

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 9, 2017**

**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, Richard, Tucker

Recording Secretary: McDonald

Absent: Warren

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: Tucker

Seconded by: Marko

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

Nays: None

Absent: Warren

Motion carried

UNFINISHED BUSINESS:

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

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

2294 Sonora

Requesting final site plan approval for phase I of Bayport Park (redevelopment of the Lang's Marina)

This phase includes the 6 attached units that access Ford St.

Chairperson McGuirk reviewed the file. George Rizik, 9400 Saginaw Rd # E, Grand Blanc, was sworn in to represent Corlin Builders. Ghassan and Khalil Saab, Corlin Builders, 3407 Torrey Rd., Flint, were also present as was Kevin Cook, CHMP Inc., 5198 Territorial Rd, Grand Blanc. Rizik explained the request for final site plan approval of phase one of the project which includes 6 attached units that front on Ford St. He noted that the paving of Sonora will take some time because easements have to be obtained and legal descriptions need to be examined to identify ownership and title has be secured for gaps in the legal descriptions that have already been identified. The request is to be able to get started while work on Sonora continues. The applicant has agreed to make all infrastructure improvements as part of phase one with the exception of the paving of Sonora which they have agreed to escrow funds for the paving. Phase one will include the paving of Ford St., the construction of the storm water management system and the upgrades to pump station. Rizik noted some changes to the plan include a detention pond and the elimination of 2 units and the reduction in boat slips on the common dock reduced from 8 to 6. Chairperson McGuirk called for public comments. Patrick Parker, 5206 Gateway Center # 200, Flint, stated he is representing Daniel Crannie, 2283 Ford St. asked about the number of boat slips and the length of the common dock. Ghassan Saab stated the dock length has been reduced to 32 ft. and there are 6 boat slips. Crannie stated concerns that the dock is located in a way that will block the launch for the fire department, make it difficult for him locate his dock and maneuver boats in and out of both dock and most importantly it is in his direct line of sight. He stated that he has lived next to a marina since 1998 and because the boats were kept along the shore to the west of him it did not look like a marina from his lake front. He stated concerns that while down at the water and from his home this common dock will look more like a marina than the marina did. Saab explained there is not other location the docks will be floating docks anchored to the seawall. Crannie suggested the dock be moved further to the west. McGuirk explained this will be private property belonging to the owner of unit 7 the common dock needs to be located on common property of Bayport Park. Saab stated they have shortened the dock length and eliminated 2 boat slips. He noted they want to work with the neighbor but they have limited area of property to place the dock. Crannie stated he appreciated this effort but still has concerns about his diminished view of the lake. Parker also stated concerns about storm water

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 9, 2017**

quality and quantity and asked if a retaining wall would be built to protect Crannies property during construction. Dane Farner, 2326 Sonora stated concerns about the condition of Sonora Dr. since the demolition of the building on this property. He noted that this property owner is allowing storm water to run off his property to the road and other properties. He said this area is a muddy mess and stated concerns about how long this development will be in process. He also suggested the developer pave Sonora all the way to the end of Minerva. He said the road is impassable and the area is blighted ever since they started demolition. Marko stated he would like to see what this area will look like when phase one is complete. Rizik explained the area of the detention stating the area will be grass. Hemeyer asked about the depth and slope of the pond. Cook explained the pond will be deep enough to hold some water which is the desire of the DEQ. It is intended to be wet using the wetland vegetation to provide additional filtration of the storm water before it is released into the lake. Hemeyer asked about the proposed storm water system. Cook explained the system will be a two part system the storm water from Ford St. along the south side of Ford St. through an enclosed system to the east and then south down Bowles through a oil/gas separator then west through the property to Lake Fenton. This system will belong to the Genesee County Road Commission. The detention pond will be private releasing through an outlet to join the underground pipe before the water is discharged to the lake. Parker asked the pipe size for the storm water. Cook said it is 18 inches. He then asked the storage capacity of the pond. Cook replied it is designed for the 25 yr. storm. Parker stated concerns about direct discharge and the 25 yr. capacity rather than the 100 yr. storm. Tucker asked about the 20 ft. paved Ford St. with 2 ft. gravel shoulders. He asked if it would be better to have 24 feet of paved road. Cook explained this is a road commission requirement and the 2 ft. of gravel will help to mitigate some of the storm water run off. Tucker noted the plan does not include a landscape plan on a second sheet. Cook said the property is large enough to meet the ordinance requirements for the total landscaping. Tucker said without seeing some kind of plan the Commission can not make an informed decision regarding allowing less landscaping. Marko said this is the concern he stated earlier with regard to what the property will look like. Tucker also noted the front yard set backs are not shown to the closest portion of the structure to the roadway edge. Saab said the set is at least the required 15 ft. and it looks like the set back is closer to 20 ft. Tucker asked if the applicant and engineer had seen the township engineers review letter dated 3-8-17. Cook said they have reviewed the letter and will be able to meet any requirement of the township engineer. Tucker asked about if they are willing to escrow the amount of money it will cost to pave Sonora as part of the approval for phase one. Saab said they will. Tucker stated concerns about building on 20 ft. of fill. Cook said it can be done it will be compacted and the foundations will be built to whatever specification they need to be in order to make the building stable. Hemeyer noted a detention pond is a concern and the pond should be built and sized for retention not detention. He said this is a difficult site and with all of the requirements of the township and other agencies the plan is starting to take shape in a good way. Richard noted that the township has been in contact with this developer to rectify the currant drainage problems. He said this situation needs to be taken care of before further construction causes additional run off problems. Other Commissioners stated the area is low and with the weather many of the problems that exist now are acts of nature. McQuirk asked about the time table for development. Rizik said they want to start as soon as possible but it will most likely take at least a year to get the go ahead to pave Sonora before they develop the 3 units that have frontage on Lake Fenton. McQuirk stated the developer needs to get the soil erosion control measures in place and maintain them throughout the process. McQuirk asked if the developer plan to pave Sonora to end the Minerva. He said they do not. Dane Farner asked if construction traffic would be using Sonora. Saab said little if any construction traffic on Sonora would be necessary in construction of phase one. McQuirk asked if there would be a problem in prohibiting canopy structures over the boat slips on the common dock. Rizik said no. Tucker reiterated the need for a landscape plan and the offered to review the plan with Marko and make sure the other members reviewed and provided input before approval.

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 9, 2017**

Motion to grant final site plan approval for phase one of Bayport Park with the following conditions:

- Township Engineers approval of all of the engineering drawings prior to building permit being issued
- Payment for the upgrades to the sanitary sewer lift station
- Escrow in an amount determined by the Township for the paving of Sonora Dr.
- Review and approval of the landscape plan
- No canopy structures over the boat slips on the common dock
- Detention pond to be designed to be dry
- All infrastructure for the entire development with the exception of the paving of Sonora Dr. to be completed as part of phase one
- Review and approval of the dry hydrant and turn around by the Township Fire Chief

Motion by: Tucker

Seconded by: Cypher

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

Nays: None

Absent: Warren

Motion carried

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: None

COMMUNICATION: Memo regarding accessory buildings
Recording Secretary McDonald

MINUTES: February 9, 2017 stand approved as submitted

ADJOURN: 8:18 pm.

Jim McGuirk, Chairperson
Minutes Posted 03/13/17

Donna Warren, Secretary