

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF AUGUST 10, 2017**

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

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

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

Recording Secretary: McDonald

Absent: Richard

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: Tucker

Seconded by: Marko

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

Nays: None

Absent: Richard

Motion carried

PUBLIC HEARINGS:

R17-002 Ghassan Saab, 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 rezone from PUD, Planned Unit Development to R-3 & R-5, Single Family Residential

Secretary Warren reviewed the file. Ghassan Saab was sworn in. He explained that due to the time constraints and all of the requirements of the County Road Commission and the County Drain Commissioners Office the project as planned is not feasible. The cost to develop the property far exceeds the amount of money they could make selling the project out. He expressed his desire to rezone it back to single family and build possibly 3 single family homes on the water frontage and sell the remainder of the property. He said they do not have a definite plan at this time, however they want to get back to square one without having to create a drainage district and pave Ford St. Chairperson McGuirk called for public comment. Richard Wirising asked if they have future plans for the project and he stated his desire to see nice homes built on the water similar to the home being built at 12020 Bowles. Peggy Smith, 2316 Sonora stated concerns about the way the property has been maintained and the small lots with little area for a building site. She stated concerns about a 5 ft. side yard setback. Dan Crannie, 2283 Ford St. expressed disappointment that the project could not be developed and that Ford St. will not be paved. Guy Wedell, 2267 Sonora stated concerns about non-riparian access from the larger parcel that has limited frontage on the water. Tucker explained that the applicant does not have a plan for development at this time. He explained that newly created lots on the water must have 100 ft. of frontage on the lake in order to have lake access unless a variance is granted. He added that the applicant will have to apply for a variance in order to divide the lots in some way that differs from the existing configuration if they have less than 100 ft. of water frontage. He noted the single family residential zoning classification, no matter how much frontage you have, limits lake access to one family per parcel. Marko stated concerns about the condition of the property since the demolition of the old buildings. He also stated concerns about the R-5 zoning and the small existing lots. Saab said they will have to seek variances to split and build on the lots. The existing lots are non-conforming and it is their intention to divide the property to increase the size of the existing smaller platted lots. Hemeyer concurred with Marko. Tucker stated the Future Land Use plan for the area is medium density and he would feel more comfortable with recommending approval of the R-3 or medium density zoning for all of the properties. He noted that most of this property was zoned C-2, General

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Business prior to the PUD approval. Saab stated the R-3 zoning will be fine for all of the properties. Hemeyer and Cypher stated they were disappointed the project was not going to be feasible as approved in the PUD. The Commission agreed.

Motion to recommend approval to rezone from PUD, Planned Unit Development to R-3, Single Family Residential

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

Motion carried

NEW BUSINESS:

SP17-005 Designhouse Architecture, 301 Walnut Blvd. Rochester:

06-29-100-015 Simply Self Storage 15124 Linden Rd.

Preliminary site plan approval: addition to the existing office/storage building.

Secretary Warren reviewed the file. Francesca Aragona, Designhouse Architecture, 301 Walnut Blvd. Rochester, was sworn in. She explained the request to build an approximately 18,000 sq. ft. addition to the current office/indoor vehicular storage building. She indicated this addition will include climate control storage. Currently there is no climate controlled storage offered at the site. Chairperson McGuirk called for public comments. There were none. Marko stated he did not see how this would have any negative impacts. He noted the building will allow for more indoor storage and clean up an area currently used for outdoor storage. Hemeyer stated concerns about drainage noting some kind of retention may be required. He suggested the applicant contact the Township Engineer and Genesee County to see what they will require. Ellen Harten, Simply Self Storage, District Manager, explained the storm water drainage currently runs into a ditch that runs along the property line. Tucker noted the plan lacks detail and asked the dimension of the addition. Aragona stated the proposed addition is 85 X 210 ft. Tucker asked if there is any reason for the offset of the new construction from the existing building. Aragona stated they were trying to work with a setback. Tucker noted there is no setback from that property line and asked that the addition be flush with the existing. Tucker also mentioned the parking surfaces are not noted. Aragona explained the location of the gravel and hard surface areas and she stated they will be called out on the final site plan. Tucker asked if the addition will be taller than the existing. Aragona said it will be about 5 ft. taller. Tucker suggested that she take a look at the requirements in the ordinance for landscaping he indicated that the site has to be brought up to the standards of the current ordinance. He noted the final site plan must have a separate landscaping plan to show compliance with zoning ordinance. Tucker noted that dimensions of the addition and parking surfaces must be labeled and the building shift of 5 ft. must be shown on the final site plan. Hemeyer stated they need to show something with regard to the storm water management.

Motion to recommend approval to rezone from PUD, Planned Unit Development to R-3, Single Family Residential as amended to eliminate the request for R-5.

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

Motion carried

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PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit – there were none

MINUTES: July 13, 2017 stand approved as written

COMMUNICATION: Update on the Master Plan, the budget and scope of work. Projected Master Plan Open House November 2017.
The Commission agreed that if the Open House is in November it must be early in month because of hunting season and the holidays.

ADJOURN: 7:40 pm.

Jim McGuirk, Chairperson
Minutes Posted 08/14/17

Donna Warren, Secretary