

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF OCTOBER 18, 2016**

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

Chairperson McGuirk called meeting to order at 6:33 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

PUBLIC HEARINGS:

R16-007 Corlin Builders, 3407 Torrey Rd. Flint:

06-11-200-030, 06-11-100-001, 06-11-504-009 & 06-11-504-010

2294 & 2300 Sonora

Requesting recommendation to the Township Board to amend the PUD, Planned Unit Development for redevelopment of the former Lang's Marina property

Secretary Warren reviewed the file. Kevin Cook, CHMP Inc. 5198 Territorial, Grand Blanc was sworn in. He explained request to redevelop the property that is approximately 1.7 acres into a residential development with 6 attached condominium units that will front on Ford St., 3 detached units that have frontage on Lake Fenton and 2 other detached units. He explained the Genesee County Road Commission is requiring Ford St. be hard surfaced in front of the attached units. He added Sonora will also be hard surfaced. He said Sonora is a private road from Bowles to Minerva which is public. He expressed his desire that Fenton Township would except Sonora because the county will not. Sonora leads to Minerva which is public and provides access to several existing homes on the point. He noted this amendment is required because the developer could not reach an agreement with the Lake Fenton Sailing Club to obtain property to relocate Sonora as shown in PUD concept plan that was approved with the original PUD. Other changes from the original PUD include clarification about the number of boat slips and the elimination of the detention pond shown when the PUD was originally adopted. These changes are that Sonora will be hard surfaced where it currently lies, the detention basin is being replaced by an underground piping system with pretreatment prior to discharging into the Lake. The road commission is requiring that this system collect storm water from Ford St. and a portion of Bowles and the road commission is going to accept the storm water system as a county system and DEQ will give approval for this discharge after pretreatment to the lake. Cook summarized the amendments location of the road, elimination of the detention pond and clarification that the number of common dock slips shall not exceed 8 but the 3 riparian units will have full riparian rights. He also added the dock length has been reduced by ½ the original length. Chairperson McGuirk called for public comments. The following people spoke, Frank Thorley, 2324 Cedar Pt. stated concerns about drainage at the end of Minerva and access to the end of the street during construction. Dan Crannie, 2283 Ford St. stated concerns about width of the paving on Ford St. and loss of his driveway, storm water run off, location of the common dock for navigation and restricting his views of the lake. Jeff Polidan, 12085 Brown St. stated concerns that paving Ford St. will result in the loss of property he owns, not having the site staked to be able to review the plan and the fact that when he contacted the road commission they are not aware of this project. Jim Root, 12558 Cussewago, representing the Lake Fenton Property Owners explained their concerns about

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elimination to the detention basin, allowing more boats on Lake Fenton and the ordinance states the launch must be removed in order to obtain bonus slips. He said the LFPO object to the amendments of the PUD. Michael Casler, Lake Fenton Sailing Club, Commodore stated he and the club have concerns that when Sonora is paved there is a connection for the existing driveways. He also stated concerns about obtaining right of way if they are going to pave where the road exists rather than in the right of way for the road. He suggested a resolution of right of way be obtained before final approval. Don Niles, 1429 Edgewater, expressed concerns about the location of the common dock and running storm water directly to the lake. Dick Wirsing, 2326 Sonora asked about duration of the construction and stated concerns about access during that time period. Guy Wedell, 2267 Sonora submitted a list of concerns in writing and said his main concern was water run off and filtration before storm water enters the lake. Dane Farner, 2326 Sonora, stated concerns about run off, the fact that the developer is not addressing Bowles, and that the site is a mess and many times the demolition equipment is blocking the road. Bonnie Mathis, Township Supervisor asked that the Commission review the Township Engineers letters dated Sept 30 and October 17. She gave an update about meeting with soil erosion about the current condition of the site and asked the developer to get the erosion measures in place, keep the trailers and equipment off the road because they are obstructing the flow of traffic and to get the site cleaned up as soon as possible. Tucker explained the review letters deal with review and approval of the site plan. He noted this meeting is not site plan approval it is zoning. This meeting is to amend the PUD language and concept plan. He stated many of the concerns are those that will be addressed at the time of site plan approval. Tucker asked if the developer is prepared to make the necessary upgrades to the sanitary sewer pump station. Saab said they are. Marko stated concerns about the elimination of the detention basin, he asked about the type of pretreatment. Cook explained the DEQ is not willing to approval a detention basin they want this type of pretreatment which is a swirl device. He described it as a manhole structure were the storm water enters and swirls around to remove solids then exits and flows out to its destination. He added this is the newest technology recommended by the DEQ to eliminate standing water that has other disadvantages such as mosquito breeding. He said they would do calculations as to the rate of run off and the structure would be sized appropriately and or they can install a series of the devices. Tucker asked about the capacity. Cook explained it is a flow through system so there is no capacity it is designed for a 10 year storm. Tucker asked about the timing for construction. Saab said they would like to build the attached units first and that could take 10 month to a year. The other units would be sold for individuals to build on. Tucker asked if they would pave Ford and Sonora at the same time. Saab said that is likely because the equipment would be on site. Tucker asked how long it would take to pave Sonora. Saab said about 2 weeks adding they intend to build a separate construction entrance. Tucker explained there are many issues that need to be addressed prior to final site plan approval and went through the language of the PUD where the changes are being made.

