

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF OCTOBER 8, 2015**

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

Chairperson McGuirk called meeting to order at 7:00 pm

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

APPROVAL OF AGENDA:

Motion to approve the agenda as amended by Tucker who stated he had a discussion item for the end of the meeting

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

PUBLIC HEARINGS:

SUP15-002 Scott Heemstra, 3310 Ponemah, Fenton:

06-03-400-025

3201 Thompson

Special use permit: Rental and sales of automobiles and recreational vehicles, outdoor

Secretary Warren reviewed the file. Scott Heemstra and Anthony Spezia, Power Sports International were sworn in. Heemstra explained request for a special use permit to sell pre-owned golf carts, ATV's, motorcycles, snowmobiles and trailers. Heemstra stated they are currently located at 1017 N. Leroy in Fenton but have outgrown that space. They are requesting to be permitted to move to a portion of the building located at 3201 Thompson that was used by Off Road Unlimited. Chairperson McGuirk called for public comments. There were none. Franz asked if they are planning to display vehicles for sale outdoors. Heemstra stated no more than 2 units will be displayed outside by Thompson Rd. by the rocks where Off Road Unlimited had a jeep displayed. Warren asked if they did repair work. Heemstra said they did not. They do work on the vehicles they are preparing to sell and they do custom work on the vehicles they sell mostly custom golf carts no outside repair work. Franz asked where they intend to test drive the vehicles. Heemstra said they would use the back parking lot. Franz stated concerns about them running the vehicles up and down the driveway. Heemstra said they would not. McGuirk asked about signage. Heemstra said the sign would be in the same place that Off Road Unlimited has their sign. McGuirk asked about the hours of operation. Heemstra said they will be open from 10-6 Monday through Friday and Saturday from 10-4. Richard asked if they sold any new vehicles. Heemstra said they do sell a line of new trailers for hauling the recreational vehicles but no new vehicles. Cypher asked about the area they would be leasing in this multi-tenant building. Heemstra said the area is 6000 sq. ft. on the west side of the building. Adam Shoemaker owner of Off Road Unlimited spoke in favor of the application stating that he had been at this location for the past 10 years and this business is less intense than his operation. He supported the request for this special use permit. Franz stated concerns about sub leasing, asked from whom Heemstra will be leasing this space. Heemstra said he will be leasing from the owner Mike Bostwick, it is not a sub lease.

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Motion to grant a special use permit for an approximate 6000 sq. ft. portion of the building located at 3201 Thompson Rd. for rental and sales of automobiles and recreational vehicles, outdoor with the following conditions:

- No outside service will be provided at this location
- Outdoor display shall be limited to 2 units and located at least 50 ft. off Thompson Rd.
- Hours of operation will be Mon. – Fri. 10-6 and Sat. 10-4
- The portion of the building which the special use applies in approximately 6000 sq. ft.
- Signage will be located in same location
- All vehicles will be stored indoors after the close of business each day

Motion by: McGuirk

Seconded by: Tucker

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

Nays: None

Absent: None

Motion carried

R15-005 Midwest V, LLC. 403 Oak St. Spring Lake:

06-03-200-028 approximately 1400 ft. west of Torrey on the north side of Thompson
Recommendation to the Township Board to amend the PUD by adding another entrance
Secretary Warren reviewed file. Jim Milanowski, Milanowski Englert Engineering & Surveying, 927 Beechtree, Grand Haven and Scott Knowlton, Midwest V, LLC, 403 Oak St. Spring Lake were sworn in. Milanowski explained he is the engineer for the project and Knowlton works for the company that acquires properties for Dollar General Stores. Milanowski explained the need to amend the PUD to allow for a 3rd driveway because Dollar General Stores do not work with shared driveway properties. He stated the PUD allowed for only 2 driveways from Thompson Rd. and the industrial facility recently approved for this 1200 ft. of frontage used the 2 driveways that were called for in the PUD. He submitted a letter from the Genesee County Road Commission stating they had reviewed and approved the concept submitted for a driveway at this location. Knowlton explained the concept plan for a 9100 sq. ft. retail store. Hours of operation are generally 9-10. He said that Dollar General had done all of their studies and have made a commitment to this location if they could have their own driveway. Milanowski noted that all Dollar General stores have consistent floor plans and exteriors. He stated that he knows the Township has design standards and he showed a rendering of the building with addition architectural features including brick and glass. He explained the loading area as a grade level door no loading dock will be necessary. Chairperson McGuirk called for public comments. Chad Miller, 4246 Northshore and Kevin Johnson, Rhoads & Johnson, expressed a great deal of interest in the architecture of the proposed building stating they are constructing a world class facility on this property and he said they are very concerned that this building compliments and does not detract from their facility. They did not have a problem with the additional driveway. Tucker stated having 3 driveways in approximately 1000 feet of frontage did not concern him especially if the road commission has approved the conceptual plan. He cautioned the property owners that any additional access points would probably not be approved. The Commission questioned the loading area. Knowlton explained that the store receives 1 semi truck per week he noted the truck would unload at the rear door and then back into the parking area in front they generally are able to do this in less than an hour. Hemeyer asked about limiting access and providing an area for another user to use this driveway. He stated concerns about access management and not having the same situation as there is across Thompson. Milanowski said that would be a deal breaker for the Dollar General Company. Knowlton said shared access is an administrative nightmare and with 12000 stores

