

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 10, 2016**

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

Chairperson McGuirk called meeting to order at 7:03 p.m.

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

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

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

Motion carried

NEW BUSSINESS:

UNFISHED BUSSINESS:

SP16-001 Midwest V LLC, Peter Oleszczuk, 403 Oak St. Spring Lake, MI:

06-03-200-037

Thompson near Torrey

Final site plan approval: Dollar General Store

Chairperson McGuirk reviewed the file. McGuirk stated documents new to the file included review letter from Lawrence Engineering dated 3-8-16 and from the Fire Chief dated 3-7-16. James Milanowski, Milanowski & Englert Engineering and Surveying, Inc. 927 Beechtree St. Suite 3, Grand Haven was sworn in to represent Midwest V, LLC. Milanowski introduced Peter Oleszczuk, Vice President of the Midwest Property Development Inc. also present at the meeting. Milanowski submitted letters from Genesee County Drain Commissioners Office dated 3-10-16, Genesee County Road Commission dated 3-9-16 and memo dated 3-10-16 from the architect regarding fire suppression. Milanowski stated they have addressed concerns of the Planning Commission and other reviewing agencies. He explained there will be a retention pond on the north part of the property that will outlet to the south, the Thompson Rd. right of way. He said this is under the direction of the Genesee County Drain Commissioners office. He stated they are not allowing them to drain to the north because that would mean directing the water to another drainage district. He explained they are planning on relocating the well about 20 ft. to the south and west to accomplish a greater separation distance from the sanitary sewer. The culvert will be upgraded in accordance with the requirements of the road commission. He noted they are asking the Commission to relax the parking to 30 spaces rather than 49 spaces required by the zoning ordinance. He pointed out language in the PUD regulations of the Ordinance that allows the Commission to make an exception. Cypher asked how many employees the business will have duty at one time. Milanowski said 2 to 4. Hemeyer stated the ordinance states the Commission may reduce parking in order to benefit the PUD. He asked how this would benefit this PUD. Milanowski said it would provide for more green space. Milanowski then showed elevations of the proposed structure explaining they had taken into account the design elements the Commission asked for at the last meeting. 40% of the east elevation is now a glass product resembling windows, glass is planned for all the way across the south elevation and a mix of materials have been added to enhance the west elevation. He stated the west elevation has been further enhanced with landscaping to soften

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that elevation. Tucker asked if the HVAC equipment will be visible from Thompson Rd. Oleszczuk explained the equipments placement and assured the Commission it will not be visible from the front elevation on Thompson Rd. Milanowski noted one pole type light has been added because the photometric plan showed an area of parking that was not sufficiently lit. He explained the wall mounted light on the west wall will be eliminated and the pole light will be added. Hemeyer stated the maximum pole light height is 20 ft. Milanowski said they will adhere to those requirements. Milanowski addressed the letter from the Fire Chief stating fire extinguishers will be provided according to the Chiefs direction suppression is not required because of the size and type of construction of the building. He said the pond is not designed to hold water and a fire well is not practical. He said he would meet with the Chief to discuss other options. Tucker stated a final approval letter is required from the Chief and the Township Engineer. Tucker discussed the relaxation of the number of parking spots. The consensus was that the Commission would relax the parking to promote more green space. Tucker said the stock pile location will have to be noted and explained that there is a significant storm water problem that exists in the area that they are proposing to outlet. He explained the storm drain to the south west will need to be upgraded to accommodate this sites run off and this will be at the expense of the developer. Richard stated concerns about the chosen location for this type of business he said it just does not seem to fit with the other industrial buildings. Chairperson McGuirk called for public comments. There were none. The Commission commended the applicant for the changes to the elevations and for the landscape plan.

Motion to grant final site plan approval with the following conditions:

- Letters of approval from all of the reviewing agencies
- All issues of the Fire Chief to be addressed to his satisfaction
- All issues of the Township Engineer to be addressed
- Show the removal of the wall mount light on the west wall and the pole light proposed
- Provided an additional 700 sq. ft. of ornamental landscaping

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker

Nays: None

Absent: Warren

Motion carried

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

COMMUNICATION:

MINUTES:

ADJOURN: 8:15 pm.

Jim McGuirk, Chairperson
Minutes Posted 03/14/16

Donna Warren, Secretary