

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MAY 12, 2016**

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

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

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

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

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

Motion carried

PUBLIC HEARINGS:

R16-002 Donald L. Doyle II 825 3rd St. Fenton:

06-24-200-027 adjacent to 1221 Petts Rd.

Recommendation to the Township Board to rezone from R-6 to R-3

Tucker explained the applicant is his son's father-in-law but for the purpose of this rezoning request he has no conflict of interest. The Commission agreed.

Secretary Warren reviewed the file. Donald Doyle was sworn in. He explained his request to rezone a portion of this parcel from R-6 to R-3 to be combined with the property at 1221 Petts. Chairperson McGuirk called for public comments. The following people spoke, Carol & George Sachs, 1243 Crystal Pointe Cir. Sandra Kinney, 1219 Crystal Pointe Cir. And Julie Lutz, 1247 Crystal Pointe Cir. There concerns were as follows. Access to this parcel, hunting and loss of a natural area. The Commission explained this parcel will have access on Petts Rd. only. Lynn Florida, 1221 Petts explained it is their desire to purchase this approximate 5 acres to be combined with their parcel for a larger back yard. Doyle explained he approached the Township and State to leave this parcel as a nature area and found out it could not be split off because it would be land locked. There was confusion over what portion is being rezoned. The Commission showed maps of the parcel to explain. They also stated concerns about the condition of the existing roads in Crystal Pointe and expressed they did not want more homes accessing through their development. Tucker explained that Doyle is building a private road for access to 4 building sites as approved in July 2014.

Motion to recommend approval as requested

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

Motion carried

NEW BUSSINESS:

SP16-002 Rhoads & Johnson, 101 N. Alloy, Fenton:

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06-03-200-030.

3196 Thompson Rd.

Preliminary site plan approval for an addition to Thompson IG Secretary Warren reviewed the file. Rudy Quaderer, Griggs Quaderer, Inc. 8308 Office Park Dr. Grand Blanc was sworn in. He introduced Tom Donovan, President TIG, B&L, LLC, (Thompson IG) who was also present at the meeting. Quaderer explained the request is for a 2200 sq. ft. addition to the current facility at 3196 Thompson and the additional parking required. He noted the plan calls for wood fence to screen storage in the rear of the property, additional storm water storage, additional landscaping and site lighting. He acknowledged the fact that upgrading the storm water outlet pipe from a 12" pipe to 18" pipe has been agreed upon with the Township Engineer it is also being mitigated by increasing the detention area on the site. He stated there is a problem with the storm water discharge. It flows to the south side of Thompson Rd. and it appears there is some type of sizing problem or there is a restriction because the ditch has standing water in it. He asked that someone look into fixing this ongoing problem. Tucker stated they may want to get with the owners of the newly approved Dollar General to see if there is something they could work out together to better manage storm water in this area. Tucker stated the Fire Chief has asked for a dry hydrant on the property and suggested they meet with the Chief before coming in for final approval. McGuirk asked if the fence proposed for screening would keep the outdoor storage from being seen from Thompson Rd. Quaderer said the fence is along the sides of the property but with the additional landscaping, distance from Thompson Rd and the wooded area on east property line the outdoor storage visibility from Thompson should be minimal. McGuirk asked why the fence could not be extended from the west property line to the building for further screening. Quaderer said that would not be possible because of the loading area and circulation through the property for the trucks. Chairperson McGuirk called for public comments. There were none. Hemeyer stated the ordinance calls for light poles to be no higher than 20 ft. and the plan is showing 27.5 ft. Quaderer stated 25 ft. poles would be sufficient if the Commission will allow that. Hemeyer referred to the illumination plan and said he did not have a problem with the 25 ft. poles. The Commission agreed to allow the 25 ft. poles. Richard questioned the storage of excess amounts of pallets on the property. Tom Donovan explained many of the pallets have been removed and they are moving to more just in time crates which eliminate the number of pallets that would need to be stored. Tucker asked if the roof pitch would match the existing. The architect for the project said it will match with the existing architecture of the building. Hemeyer noted the drainage area shown on the plan as area A appears to drain to a neighboring parcel of land and is shown on the plan as being approved in 2002. Quaderer stated they have been working to curb the area and direct the storm water to the wetland at the rear and to Thompson Rd. He noted they have been working with the Township Engineer to develop a better storm water plan.

Motion to grant preliminary approval as requested with the understanding that many issues will have to be further defined prior to granting a final approval.

