUARY 10, 2009**

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

Chairman Tucker called meeting to order at 7:03 p.m.

Present: Franz, McGuirk, Richard, Root, Spees, Tucker

Recording Secretaries McDonald & Sharich

Absent: Carlson

Secretary Pro-Tem Root chosen.

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

Motion by: Tucker

Seconded by: Root

Ayes: Franz, McGuirk, Richard, Root, Spees, Tucker

Nays: None

Absent: Carlson

Motion carried

**ONGOING BUSINESS:**

Presentation of the Thompson Road Corridor Pattern Book by Rod Arroyo, Birchler Arroyo Associates

Arroyo explained that the meeting will begin with a brief overview of the Thompson Road Corridor Pattern Book. He noted the next steps to implement the plan for Thompson Rd. will be to establish ordinances to that will direct the type of development that is the vision of the Township for this area. He began his presentation by talking about the large format anchor stores and the opportunity that his area has to create a small town atmosphere. Arroyo noted locating the anchor stores as far north as possible will create the main streets and provide traffic for business located along those streets. The plan also creates multiple access points rather than multiple curb cuts along Thompson Rd. Arroyo showed examples of different techniques to enhance the look of the larger anchor stores to avoid poor design "the big box" and poor operational issues like outdoor storage and loading areas. He explain that by using quality materials, architectural features, screening and utilizing outlots you can create a uniform and pleasing look for the area. He stated that while Thompson Road is not a traditional "main street" quality buildings closer to the road will generate interest, the location of the anchor stores, a grid street system, centralized parking and green space will produce both vehicle and pedestrian traffic and create opportunities for gathering and public activities like concerts and farmers markets. He recommended front setbacks ranging from 65 to 135 feet, along Thompson Road that include ample sidewalks, street lighting and a buffer between parking and the roadway. He noted that because there will be two distinct aspects of the plan one being the actual Thompson Road corridor and the other the town center it will be necessary to create two standards for design, a form based code for the town center and an overlay district for Thompson Road. He explained a form base code is a regulatory ordinance that places primary emphasis on the physical form of the built environment with the end goal of creating a specific type of place and a method of regulating land development to achieve a specific urban form. He illustrated the difference between standard zoning and a form based code with the emphasis in standard zoning placed on regulation of uses and the emphasis in a form based code creating a place. Standard zoning is based on separation of uses, a form based code encourages mixed use. Standard zoning focuses on the lot, form based code focuses on the structures form and its relationship to the street. Standard zoning is typically mainly text-based while a form base code is more visual with graphics and illustrations. Finally standard zoning is proscriptive and a

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form based code is prescriptive. Arroyo said that the form based code requires much more up-front planning at the micro level but will achieve the goals set forth for the town center portion of the corridor plan. The Thompson Road overlay district will keep the underlying uses and district intact, until they are redeveloped and will add standards and setback regulations that will give the corridor consistent elements. McGuirk stated a need for residential roof tops to support this type of plan. Spees said the mixed use concept will provide for all types of housing. Franz asked about the next steps. Arroyo stated the Thompson Road overlay is the suggested starting place and then the form based code and finally the street grid system will have to be established which will require engineering, identification of natural features and some soils analysis. Arroyo said this is the time to get these things in place so the Township will be ready when the economy turns around. Richards asked the difference between this type of approach and zoning the area to a PUD. Arroyo explained the PUD is discretionary in nature. A form based code guarantees quality orderly development. He added most developers are hesitant about PUD because they are unsure of what is expected of them, the pattern book and form based code offers clear guidelines and assures them of the type of development going on around them. It also offers assurance that all will be held to the same high standard. Franz stated that the north side of Thompson Road is mostly vacant land so that seems like the place to start and then expand with the redevelopment of the south side. Arroyo stated having these regulations in place can help the Township guide the development of the corridor. He added the grid street framework needs to be established. Richards asked about widening Thompson Road. Arroyo stated that would not be done until the County finds that the road has exceeded capacity, he added a center turn lane, at least, would be desirable. Root stated concerns the plan is not feasible because of economic conditions. McGuirk shared those concerns but added timing is the key and this is the time to plan for the future.

Motion to approve the Thompson Road Corridor pattern book as a supplemental planning document to implement the Thompson Road Corridor plan and encourage the Township Board to allow the Commission to begin work on the overlay district and a form based code.

Motion by: Root  
Seconded by: Spees  
Ayes: Franz, McGuirk, Richard, Root, Spees, Tucker  
Nays: None  
Absent: Carlson

Motion carried

**COMMUNICATIONS** - None

**PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:**  
5 Minute Limit - None

**APPROVAL OF MINUTES** January 13, 2009 stand approved as submitted

**ADJOURN – 8:42 p.m.**

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John Tucker, Chairman  
Minutes Posted 03/11/09

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Jim Root, Secretary Pro-Tem