

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF APRIL 11, 2013**

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

Chairperson Carlson called meeting to order at 7:04 p.m.
Present: Carlson, Franz, McGuirk, Richard, Tucker, Warren
Recording Secretary: McDonald
Absent: Hemeyer

APPROVAL OF AGENDA:

Motion to approve agenda

Motion by: McGuirk

Seconded by: Tucker

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

Nays: None

Absent: Hemeyer

Motion carried

NEW BUSINESS:

SP13-001 Skipper Marine Development, 215 North Point Drive, Winthrop Harbor, IL:

06-24-100-002

Vacant Land Fenton Rd.

Requesting Preliminary Site Plan Approval: Storage Building

Secretary McGuirk reviewed file. Tracy Danner, General Manager for Skipper Bud's was sworn in and introduced Bret Shaltz, Delta Land Surveying & Engineering, Inc. Danner explained request to build a 285' by 42' storage building for indoor cold boat storage. Shaltz stated the applicant is aware of the fact that they would need to seek variances for the size of the property, a side set back and the ability to have the overhead door facing Fenton Road. Tucker asked if the applicant had met with the Fire Chief, stating concerns about fire protection on such a tight site. Tucker asked why the building is set so close to the Fenton Road property line. Shaltz stated that location was the owners preference. Tucker asked if the applicant was planning on stacking the boats inside or just parking them on the floor space and how many boats the proposed building would house. Danner said they would be parked inside not stacked and they would be able to store approximately 35 to 50 boats depending on the size of the watercraft. McGuirk asked if the door could be moved to the south side of the building. Danner stated they would not be able to maneuver the boats on trailers to access the building from the south. Carlson asked if the building could be smaller to allow for a better placement. Danner stated this is the size building they needed. Tucker asked if the building could be moved toward the rear lot line. Shaltz stated the fact the lot narrows, the need for an area to turn around and possible detention along with a 100' foot set back from residential were factors in considering this placement. Tucker noted the Planning Commission will only consider the overhead door placement on Fenton Road if it is heavily screened. Danner said the door location is necessary in order to bring boats in through the door on Fenton Road and out the door located at the rear of the property. Franz stated concerns about how the boats would be towed from the marina down Fenton Road to this site. Danner said they would use trucks to haul the boats. Franz noted his concerns that they do not move the boats with the tractor they use at the marina and added this proposal will be a difficult sell at the Zoning Board of Appeals considering the tightness of the site for this size building. There was discussion about the storage of boats outside at the marina and on this property. The Commission was under the impression that once the new storage building was built at the marina there would be boats parked on the north side of the lagoon. Danner said the agreement was that no customers would park on north side of the lagoon. The conditions listed in motion for approval of the new storage building at the marina stated no parking on the north side of the lagoon. It did not specify boats or customers or both. Warren asked if the property would be gated along the frontage on Fenton Road. Shaltz said that had

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not been determined. There was discussion about storm water management, the roof pitch and how storm water would be handled especially on the north side of the property with only a 3 to 5' set back. Shaltz stated that had not been determined at this time. He suggested there would be an eve and gutter system to collect roof run off and direct it to a detention basin on the property or to the storm drain system along Fenton Road, if approved by the County Road Commission. Warren stated concerns about the size and location of the property and this large storage building. Tucker stated he wanted to speak with the Fire Chief and would have to have some assurance about how the storm water run off would be handled before he would be able to make a decision on even a preliminary approval. The Commission agreed and stated concerns about aesthetics and the area noting they need to make a decision based on good planning principals. Carlson added the Commission supports the boating community and the indoor storage of the watercraft. The concerns are about the area and trying to place too large of a building on this property which is less than 1 acre in size. Tucker postponed action until he could speak with the Fire Chief and obtain more information with regard to storm water management. He suggested the applicant think about a smaller building and possibly a different configuration. Chairperson Carlson called for audience comments. There were none.

Motion to postpone

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

DISCUSSION ITEM: Changes to Telecommunication Regulations. Tucker stated concerns PA 143 (which amended the Michigan Zoning Enabling Act) limiting the ability of local units of government to regulate collocation of telecommunication antennae on towers and similar structures only applies to collocation of antennas. He stated the time limits in the proposed ordinance amendment, the way it is written, apply to all telecommunication applications. Recording secretary McDonald said she would bring this concern to the Zoning Administrator for clarification prior to the public hearing on the amendment next month.

Request meeting date for the May meeting to May 16

The Commission changed the date of the regularly scheduled meeting from May 9, 2013 to May 16, 2013.

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit – There were none.

MINUTES: February 21, 2013 stand approved as submitted
March 26, 2013 stand approved as submitted

ADJOURN: 8:05 p.m.

Sandra Carlson, Chairperson
Minutes Posted 04/17/13

James McGuirk, Secretary