

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING OF JULY 23, 2015**

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

Chairperson McGuirk called meeting to order at 6:30 pm

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

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

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

**PUBLIC HEARINGS:**

**SP15-002 John L. Asselin Jr. 4488 W. Bristol, for Tom Miller**

06-03-200-028

3175 Thompson

Site plan approval for a new industrial facility

Secretary Warren reviewed the file. John Asselin, Asselin Associates Architects, 4488 West Bristol Rd. Flint was sworn in to represent the owner, Tom Miller who was also present. Asselin explained the location of the property on Thompson Rd. and the request for site plan approval for a new 96,000 sq. ft. industrial facility he asked if the Commission had any questions. Franz asked about the changes to the site since the Commission last saw the concept in October of last year. Asselin explained that the overhead loading doors have been changed to allow for the trucks to enter the building load or unload and then exit the building before leaving the property. Tucker explained that this change is flawed because the ordinance states in Section 11.02 A 2 that no overhead door or docking bays shall face the street. Franz noted that the concept plan showed these doors on the sides of the building. Warren asked why they had been relocated from the side to the front of the building. Miller explained that the cranes used in the building run from east to west. He noted they are unable to orientate the building on the property to create a north to south flow because of the wetlands on the rear of the property. Tucker went on to say the Commission has some discretion in relaxing this requirement if the doors are properly screened and hidden from public views. He suggested that they be treated with material so they blend with the buildings façade and are not so visible from Thompson Rd. Tucker noted additional landscaping will need to be placed at the east and west entrances to provide more screening of the doors from an angle because the driveway and doors line up directly with Thompson Rd. Cypher asked about stacking of the trucks while waiting to enter the building. Asselin explained the design of driveways and the flow of the trucks with one way in and one way out. He showed the driveway at the rear of the building and how it would provide for any stacking that would be required. He assured the Commission the trucks would not be on Thompson waiting to get in. Miller stated they anticipate 2 to 4 trucks per day and 3 or 4 will fit inside the building. Tucker asked about HVAC equipment. Kevin Johnson, Rhoads and Johnson explained they may need the equipment for the office and he showed the possible location on the roof of the office behind the parapet close to the main building. He noted this would not be able to be seen from Thompson. Franz asked about the finishes proposed for the exterior. Johnson showed samples of the siding, the glass and other high quality materials they are planning on using. The Commission asked if a wetlands determination has been done. Asselin said the wetland have been flagged. The Commission asked about the parking stating the ordinance requires 175 spaces. The plan is showing 127 provided with 74 spaces land banked. Asselin explained they will

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not need 175 spaces they only plan on having 50 employees there at a time. He asked that they be allowed to pave the amount they think they need now and they have left an area for 74 additional spaces that can be paved in the future if parking becomes a problem. Richard asked how many shifts they would be running. Miller said they plan on 2 – 10 hour shifts. Franz asked what they intend on fabricating. Miller said they make steel platforms, stairs and handrails for the automotive industry. Tucker pointed out the 10% landscape requirement stating it seems that this plan falls short. Asselin asked that they be credited for the amount of wetlands that exist stating they are preserving that area. Tucker said he felt with the addition of some plantings to screen the overhead doors the amount of landscaping is satisfactory. The Commission asked if the Fire Chief has reviewed the plan. Johnson said before they meet with the Chief they want to drill a test well. He said it is there desire to eliminate the pond designed to hold water for fire suppression and have a dedicated well for the buildings full fire suppression system. Miller said it is his desire to eliminate the need for standing water and just have an area for detention, a depression that can be mowed and maintained. The Commission asked about signage. Asselin said they are only planning on the wall sign shown at this time. In the future they will have a monument sign at the west entrance that will comply with the Township Sign Ordinance. Tucker noted the photometric plan shows that the lighting will comply however he wanted to see a typical design for the fixtures. Johnson showed the type and style of the lights and indicated he would send the specifications to the Township. Franz asked when they planned on starting. Miller said he has leased the land to a farmer and wanted to wait until the crop is harvested if it is possible. He indicated they wanted to get started late summer early fall.

Motion to grant final site plan approval for a new industrial facility with the following conditions:

- Overhead doors will be treated with the same materials and colors of the front façade
- Additional landscaping will be provided to screen the overhead doors
- Land banked parking will be provided for an additional 74 parking spaces
- Review and approval of the Fenton Township Fire Chief, the Township Engineer and all other agencies
- The landscape plan will show the calculation for the 10% landscape requirement in Section 10.07 of the Township ordinance
- Wetlands determination shall be confirmed by the DEQ
- Any outdoor storage shall be screened
- Specification sheet will be provided for the outdoor light fixtures
- Any roof mounted HVAC units shall be screened from view

Motion by: Tucker

Seconded by: Franz

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

Nays: None

Absent: Hemeyer

Motion carried

**ADJOURNED: 7:40 pm.**

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Jim McGuirk, Chairperson

Minutes Posted 07/24/15

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Donna Warren, Secretary