

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF OCTOBER 10, 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.

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

06-03-100-069

11204 Phoenix Dr.

Final site plan approval for an addition to existing building
Secretary McGuirk reviewed the file. Wendy Wagner, 3302 Rolston Rd. sworn in. Wagner gave some history of the project by summarizing what happened at the last meeting. She noted that they are requesting to use existing trees and brush along the north and west property line in lieu of new landscaping. Wagner explained new landscaping is proposed to dress up the front of the property including 6 burning bushes, 2 Hicks yews and 2 red dogwoods. Tucker asked if the new planting bed will be raised and/or otherwise be defined. Wagner noted the area will be raised with new top soil and mulch. Tucker stated he did not have a problem with this landscape plan because of the size and location of the property. She noted the proposed 6 foot high chain link fence along the south property line which will have the slat constructed from high density polyethylene. Hemeyer noted DNR permit may be required for placing the fence in the wetland area. Wagner submitted a detail of the proposed exterior lighting that will match the existing. Franz asked about the relocation of dumpster. Wagner explained the dumpster is being relocated from the front of the property to a screened refuse station at the rear of the existing building. It will be screened on 3 sides, no gate is proposed, the front of the refuse station faces their building. Tucker asked about drainage. Wagner referred to Brian Shaltz, Field to Finish, Inc. 12258 Fenton Road. Shaltz submitted drainage calculations on a separate sheet of paper dated October 1, 2013 he explained currently the building eaves run to a drain tile that flows to the existing detention area. The plan shows all but ½ the roof of the proposed addition being captured in the existing detention area. The proposal is to sheet drain the rest across the 100 + feet of side yard where it will dissipate into the ground before reaching the property line. Shaltz noted that MDNR may require a permit for the portion of the fence that will be located in the wetland. Hemeyer questioned the outlet control and suggested the County Drain Commission review the storm water calculations. Carlson stated she wanted to see an approval from the County. Chairperson Carlson called for public comment. There was none.

Motion to grant final site plan approval for an addition to existing building at 11204 Phoenix Drive with the following conditions:

- Township Engineer approval prior to issuance of building permit
- Letter of approval from Genesee County Drain Commissioner

Motion by: Tucker
Seconded by: Franz

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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: September 12, 2013 stand approved as submitted

ADJOURN: 7:35 p.m.

DRAFT

Sandra Carlson, Chairperson
Minutes Posted 10/14/13

Jim McGuirk, Secretary