

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JUNE 12, 2014**

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

Chairperson Pro-Tem McGuirk and Secretary Pro-Tem Warren were chosen

Chairperson Pro-Tem McGuirk called meeting to order at 7:00 pm

Present: Franz, Hemeyer, McGuirk, Richard, Warren
Recording Secretary: McDonald
Absent: Tucker

APPROVAL OF AGENDA:

Motion to approve agenda as presented

Motion by: Franz

Seconded by: Hemeyer

Ayes: Franz, Hemeyer, McGuirk, Richard, Warren

Nays: None

Absent: Tucker

Motion carried the agenda stands as presented

Chairperson Pro-Tem explained meeting procedure.

PUBLIC HEARINGS:

Amendments to the Fenton Township Zoning Ordinance #594:

Article 3, Section 3.19 to add Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor as a permitted use in the M-2, Light industrial zoning district.

Robert Stoddard, 2324 Grove Park was sworn in. Stoddard explained request to sell automobiles at 3201 Thompson Rd. When he approached the Township he was told this was not permitted in the M-2 zoning district and he made application for the Zoning Ordinance text amendment. Stoddard explained his company, Online Auto has been in business for about 20 years and is currently operating in the City of Fenton. Stoddard stated his business has outgrown the size of the property in the City. Stoddard stated he has applied for 2 state licenses one is a class A designation for the sale of new vehicles the other is a class R which is an automobile recycler. Franz asked about the R designation. Stoddard stated that classification allow him to remove parts from one vehicle and place it on another. Stoddard claimed another operation in this building is currently doing this. Franz stated concerns about the recycling operation and it's resemblance to a salvage yard. Stoddard said the operation is all indoors. Recording Secretary McDonald explained that the staff has been doing research on this use and there will be another meeting to discuss the recycling. She pointed out this meeting is to discuss the sale only. McGuirk reiterated the fact this is strictly about the rental and sales of automobiles, etc. as defined in the ordinance. McGuirk added this use is very similar to marine sales and service that was determined to permitted by right in the M-2 district. Richard stated concerns about the plans for the Thompson Road corridor, he noted that he understood the development of Thompson Road would be market driven but a lot of work has gone into the planning of the area. Chairperson Pro-Tem McGuirk called for public comments. There were none. Richard asked were the inventory of vehicles would be placed stating concerns about having vehicles displayed on green space on the property. Stoddard said the inventory is in a designated area in the rear of the building that is fenced. Stoddard added he does not have a sales lot, 95% of his business is done online. Franz made it clear to the applicant that if this text change is approved it is not an approval to do the recycling.

Motion to recommend approval to add Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor as a permitted use in the M-2, Light industrial zoning district.

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Motion by: Richard
Seconded by: Warren
Ayes: Hemeyer, McGuirk, Richard, Warren
Nays: Franz
Absent: Tucker
Motion carried

Article 4, Section 4.23 to allow the Planning Commission to waive the requirement for asphalt or concrete pavement in some instances.

Recording Secretary McDonald explained the Township Engineer had recommended this change to add the ability for the Planning Commission to waive the hard surfacing if the road is providing access to 6 or fewer lots and the private road is connected to a gravel public road. Hemeyer stated the language should provide for lots or units. The Commission agreed with Hemeyer and the revision to the Private Road Ordinance. Chairperson Pro-Tem called for public comments. There were none.

Motion to recommend approval as amended to add units and to allow the Planning Commission to waive the requirement for asphalt or concrete pavement in some instances.

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

Motion carried

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit - None

COMMUNICATIONS: McDonald told the Commission of all items that will be on the July agenda

MINUTES: May 8, 2014 stand approved as submitted

ADJOURN: 7:29 p.m.

Jim McGuirk, Chairperson Pro-Tem
Minutes Posted 06/13/14

Donna Warren, Secretary