

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF NOVEMBER 12, 2015**

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

Chairperson Pro-Tem Tucker was chosen
Tucker called meeting to order at 7:02 pm

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

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: Warren

Seconded by: Franz

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

Nays: None

Absent: Hemeyer, McGuirk

Motion carried

PUBLIC HEARINGS:

R15-006 Greg Cislo/CD LLC. 11403 Whispering Pines, Fenton:

06-21-400-003

vacant land Silver Lk. Rd.

Rezoning: R-3 to C-2

Secretary Warren reviewed the file. John Asselin, Asselin McLane Architectural Group, 4488 W. Bristol, Flint was sworn in to represent Greg Cislo who was also present at the meeting. Asselin noted the parcel is designated as medium density residential in the Future Land Use Plan, however this property is not likely to be developed in that way because of its proximity between Silver Lake Rd. and the railroad track. He explained his clients want to develop the property as a mini storage facility with a larger temperature controlled storage building. Asselin noted this facility would be used by residents in the neighborhood. He said there is a need for this type of development in this area. Chairperson Pro-Tem Tucker noted there were 3 letters submitted and he read from The Hagerman Family, Phil, Jocelyn, Dale and Jan, 15247 Curtwood and Dan Farrell and Jenni Hagerman, 15159 Pinewood, a letter of protest stating the area is beautiful and serene, a quiet community setting with residences, farms, fields, orchards and barns they stated commercial development would be a detriment to the community because of the aesthetics and additional traffic generated. A letter from Rochelle Molyneaux, 3384 Ponemah stated concerns about storm water run off, proximity to wetlands and the aesthetics of a facility on a parcel that is wide open. She stated concerns about lighting, security fence and the industrial look of storage facilities. She stated as did the Hagermans that there are other parcels in the Township zoned and better suited for this use. Tucker summarized a letter from Julie Kaffenberger, 5168 Meredith Ct. her concerns were other uses permitted in the C-2 zoning district, increased traffic and crime in the area. Others that provided public comment were Ross Merchant, 4214 Silver Lake Rd. Dave Withey, 4189 Silver Lake Rd. Mike Conway, Sandy Shampine, 4354 Silver Lake Rd. and Patty Smith, Silver Spray Sports, 4037 Silver Lake Rd. They all shared concerns about the aesthetics with lights and fencing, the traffic and the sprawl of commercial along Silver Lake Rd. into the residential neighborhoods. Merchant also stated concerns about the federally protect wetlands on this property. Tucker explained that though the property is Future Land Use planned for medium density residential the plan does allow for neighborhood commercial uses. Tucker stated concerns that this facility would not just serve the residents in this neighborhood, he asked if

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the applicant had any information on who they would be serving. The applicant said they like to locate these facilities where there are rooftops and generally people find the nearest facility to store their belongings. Tucker stated concerns about the other uses allowed in the C-2 district. Asselin asked if the Commission would entertain a conditional zoning. Tucker explained conditional zoning for the public and said they would consider it but it would require a new application. Franz asked what the large white building on the conceptual plan is proposed to be used for. Asselin stated that is the climate controlled building. Franz asked about boat storage. Asselin said that could be possible. Warren asked about the number of units. Asselin replied several hundred units of various sizes. Smith stated boat storage is heavily regulated. Cypher stated concerns about the location of the large white building right in the front and about buffering this use from the residences and farms. Asselin stated they planned on landscaping the perimeter and the larger building can be moved to the back. Asselin stated he and his client do not think this parcel is suited for residential development because of its location in relationship to the railroad tracks, Silver Lake Rd. and the Township DPW facility. Warren stated she did not think commercial development is appropriate for the parcel. The Commission concurred.

Motion to recommend denial based on the fact that the Future Land Use plan calls for medium density residential and there is not enough evidence that this use would qualify as "neighborhood commercial".

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

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit - There were none

COMMUNICATION:

MINUTES: October 8, 2015 stand approved as submitted

ADJOURN: 8:06 pm.

Jim McGuirk, Chairperson

Minutes Posted 11/24/15

Donna Warren, Secretary