

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF AUGUST 9, 2012**

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

Tucker chosen Chairperson Pro Tem

Chairperson Pro Tem Tucker called meeting to order at 7:00 p.m.

Present: Franz, McGuirk, Richard, Tucker, Warren

Recording Secretary: Sharich

Also in attendance Doug Piggott, Zoning Administrator

Absent: Carlson, Hemeyer

**APPROVAL OF AGENDA:**

Tucker modified agenda to remove proposed recommendation of General Ordinance to regulate the use of undeveloped lake lots

Postpone Sagebrush Cantina final site plan approval due to lack of resubmission for review

Motion to approve modified agenda

Motion by: Tucker

Seconded by: Richard

Ayes: Franz, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: Carlson, Hemeyer

Motion carried

**UNFINISHED BUSINESS:**

**Hidden Ridge Development Issues:**

Chairperson Tucker explained there was a request from a resident of Hidden Ridge Development for the Township to adopt an ordinance requiring all new buildings in the Township to post a performance bond for completion of their projects. This request was based on the concern that builders will come into developments and begin construction then abandon their project, leaving the Township with unfinished buildings. Tucker expressed his concern with this idea noting an association can amend their master deed or bylaws if they if choose to cover this situation. Tucker then stated he feels a simple recommendation to the Township Board is in order, stating there are other remedies available if a problem arises, all that would happen if such an ordinance was passed is stifle further development in the Township.

Motion to recommend Township Board not move forward with request for ordinance requiring performance bonds on all new building construction in the Township

Motion by: McGuirk

Seconded by: Tucker

Ayes: Franz, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: Carlson, Hemeyer

Motion carried

**NEW BUSINESS:**

**SP12-003 Skipper Marine Development Inc. 215 North Point Dr. Winthrop Harbor, IL:**

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Requesting preliminary and final site plan approval to construct 80 ft. x 150 ft. x 18 ft. storage building. Parcel 06-13-556-016

Secretary McGuirk reviewed file. Tracey Danner, General Manager Skipper Buds, sworn in and explained they are proposing to construct a 80 ft. x 150 ft. x 18 ft. metal pole building for the cold storage of boats, there will be no additional employees, no customers allowed in building, no bathroom facilities and no office space. Tucker questioned how many boats will the building store, Danner replied approximately 65 boats on trailers. Tucker questioned if they propose to use stacking racks, Danner stated there will be no stacking of boats. Tucker called for audience comment, the following spoke: Jim Borski 14064 Moffett Dr. stating there have been lighting issues in the past at Skipper Buds and wants assurances there will be no further lighting issues, he wants the dry docking of boats prohibited, Bob Palmer 14070 Moffett Dr. stated he has marina capacity concerns, this can give them the opportunity to expand by storing boats in the summer and allowing them to launch, Chuck Marcotte 14074 Moffett Dr. wants all launching limited to dock space rentals, Dick Brown 13355 Lakeshore Dr. questioned if the Township can prohibit the launching of boats, George Dyball 2462 Cranewood stated his concern is potential for additional boats on Lake Fenton and wants to keep boat numbers down, Ordinance 418 allows for not allowing additional boats launched from the marina, Barb Parnell 13539 Wenwood Dr. stated gas in stored boats as her concern, Valerie Gray 13526 Wenwood Pkwy questioned where are they going to park if they use the area for a building, Jacob Stanley 13533 Wenwood Dr. questioned if they intended to remove any trees which now buffer them from the marina. Warren questioned how many boats currently are parked on the building area, Danner stated 55 to 60, Warren then questioned how many cars can the existing parking area support, Danner stated 129 spots for slip customers however there will be no need for additional spaces for the winter storage customers. Richard question if they will store boats on lot 116 on the north side of parcel, Piggott stated that is a legal non-conforming use of that property. McGuirk questioned how many actual boat slip there are, Danner stated 128. Piggott noted that according to Ordinance 418 the Township does have the authority to regulate any additions to the number of boat slips. Brent Shaltz, Delta Land Surveying explained that they will have the landscaping plan, per Engineer comments, completed and to the Zoning Administrator for approval within the next 30 days. Shaltz also explained Skipper Buds intends to begin construction within the next 60 days. Tucker questioned where the boat trailers will be stored during construction, Danner stated they will take them off-site if necessary. Tucker questioned if Skipper Buds will prohibit parking on the north side of the lagoon, Danner stated they will do that.

Motion to approve preliminary and final site plan approve for storage building with the following conditions:

- Marina complies with Ordinance 418 – no dry docking allowed
- Landscaping plan approval by Zoning Administrator within 30 days of approval of site plan
- No parking on North side of lagoon
- Launching of boats restricted to those of storage customers and dock space rental customers
- Gates to launch area are to be locked when marina is closed

Motion by: McGuirk

Seconded by: Tucker

Ayes: Franz, McGuirk, Richard, Tucker, Warren

Nays: None

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Absent: Carlson, Hemeyer  
Motion carried

**PUBLIC HEARINGS:**

**Amendments to Zoning Ordinance No. 594:**

**Definitions:**

Article 2 -Modify the definition of light fabrication  
Define fabrication

**District Regulations:**

Article 3.18 A - modify the M-1 Zoning District to allow redefined "Light fabrication" as a use by right

Article 3.18 A – modify the M-1 Zoning District to allow "Fabrication" as a use by right with certain review specifications

Article 3.19 A – modify the M-2 Zoning District to add "Fabrication" as a use by right

Article 3.20 A – modify the M-3 Zoning District to add "Fabrication" and "Light Fabrication" as a use by right

Zoning Administrator Piggott led the discussion of the revamped language to the proposed Ordinance. Piggott explained he has taken into account all of the meetings with the property owners, the Planning Commission meeting discussions, as well as staff concerns and the results are here for consideration tonight Tucker stated he is in favor of these ordinance changes except for the language in Article 3, noting he would like to see the word significant rather than high. Franz commented he is happy with the way the Ordinance has been drafted and concurs with Tucker.

Motion to recommend to Township Board approval of changes to the Definitions, M-1, M-2 & M-3 zoning districts as modified:

- Article 3 sub-section A Fabrication – change the word "high" to "significant"

Motion by: McGuirk

Seconded by: Warren

Ayes: Franz, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: Carlson, Hemeyer

Motion carried

**COMMUNICATION:**

**PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:**

5 Minute Limit – There were none

**MINUTES:**

**ADJOURN: 8:50 pm**

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John Tucker, Chairperson Pro Tem

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James McGuirk, Secretary