

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF SEPTEMBER 8, 2016**

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

Chairperson McGuirk called meeting to order at 7:00 p.m.

Present: Cypher, Marko, McGuirk, Richard, Tucker, Warren

Recording Secretary: McDonald

Absent: Hemeyer

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: McGuirk

Seconded by: Warren

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

Nays: None

Absent: Hemeyer

Motion carried

UNFINISHED BUSINESS:

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

06-11-200-030

2294 Sonora

Requesting final site plan approval for the redevelopment of phase I of the former Lang's Marina property into a residential development.

Secretary Warren reviewed the file. Ghassan Saab, 3407 Torrey Rd. Flint and Kevin Cook, CHMP Inc. 5198 Territorial Rd. Grand Blanc were sworn in. Cook explained property location and the status of the public and private sections of streets that border the parcels. Cook said Ford St. is public and all of the 6 units in phase I of the project will have access from Ford St. It is currently a gravel road and the developer has to pave the road in accordance with the Genesee County Road Commission. They will pave from 2283 Ford to Bowles. The storm sewer system for phase I will collect storm water from Ford and Bowles. The water will be collected underground and ran through the center of the property, be pretreated and then discharged into Lake Fenton near the boat launch. He added the storm system will be a public system dedicated to the Road Commission. Cook explained the developer could not reach an agreement with the sailing club to relocate Sonora so the proposal for phase II will be to pave the existing road in its current location. Cook said the layout has changed slightly in phase II where units 9 – 11 gained additional property that will be part of units 9 – 11 with an easement where Sonora runs through the units. Cook said the unit owners will be able to build garages on the lots if the fire chief does not need the area for a turn around. Cook said they are asking for final approval for phase I only at this time. Chairperson McGuirk called for public comments. Secretary Warren read letter from Michael Casler, Commodore of the Lake Fenton Sailing Club addressing the fact that no agreement has been reached to relocate Sonora. Don Niles, 1429 Edgewater stated concerns about the length of the common dock shown on the plan. Dane Farner, 2326 Sonora stated concerns about the dock length, Moose and others parking to impede the use of Sonora along the Moose parking lot. Peggy and Tom Smith, 2316 Sonora stated they were not allowed to build a garage across the street and these homes should be held to the same standard. Tom stated concerns about the plan changing in order to use the existing location of Sonora. He also had concerns about the reduced size of units 9 – 11 and the set backs granted in the original PUD agreement. George Dyball, 2462 Cranewood, representing the Lake Fenton Property Owners Association stated concerns about the elimination of the retention pond. He said he and the membership prefer a retention pond where the outlet is metered rather than running the storm water run off directly into the lake. His concern is about secondary containment if there were an environmental issue. He voiced his concern about the fire departments use of the boat launch and

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loss of the turn around, the length of the dock and allowing docks for 11 units when the PUD ordinance says the dock slips are limited to 8. Guy Wedell, 2267 Sonora stated concerns about water coming down the hill on Sonora and pooling where it makes the turn. Tuckers asked if the construction of the dock is in phase I or II. Saab said phase I adding the 8 slips on the common dock are for the use of the non riparian properties. He noted it always has been their understanding the 3 units on the water would have their own docks. Warren asked him to address the length of the common dock. Cook said the dock shown is 80 ft. in length. Saab said it can be shortened. Tucker asked if the dock would be a floating structure. Saab said it would. Dick Wirsing, 2326 Sonora stated concerns that the project was broken into 2 parts and expressed concern about access to his property at the end of Minerva which is also Sonora. Tucker asked why they are proposing to develop this project in 2 phases. Cook explained after meeting with staff to explain some of the issues with other agencies it was suggested that because all issues with the Ford St. portion have been addressed that we start there while working through issues with the other part of the project. Marko asked about the sailing club. Cook said that is no longer a part of the plan. He noted they intend to pave Sonora in it's current location. McGuirk asked why they did not wait until all issues were resolved and submit the project as a whole. Saab said it is because of the timing. He said the demolition of the current buildings has been scheduled and they want to start building the condominiums. He added they have owned the property for 10 years and they want to get started. Cypher asked what is being demolished. Saab said everything but the existing residence. Tucker asked if they have the price and are prepared to upgrade the pump station as required. Saab said they are. Tucker said there are too many outstanding items and issues for a final approval. He referred to the site plan check list, and mentioned some elements that were missing including elevation of the condominiums. Saab stated elevations were submitted with the conceptual plan for the PUD zoning. Tucker added there is no landscape plan, no master deed and numerous items mentioned in the engineers letter as well as those from other agencies. Tucker stated he wants to see the project as a whole not in phases because of issues with the road layout and drainage. Warren and Richard stated concerns that the common dock was not addressed as it was discussed at the preliminary review and approval. Warren asked that it be shortened as much as possible. There were adjustments made and it was suggested it could be shortened to 40 ft. Dyball said 40 ft. would be more palatable. Cypher stated 40 ft. length is common on Lake Fenton. Wedell stated concerns about paving Sonora in its current location because it is not in the right of way. Cook said it will be resurfaced in its current location and an easement will be created. Tucker sated concerns about the concept plan changing since the PUD was approved because of the road configuration and elimination of the detention pond. Cook said the Road Commission will not allow detention. Tucker suggested the PUD be amended to include the changes. The Lake Fenton Sailing Club and Tucker asked that Cook provide documentation of the easement for Sonora. Tucker asked how the newly resurfaced Sonora would be maintained. Cook said it would have to be up to the homeowners in the development. Tucker said that language would have to be included in the master deed further explaining why that document is required prior to final approval.

Saab asked that the decision be postponed until the October meeting

MINUTES: July 14, 2016 stand approved as submitted

ADJOURN: 8:42 pm.

Jim McGuirk, Chairperson
Minutes Posted 09/15/16

Donna Warren, Secretary