Motion to recommend approval as follows:

1. Permitted principal uses shall be restricted to the following: Single Family Residential Attached & Detached.
2. Permitted accessory uses shall be restricted to those permitted in the single family residential attached and detached zoning districts.
3. The maximum number of residential dwellings to be constructed on the subject parcel shall not exceed 11.
4. The maximum building height shall not exceed 29 feet.
5. For the detached residential units in the PUD, the minimum setback requirements shall be as follows:
 - Front yard = 15 feet.
 - Side yard = 5 feet.

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- Rear yard = 15 feet with the exception of units 9 and 10 where the rear yard setback minimum is 10 feet.
 - Minimum distance between detached units shall be 10 feet.
6. For the attached residential units in the PUD, the minimum setback requirements shall be as follows:
 - Front yard = 15 feet.
 - Side yard = 5.5 feet.
 - Rear yard = 10 feet
 7. Minimum floor area per unit shall be 1,250 square feet.
 8. Attached single family units will be consistent with elevations shown on the concept plan dated 3/23/15 and submitted as part of the original rezoning amendment.
 9. Common dock slips shall be 12 X 25 ft.
 10. Common dock slips shall be for the exclusive use of the owners/occupants of the units in the PUD that do not have frontage on Lake Fenton.
 11. The total number of common dock slips shall not exceed 8.
 12. The owners/occupants of the units in the PUD that have frontage on Lake Fenton shall have full riparian rights, including the ability to install docks, boat hoists, etc.
 13. During construction the developer of the PUD project shall provide adequate ingress and egress to all dwelling units fronting on Sonora Drive/Minerva Street.
 14. Units 1-6 (the attached units) shall be accessed from Ford Street.
 15. The dead end of Sonora Drive shall be constructed in a manner that will allow emergency vehicles to turn around reviewed and approved by the Fenton Township Fire Chief.
 16. Surface water drainage plans shall be approved by the Fenton Township Planning Commission, Fenton Township Engineer, Genesee County Drain Commissioner's office and the Michigan Department of Environmental Quality
 17. The existing boat launch shall remain with a gate and an emergency access key lock box for the exclusive use of the Fenton Township Fire Department.
 18. A dry hydrant shall be constructed and placed near relocated roadway for the use of and be approved by the Fenton Township Fire Department.
 19. The developer of the PUD project shall pay to Fenton Township the total cost of any necessary upgrades to the sanitary sewer system, as determined by Fenton Township.

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

Motion carried

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit

MINUTES:

ADJOURN: 8:30 pm.

Jim McGuirk, Chairperson

Minutes Posted 10/25/16

Donna Warren, Secretary