

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JUNE 9, 2016**

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

Chairperson McGuirk called meeting to order at 7:01 p.m.

Present: Cypher, Hemeyer, Marko, McGuirk, Warren

Recording Secretary: McDonald

Absent: Richard, Tucker

Tucker arrived at 7:20

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: McGuirk

Seconded by: Warren

Ayes: Cypher, Hemeyer, Marko, McGuirk, Warren

Nays: None

Absent: Richard, Tucker

Motion carried

PUBLIC HEARINGS:

SUP16-001 Corner Bar & Grill LLC, 4015 Owen, Fenton:

06-33-400-025

4015 Owen

Special use permit: outdoor seating

Secretary Warren reviewed the file. Justin and Elizabeth Knight were sworn in. They explained their request to have seasonal outdoor seating on a deck erected on the east side on their business. Justin stated the deck will cover 3 parking spaces. He presented their approval from the State Liquor Commission for serving alcohol outdoors. He said the deck will be 16 X 30 ft. with a 3 ft. high fence around it. They plan to have tables and umbrellas no speakers or outdoor entertainment. The Knights explained there are a total of 152 parking spaces in the complex and because of off setting hours of operation there is plenty of parking. Chairperson McGuirk called for public comments. Linda Dedolph, 4007 Shadow Oak Ct. stated she would have had concerns if there were outdoor speakers or entertainment proposed. She said she did not have a problem with the request if it is just for seating. Marko agreed stating he would have had concerns about speakers or entertainment. Marko did express concerns about the height of the fence. He said his concern is about patrons handing alcohol over the fence to someone that could be under age. The Knights said the area is heavily patrolled by police and their staff is trained to watch for the kind of activity. There was discussion about the height of the fence and the Knights agreed to look into investing in a taller fence. McGuirk asked what the hour of operation would be for the deck area. Justin said the deck will not be lit so they will stop serving outside before sun down. He said the hours will be from 11:00 am to 10:00 pm Monday through Sunday. McGuirk asked how the deck would be accessed. Justin said there is a gate on the fence and access from the side door of the restaurant. McGuirk asked how many seats the deck would accommodate. Justin said 16 to 20. Hemeyer asked if the deck post would remain when the deck is disassembled in the off season. Justin said they would not. Marko suggested the Commission grant the special use permit for a year and review it again in the spring of 2017.

Motion to approve a special use permit for outdoor seating as requested with the following conditions:

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JUNE 9, 2016**

- No outdoor music or entertainment
- Hours of operation – 11:00 am to 10:00 pm
- Review of the Commission in spring of 2017

Motion by: Cypher

Seconded by: Hemeyer

Ayes: Cypher, Hemeyer, Marko, McGuirk, Warren

Nays: None

Absent: Richard, Tucker

Motion carried

UNFINISHED BUSINESS:

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

06-03-200-030

3196 Thompson Rd.

Final site plan: addition - Thompson IG

Secretary Warren reviewed the file noting letter of approval dated 5-23-16 from the Township Engineer. Kevin Johnson, Rhoads & Johnson, 101 N. Alloy, Fenton was sworn in. Johnson explained they have been working with the Township Engineer to address concerns about the site and the storm water issues that have been ongoing. He noted the following changes based on the engineers comments and the concerns of the Planning Commission, light poles have been reduced to 20 ft. and new photometric plan is included, additional fencing has been provided to further screen outdoor storage from Thompson Rd. and additional landscaping has been added. McGuirk called for public comments. There were none. Hemeyer noted the Commission agreed to the taller light poles. Johnson said they decided to go with the shorter pole. Hemeyer also noted the landscaping requirement is 48% and they are providing 100%. The Commission thanked Johnson for providing the additional screening and working with the Township to address all the concerns of the Commission and the Engineer.

Motion to grant final site plan approval as requested.

Motion by: Marko

Seconded by: Warren

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

Nays: None

Absent: Richard

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 continue to look into the Townships authority to regulate this issue. He suggested limiting the height of the structures to 10 feet.

MINUTES: May 12, 2016 stand approved as submitted

ADJOURN: 7:50 pm.

Jim McGuirk, Chairperson

Minutes Posted 06/13/16

Donna Warren, Secretary