

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL REGULAR MEETING OF JULY 28, 2014**

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

Chairperson Pro-Tem Tucker chosen

Chairperson Pro-Tem Tucker called meeting to order at 7:35 pm

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

APPROVAL OF AGENDA:

Chairperson Pro-Tem explained that only part of the representation of the Doyle request was present at the time so this item will be heard after the On Line Auto request.

Motion to approve agenda as amended

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

Chairperson Pro-Tem Tucker explained meeting procedure.

PUBLIC HEARINGS:

SUP14-003/SP14-003 On Line Auto/Robert Stoddard, 3201 Thompson Rd:

06-04-300-024 & 06-04-300-025

3201 Thompson

Requesting a special use permit and site plan approval for rental & sales of automobiles & recreational vehicles, outdoor.

Secretary McGuirk reviewed the file. Chairperson Pro-Tem Tucker explained that the Township Board has separated the use previously defined as rental and sales of automobiles, recreational vehicles and mobile homes, outdoor to rental and sales of automobiles and recreational vehicles, outdoor as one use and rental and sales of mobile homes and commercial vehicles, outdoor as another. The Board also included the rental and sales of automobile and recreational vehicles, outdoor as a use permitted by special use permit in the M-2 zoning district. Robert Stoddard, 2340 Grove Park was sworn in. Also present was property owner Mike Bostwick, 3201 Thompson. Stoddard explained his request for a special use permit to sell cars, trucks and vans at the facility at 3201 Thompson Rd. Vehicles for sale will be displayed in an area as designated on the site plan provided. Chairperson Pro-Tem Tucker called for public comments. There were none. Richard asked if the term recreational vehicles is defined in the ordinance. Recording Secretary McDonald said it is not. Franz asked about the recycling and selling of automobile parts and stated concerns about parted out vehicles sitting outside. Stoddard stated the recycling was approved in the M-2 zoning district as use permitted by right. He added no parted out vehicles will be located outside the building noting that he is in the business of selling these vehicles and he wants his inventory to look neat. He noted they deliver the parted out vehicles to the dump as soon as they are finished with them. Tucker stated the fence around the inventory is not opaque, however the site is far enough off Thompson Rd. that is really is not noticeable. The Commission suggested several conditions should be placed on this permit. They included selling of cars, trucks and vans only and no vehicles with missing parts shall be stored outdoors for any period of time. Stoddard agreed to those conditions. Motion to approve a special use permit for rental and sales of automobiles, outdoor with the following conditions:

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- The sale of cars, trucks and vans only
- No vehicles with missing parts shall be stored outdoors for any period of time

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

Motion carried

Motion to grant site plan approval for the rental and sales of automobiles, outdoor at 3201 Thompson Rd.

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

Motion carried

UNFINISHED BUSSINESS

SP14-002 Don Doyle, 1335 Butcher Rd. Fenton:

06-24-200-022

Crystal Pointe Circle

Requesting site plan approval for a private road.

Tucker explained that he wished to abstain because of his relationship to one of the applicants.

Motion to allow Tucker to abstain

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

Motion carried

Chairperson Pro-Tem McGuirk was chosen along with Secretary Pro-Tem Warren.

Secretary Pro-Tem Warren reviewed file. Zachary Tucker, was sworn in to represent the property owner as was Brain Shaltz, Field to Finish Inc. 12258 Fenton Rd. Tucker stated additional details have added to the plans addressing concerns from the previous hearing and Township Engineer. Shaltz referred to review letter from Lawrence Engineering dated July 22, 2014 which listed 14 items. He noted all but 3 have been addressed the north arrow is correct, the legend on sheet 2 now has proposed/existing contours, drainage arrows and the proposed sanitary sewer. The easement, road and setback lines are calls on the drawing in lieu of being placed in the legend, the road length is now called out on sheet 2 at 504 ft. a drainage note on sheet 2 has been revised to show the intent of having all storm water drain east to the low/wetland area, discharging as far from the northern property line as possible, culvert information and crossing is shown on sheet 2 also, the easement for the road and utilities has been expanded to allow room for future sanitary sewer maintenance as shown on both sheets. Sanitary sewer pipe lengths have been changed on both sheets and the sewer leads have been moved so that they are not under pavement. Shaltz deferred to the Commission and Assessor the lot width to depth ratio because of the irregular shape and considerable amount of wetland area. He noted that the road frontages are now shown. Shaltz added items 12-14 will be addressed once the site plan approval is given and final engineering is complete. Chairperson Pro-Tem McGuirk called for public comment. Julie Lutz, 1247 Crystal

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Pointe Cir, and Carol Sherwood 1243 Crystal Pointe Cir. stated concerns about drainage. Shaltz explained the plan to collect and retain storm water and showed how that will be accomplished on the plans to the audience and the Commission. Tom Gaulin, 1246 Crystal Pointe Cir. stated concerns about run off and it's effect on the environment with the number of wetlands and the nature preserve to the south. Shaltz explained the plan to filter the run off prior to it's reaching the wetlands or the preserve. The Commission said they were satisfied that all of the issues have been adequately addressed.

Motion to grant final site plan approval for the private road as requested

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

Motion carried

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

COMMUNICATIONS:

MINUTES:

ADJOURN: 8:24 p.m.

John Tucker, Chairperson Pro-Tem
Minutes Posted 07/31/14

Jim McGuirk, Secretary