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in 43 states they do not have the manpower nor do they want to get involved with all that goes along with shared driveway easements and maintenance.

Motion to recommend the Township Board approve the amendment to the PUD to allow for 3 driveways from Thompson Rd.

Motion by: Tucker

Seconded by: Franz

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

Nays: None

Absent: None

Motion carried

SP15-003 Charter Township of Fenton, 12060 Mantawauka:

06-01-300-040 Thompson Rd. between Wiggins and Fenton Roads
Preliminary and final site plan approval: Dog park on a portion of the Township park property
Secretary Warren reviewed the file. Bonnie Mathis, Township Supervisor was sworn in. She introduced Chris Johns, 2267 Pear Tree, Burton, developer of the Grand Blanc dog park. Mathis explained the area for the dog park to be a little over 2 acres she noted this area abuts a wetland that would provide a natural buffer along the south side. She showed the site plan and the park location indicating there are no residents adjacent to this area. Johns explained the entire dog park area will be fenced and sectioned off based on large and medium to small dogs. Chairperson McGuirk called for public comments. Becky Gillett, 1276 Rosalie said she is not opposed to the dog park but had concerns about containment. Johns explained that when the dogs come into the park there is a corral that then opens to one section of the other. He said that is the way the Grand Blanc park is designed and it works very well. Secretary Warren indicated there was a letter in the file from Kevin and Lahna Ward, 1459 Wiggins. Mathis said she had seen the letter earlier in the day and had called the Wards with answers to there questions. She said the first question was with regard to environmental and ecological impacts from construction on the park property. The wetlands have been delineated and there will be no negative impacts caused in the park development. The next question was about irrigation, drainage and sewer and waste management. Mathis said they will be drilling a well eventually, the park will have portable bathrooms and the Township will be getting volunteers to help maintain. Johns said the dog park will have bag stations and waste receptacles and generally peer pressure is enough to make people use them. Mathis said they stated concerns about paved surfaces and there will not be paved areas the parking lot and driveway will be gravel. They also asked when construction will begin and what the impact will be to surrounding residents. Mathis said the only thing that is planned for now if the funding comes through is the entrance driveway, parking and the fence surrounding the dog park. They also stated concerns about trespassers on the property. Mathis said the whole park will not be fenced there will be a gate at the entrance. She added the dog park will be fenced in entirely. The Commission discussed funding and asked if the Township is planning to charge a fee. Mathis said there would not be a fee to use the dog park and Johns said dog parks are relatively inexpensive to develop. The parking, entrance and fence will be the most of cost and the bags and refuse stations are a minor expense. He gave some examples of the cost associated with the Grand Blanc park. Mathis said the project will be solely funded with donations.

Motion to grant preliminary and final site plan approval for a 2+ acre dog park with the following conditions:

- The entire dog park area will be fenced
- Buffering is provided along the driveway for the residents along the west property line

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Seconded by: Tucker
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 - There were none

COMMUNICATION: 2016 Meeting Schedule. Schedule was distributed for action at the November meeting

MINUTES: September 10, 2015 stand approved as submitted

ADJOURN: 8:06 pm.

Jim McGuirk, Chairperson
Minutes Posted 10/13/15

Donna Warren, Secretary