

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF SEPTEMBER 12, 2013**

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

Chairperson Carlson called meeting to order at 7:00 p.m.  
Present: Carlson, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren  
Recording Secretary: McDonald  
Absent: None

**APPROVAL OF AGENDA:**

Motion to approve agenda as presented

Motion by: Franz  
Seconded by: Tucker  
Ayes: Carlson, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren  
Nays: None  
Absent: None  
Motion carried the agenda stands as presented

Chairperson Carlson explained meeting procedure.

**PUBLIC HEARINGS:**

Amendment to the Fenton Township Zoning Ordinance #594, Article 11, Section 11.20 Communications towers and antennas in accordance with PA 143 which amended the Michigan Zoning Enabling Act. Tucker explained he had met with the Zoning Administrator and the presented draft is the result of that meeting were his concerns about the previously submitted draft were addressed. Hemeyer noted a grammatical error on page 2 of the draft. There was no further Commission discussion. Chairperson Carlson called for public comments. There were none

Motion to recommend the Township Board approve the amendment to Fenton Township Zoning Ordinance #594, Article 11, Section 11.20 Communications towers and antennas in accordance with PA 143 which amended the Michigan Zoning Enabling Act.

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

**SP13-003 Charter Township of Fenton, 12060 Mantawauka Dr. Fenton:**

06-21-300-004

4344 Silver Lake Rd

Final site plan approval for a public utility building.

Secretary McGuirk reviewed the file. Tucker explained the proposed public utility building is being built on this parcel that the Township received as a tax reverted property at no cost to the Township. Currently the Township is leasing space at another location at a cost of about \$60,000.00 per year. He also explained revenue recently raised from the sale of several other tax reverted parcels will be used to build this building at no or very little cost to the Township saving the Township \$60,000.00 per year. He noted the addition of the office, the decorative cupolas and the metal roof will address the aesthetic issues the residents raised at the last meeting. The location on the property was chosen to make the building as inconspicuous as possible placing the building 400 ft. off Silver Lake Rd. and making use of the existing vegetation. Hemeyer asked about some sort of security fence or gate. Allen Lawrence, Township Engineer stated there will be a security gate in place until the property is fenced. Franz and McGuirk noted not having to rent space will save the Township a substantial amount especially over time. Chairperson Carlson called for public comments. There were none.

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Motion to grant final site plan approval for a public utility building at 4344 Silver Lake Road.

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

**SP13-004 Kevin Hill, 17195 Silver Parkway #331, Fenton:**

06-03-100-069.

11204 Phoenix Dr.

Preliminary site plan approval for an addition to existing building

Secretary McGuirk reviewed the file. Wendy Wagner, 3302 Rolston Rd. sworn in. She explained Kevin Hill is her bother and he planned on being at the meeting but was stuck in traffic in southern Michigan and would not be able to attend. Wagner explained the proposal to add 5000 sq. ft. to the existing building on this 2 acres zoned M-2. The purpose of the addition is for indoor storage of equipment used in the business. Carlson and Franz asked about the type of equipment that would be stored. Wagner explained Spectrum Construction Services, LLC is a complete wireless communication contractor specializing in telecommunications installation and service work. The business services lower Michigan and the upper Midwest they are doing well and the existing building is full. It is the applicants desire to be able to store trucks and other equipment needed for the business indoors. Wagner noted the inner works of the cabinets used are delivered and left outdoors on pallets. They are made up of complicated computer components that must be kept indoors. She added they want to get the addition ready before winter. Franz asked if this metal building will be attached to the existing. Wagner said it will be attached. Warren said that when she made her site visit Hill was there and showed her around. She said the request for more space is warranted. Chairperson Carlson called for public comments. There were none. Wagner asked what she would need to present for final site plan approval. Tucker stated the Township would provide her with a check list, he added the Commission will certainly want to see storm water calculations and a landscaping plan.

Motion to grant preliminary site plan approval for an addition to existing building at 11204 Phoenix Drive

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

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

5 Minute Limit – there were none

**MINUTES:** July 11, 2013 stand approved as submitted

**ADJOURN:** 7:50 p.m.

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Sandra Carlson, Chairperson  
Minutes Posted 09/18/13

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Jim McGuirk, Secretary