Motion by: Marko

Seconded by: Tucker

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

Nays: None

Absent: Cypher

Motion carried

SP16-003 Ghassan K. Saab, 3407 Torrey Rd. Flint:

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06-11-200-030, 06-11-100-001, 06-11-504-009 and 06-11-504-010 Sonora
Preliminary site plan approval former Lang's Marina property
Secretary Warren reviewed the file, she noted it contained a letter from the Lake Fenton Sailing Club. Kevin Cook, CHMP Inc. 5198 Territorial, Grand Blanc was sworn in. He introduced Ghassan Saab and his wife owners of the property also present at the meeting. Cook explained the request to redevelop these properties as a mixed use single family residential development with 6 attached condos on Ford St. and 5 detached units 3 on Lake Fenton and 2 other units on the remaining property. He noted they have been working with Township and the road commission for the realignment of Sonora. He added storm water will be retained on site and metered into the lake and the boat launch has been retained as requested by the Township Fire Department. Chairperson McQuirk called for public comments. George Dyball, 2462 Cranewood, President of the Lake Fenton Property owners association stated concerns with regard to the number of units versus the number of dock slips. He noted that there are 11 units proposed and only 8 slips. He said he and the property owners were opposed to docking sites for the 3 units that have frontage on the lake. He said that is in violation of the Township riparian ordinances put in place to reduce the number of boats on the lake. He added the association is not in favor of units with less than 100 ft. on the water having docking privileges. He also stated concerns about the length of the common dock and its protrusion into the navigable waters of the lake. He stated concerns about pollution from the storm water being directed into the lake. Jim Root, 12558 Freeland stated concerns that the ramp is not being removed as called for in the ordinance in order to get bonus slips and the Townships ability to police the ramp so it is only used by the Fire Department. Tucker explained the ramp is closed to the public and can only be used by the Fire Department in the case of an emergency. Root contested that there are other public launch sites in the Township that can be used. Pat O'Keefe, 12108 Margaret shared concerns about using the property for emergency access for the Fire Department. Dick Brown, 13355 Lakeshore also stated concerns about riparian access and the dry hydrant pulling water from the lake. Don Niles, 1429 Edgewater, stated the Fire Department can not respond quick enough to rescue they function as a recovery unit so they do not need this ramp. He also stated concerns about allowing the direct run off of storm water into the area lakes. Warren read letter from the Lake Fenton Sailing Club, 2301 Sonora signed by Michael Casler, 2016 LFSC Commodore (President) stating the club does not have adequate information to comment one way or another as they have only seen a very general site plan that does not provide adequate detail for improvements proposed on property owned by the club to relocate Sonora. He also noted that any agreement to change the property owned by the club requires 75% approval form the stockholders. He did state the club has misgivings on the proposed retaining wall, the access to the club via there driveway and the continued usage of their well pump house. Saab stated they have been in contact with the club but have not met with them is some time. Tucker stated they will need an agreement with the sailing club prior to final site plan approval he added the ramp remaining open for emergencies is part of the PUD and he is not going to go against the wishes of the Townships Fire Chief he suggested the association meet with the Chief. Cook stated the run off to the lake will be metered at an agricultural rate. Tucker stated he would be in touch with Dyball with regard to his interpretation of riparian access. Tucker noted the Township requires the road width be 26 ft. the plan shows 24 ft. width he noted the Planning Commission does have the authority to make this adjustment. Formal action of the Commission will have to take place prior to final approval. Tucker asked what the front set back is for the attached units on Ford St. Cook said they are proposing 20 ft. Tucker suggested they look at

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preserving some of the trees on the site for credits in the required landscaping. He added front set backs for the attached units on Ford St. need to be labeled on the plan as does the lake frontage for the 3 units that abut Lake Fenton. Hemeyer added showing the widths for the utility easements. Tucker reiterated they need to work something out with the sailing club prior to final approval.

Motion to grant preliminary approval as requested

Motion by: Tucker

Seconded by: Marko

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

Nays: None

Absent: Cypher

Motion carried

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit – George Dyball stated concerns about allowing structures to be built over docks in the Township lakes. He indicated these structures are a violation of the Township site line ordinances put in place to protect views of the water. The Commission said they would check with the Township attorney.

COMMUNICATION:

MINUTES: April 14, 2016 stand approved as submitted

ADJOURN: 8:55 pm.

Jim McGuirk, Chairperson

Minutes Posted 05/17/16

Donna Warren, Secretary