

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR OF JANUARY 12, 2017**

**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

Chairperson McGuirk chose to serve as Secretary as well as Chairperson

**APPROVAL OF AGENDA:**

Motion to approve the agenda as printed

Motion by: McGuirk

Seconded by: Marko

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

Nays: None

Absent: Warren

Motion carried

**PUBLIC HEARINGS:**

**SUP17-001 Kelly Marks, 12400 Windsor Beach, Fenton:**

06-12-100-009

12258 Fenton Rd.

Special use permit: rental and sales of automobiles

Chairperson McGuirk reviewed the file. Tom Marks, 12400 Windsor Bch. was sworn in and explained he and his wife are partners in the business that has operated as TK Auto Buyers LLC for the last 15 years. His request is to relocate his auto sales business from Flint to this location. He said he got an offer on his current building and will sell it and possibly purchase the building at 12258 Fenton Rd. He explained he has a warehouse where the cars are kept but needs to have an office. He said he does not operate a new and used car lot. The cars are bought and sold on line, cleaned up and housed at the warehouse until the buyer either picks them up at the warehouse or they are delivered or on occasion he may have one to three cars at the Fenton Rd. location from the time it is cleaned up until it is picked up by the buyer. Marko asked how many cars would be at the Fenton Rd. location. Marks said 3 – 4. Tucker asked about the parking requirements. Marks explained there is a surveyors office in the building and an apartment in the upper level. He said the state requires him to have an office, a bathroom and a sign. Required parking for the 2 offices and the apartment based on the square footage is 15 spaces and 18 are provided. McGuirk asked if there would be any repair work on vehicles. Marks said there would not. McGuirk stated his state license is for used vehicle parts dealer. He added that, if approved, there will be conditions placed on the special use permit limiting the number of cars and prohibiting storage or repairs on this site. Marks said he has always had this license but does not deal in parts. This endorsement allows him to buy vehicles at the auctions. McGuirk asked about signage. Marks said he will use the existing monument sign. McGuirk asked about the hours of operation. Marks said typically the office would be open Monday through Friday from 9 am to 5 pm but he occasionally meets with people by appointment on Saturdays. He said they do not work on Sunday. Richard stated concerns about the number of used car dealers in this area. He noted there are several on Thompson Rd. and the Thompson Rd. Corridor Plan does not call for a bunch of used car lots. Tucker noted the Corridor Plan needs to be worked on because times and conditions have changed since it was adopted in 2002. Marko stated the request is valid and reasonable the building was built as an automobile brokers office, it is well screened and in a commercial area. Hemeyer and Tucker agreed.

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Motion to approve a special use permit for rental and sales of automobiles at 12258 Fenton Rd. with the following conditions:

- No more than 3 cars for sale on site at one time
- No repairs, parts or dismantled vehicles on the property
- Use the existing signage only
- Hours of operation shall be Monday through Saturday from 9 am to 5 pm

Motion by: Marko

Seconded by: Hemeyer

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

Nays: None

Absent: Warren

Motion carried

**COMMUNICATIONS:** Tucker stated the Commission must start working on the Thompson Rd. Corridor Plan because there have been considerable changes since the plan was adopted. Members of the Commission that did not have a corridor study were given copies of the plan and Tucker asked that this be put on the agenda for the next Commission meeting to begin discussing how to address this area.

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

**MINUTES:**

**ADJOURN: 7:50 pm.**

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Jim McGuirk, Chairperson

Minutes Posted 01/17/17

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Donna Warren, Secretary