

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF OCTOBER 16, 2014**

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

Chairperson Pro-Tem Tucker called meeting to order at 7:03 pm

Present: Cypher, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren
Recording Secretary: McDonald
Absent: None

The Planning Commission welcomed new member Dave Cypher

APPROVAL OF AGENDA:

Motion to approve agenda as presented

Motion by: McGuirk

Seconded by: Franz

Ayes: Cypher, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: None

Motion carried the agenda stands as presented

ELECTION OF OFFICERS:

Chairperson

Warren nominated McGuirk

Tucker supported the nomination

All were in favor

Vice Chairperson

McGuirk nominated Tucker for Vice Chairperson

Hemeyer supported the nomination

All were in favor

Secretary

Tucker nominated Warren for Secretary

Hemeyer supported the nomination

All were in favor

PUBLIC HEARINGS:

R14-003 Donald Doyle II, 825 Third St. Fenton:

part of parcel 06-24- 200-022 vacant land adjacent to 1199 and 1221 Petts Rd
Rezone from R-6 to R-3

Secretary Warren reviewed the file. She indicated there was a letter in the file from George Rizik representing the Crystal Pointe Condominium Association for the record letting the Commission know that there are issues to be addressed with maintenance of Crystal Pointe Road, cost sharing, and construction traffic damage cost as well as other provisions. Donald Doyle II was sworn in he explained his request to rezone a 5 acre portion of the larger parcel so that this portion of the parcel can be combined with 2 parcels on Petts Rd. that are zoned R-3. The majority of the 5 acres will be combined with 1221 Petts Rd. and a smaller portion will be combined with 1199 Petts Rd. Doyle explained he approached the Township to combine these properties and found the Township would only combine like zoned properties. Chairperson McGuirk called for public comment. Marsha Weigle, 1233 Crystal Pt. Cir. asked questions

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about the difference between R-6 and R-3 zoning districts. The Commission explained the R-6 allows for greater density and allows for attached single family homes. Brian Goss, 1225 Crystal Pt. Cir. asked about the wetlands on the property and if a wetland survey had been done. The Commission stated this type of request would not require a wetland survey. The Commission also addressed the letter from Rizik stating these parcel will access this portion of land from Petts Rd. not from the Crystal Pointe Condominium.

Motion to recommend the Township Board approve the rezoning R-6 Single Family Residential – attached to R-3, Single Family Residential – medium density part of parcel 06-24- 200-022 vacant land adjacent to 1199 and 1221 Petts Rd.

Motion by: Tucker

Seconded by: Hemeyer

Ayes: Cypher, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: None

Motion carried

NEW BUSINESS:

SP14-005 John Asselin Jr. 4488 W. Bristol Rd, Flint:

06-03-200-028 vacant land north side of Thompson near Torrey.

Preliminary site plan approval - new industrial building

Secretary Warren reviewed the file. John Asselin was sworn in. He explained the request to construct a 42,000 sq. ft. manufacturing facility with an additional 6,000 sq. ft. of office space. He reviewed the issues brought up at the workshop held for the Board and the Commission to insure the plan was prepared in keeping with the current PUD zoning. He indicated there would be some very limited visitor parking that will be visible from Thompson Rd. The other 2 small parking areas near the front of the building are for employees that open the building, department heads and office staff. These areas will be screened. All other employee parking will be in the rear. Hemeyer asked about the location of the handicap parking spots. Asselin stated those will be located in the visitor parking area and in the front lots. Cypher asked where the semi trucks load and are staged. Miller explained all loading takes place inside the building there is no stacking of the trucks and there are no loading docks. McGuirk asked if there would be any trucks overnight. Miller stated there would be no overnight stays for semi trucks. Hemeyer asked if the pond has been sized. Asselin said it has not yet been calculated and sized appropriately. He explained that this parcel actually has 3 drainage districts. Cypher asked about hours of operation. Miller said they are expecting to run 2 shifts with hours most likely from 6 am until midnight. McGuirk asked about the number of employees. Miller said they currently have 42 in the manufacturing and 11 office staff. Franz asked if they know if the Road Commission will require a turn lane. Miller said they do not know at this time. Franz asked about the number of semis per day. Miller said around 5 per day. Chairperson McGuirk called for public comments. Karena Hamlet & Justin Sprague, Flint and Genesee Chamber of Commerce stated they are present to support Miller's request and to congratulate the Township for bringing economic development to the area. Hemeyer asked about the dumpster location and noted it must be screened. Tucker and Richard expressed the need to make the building and grounds aesthetically pleasing and emphasized landscaping along Thompson Rd.

Motion to approve the preliminary site plan for a new industrial building parcel 06-03-200-028 vacant land north side of Thompson near Torrey

Motion by: Hemeyer

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Seconded by: McGuirk

Ayes: Cypher, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: None

Motion carried

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

COMMUNICATIONS: 2015 Meeting Schedule - The Commission asked that the April 9th meeting be moved to the following week.

MINUTES: September 11, 2014 stand approved as submitted

ADJOURN: 8:02 p.m.

Jim McGuirk, Chairperson
Minutes Posted 10/28/14

Donna Warren, Secretary