

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF SEPTEMBER 6, 2012**

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

Chairperson Carlson called meeting to order at 7:15 p.m.
Present: Carlson, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren
Recording Secretary: Sharich
Absent: None

APPROVAL OF AGENDA:

Motion to approve agenda
Motion by: Tucker
Seconded by: McGuirk
Ayes: Carlson, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren
Nays: None
Absent: None
Motion carried

UNFINISHED BUSINESS:

NEW BUSINESS:

PUBLIC HEARINGS:

Rezoning Request:

Charter Township of Fenton 12060 Mantawauka:

Parcel 06-01-300-040 vacant property located on Thompson Rd.
Secretary McGuirk reviewed file. Township Clerk Robert Krug sworn in and explained the Township received this property as a tax reversion several years ago and after exploring other parcels for a Township park the Township Board determined this to be the best option for an athletic park. Krug noted this property currently is zoned PUD in conjunction with other properties and is part of a zoned for mixed use project. Due to the original developers losing this property and the Township acquiring only this parcel it makes perfect sense to rezone this property and lower the original density by developing it in a way that the entire Township population has an opportunity to use and enjoy. The uses being designated at this time are 6 soccer fields, 4 baseball fields, 1 basketball court, a splash pad using recycled water, a playground, an amphitheater for area high schools to use, a sledding hill with warming area and nature walkways. Krug went on to explain this will be a perfect opportunity for Boy Scouts to participate doing their community service by creating the walking paths. He noted the soccer fields can be used by the community for flag football or possibly skating rinks without damaging the fields. He noted the plan is to gate the front entrance during the night adding there will be no lights, making this facility a dusk to dawn operation. Krug added there even can be pavilions constructed with 10 or 12 tables keeping the whole facility community driven. Krug stated the main area of concern is the buffer between the park and the homes to the north, noting the residents will be consulted as to what type of buffering they would prefer. Krug explained Allen Lawrence of Lawrence Engineering will oversee, at no cost to the Township, the entire project. Carlson questioned how many homes will be impacted, Krug answered 4 homes are north of this project with address' on Thompson Rd. Richard questioned if they had looked at using the Foley property that was donated some time ago for a park, Krug explained the reason they have not already utilized that property is because there is no road frontage and they have failed to gain access from the City of Fenton, noting the City's concern is development of that property could compromise their well-heads. Lawrence spoke noting there are two issues with the Foley property, the City's issue of concerns for the water treatment facility and the elevation of the property is not conducive to this type of facility. Lawrence addressed the wetlands on the property noting at all times they will protect both the dry wetland as well as the emergent areas. Krug stated the one thing he wants everyone to keep in mind is there will be no tax dollars used to fund this project. Warren questioned the rest room facilities, Krug stated there will be no rest rooms at this time due to the fact there is no sanitary sewers in the area, instead

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they will use port-a-potties or permanent park tank toilets. Warren questioned the use of grills on this property, Krug stated there was no plan to allow any cooking. Warren then inquired if there will be electricity for the site, Krug stated there will be electricity brought to this site. Warren then questioned the clean-up process for the property once these functions are there, Krug stated the individual agencies using this property will be required to do their own clean-up. Tucker stated the very positive aspect of this project will be much less density than the original PUD project. Richard questioned the need for so many soccer fields due to the fact there are many other facilities in the area, Lawrence stated research shows there are others, but the need is greater than what is being provided at this time. Carlson called for audience comment, the following spoke:

- Beth Redmond 12044 Princewood Dr.
- Doris Skinner 1357 Wiggins
- Scott Care 1420 Wiggins

Their comments were:

- Why no tennis court
- Who will maintain the drain cleanout
- Liability concerns
- Township should run a campaign for funding
- How tall will the berm be?
- What about alcohol?
- What about the drainage issues on the property?
- Was opposed to the BVM project
- Water run-off concerns

Carlson noted storm water concerns are a matter for site plan review and will be addressed at that time.

Motion to recommend to Township Board approval to rezone property from Planned Unit Development (PUD) to Agricultural (AG) with the following conditions:

- Use of the parcel limited to Public Parks, which is a use by Special Use Permit in the AG district.

Motion by: McGuirk

Seconded by: Tucker

Ayes: Carlson, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: None

Motion carried

COMMUNICATION:

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit – There were none

MINUTES: June 14, 2012 stand approved as submitted
July 12, 2012 stand approved as submitted
August 9, 2012 stand approved as submitted

ADJOURN: 8:30 pm

Sandra Carlson, Chairperson

James McGuirk, Secretary