

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF SEPTEMBER 14, 2017**

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

Chairperson Pro-Tem Tucker was chosen and called the meeting to order at 7:00 p.m.

Present: Cypher, Hemeyer, Tucker, Warren

Recording Secretary: McDonald

Absent: Marko, McGuirk, Richard

**APPROVAL OF AGENDA:**

Motion to approve the agenda as printed

Motion by: Warren

Seconded by: Hemeyer

Ayes: Cypher, Hemeyer, Tucker, Warren

Nays: None

Absent: Marko, McGuirk, Richard

Motion carried

**UNFINISHED BUSINESS:**

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

06-29-100-015

Simply Self Storage 15124 Linden Rd.

Final 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 addressed issues that came up at the last meeting by noting that dimensions of the proposed addition have been added to the plan. She indicated a new parking area that is already asphalt stating that area will be striped and eliminate the need for increased impervious surface. She said the height was indicated in the renderings submitted with the plan that apparently were not passed on to the Township Engineer. Tucker asked if she had received the review letter from the Township Engineer dated September 7, 2017. She said that she was provided a copy of the letter and she addressed each item stating the number of employees is 2, plans have been submitted to the county agencies and they have not received comments from the county or the fire department. The only additional lighting is a wall pack above the front office door but if the commission request a photometric plan will be presented. After some discussion the commission concurred a photometric plan would not be necessary for 1 wall pack. Soils are still being mapped. Height, dimensions and elevations are on the renderings as discussed earlier. Aragona explained that preliminary studies have shown that on site storm water will not require storage on this parcel. If detention needs to be provided it will most likely be on the property to the north which is in the City of Linden. She explained that storm water is currently routed through an existing ditch along the rear property line flowing to the northern property. There will be no new asphalt. Fire lanes will be determined once she is able to reach out to the fire chief and a location map will be provided showing Silver Lake Rd. Chairperson pro-tem called for public comments. There were none. Hemeyer stated concerns that if on site storm detention is necessary it could change the configuration of the plan for this property. Jared Farmer, Farmer Development, contractor for Simply Self Storage noted that they are almost sure no additional onsite storage will be required but the storm water calculations are not complete, He noted that they would like to get a final approval based on the fact that it will not be needed and if they find they need on site detention they will come back to the commission. Tucker stated that language in the letter of intent that says "no revisions to the landscape is proposed at this time" needs to be eliminated. He noted that the landscape plan submitted does not meet the 10% requirement but it is sufficient and must be installed. Aragona agreed and struck that language.

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Motion to grant final site plan approval with the following conditions:

- All items of concern in the Township Engineers letter dated September 7, 2017 be addressed to the Townships satisfaction
- If it is determined that on site storm water detention is required the applicant must return to the Planning Commission for review and approval

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

Motion carried

**NEW BUSSINESS:**

**SP17-006 TIG B & L, LLC, 7705 W. Olive Rd. West Olive, MI:**

06-03-200-030

Thompson I.G. 3196 Thompson

Requesting preliminary site plan approval for addition to the existing building

Secretary Warren reviewed the file. John Asselin, Asselin/McLane Architectural Group, 4488 Bristol Rd., Flint was sworn in. Asselin stated this site plan is complete and requested preliminary and final approval. Asselin stated this is a growing company and this plan is an infill project that will lead to the next phase in the companies master plan. The area will house manufacturing equipment for a new glass product that is state of the art and will be sold worldwide. Asselin explained the exterior wall for this portion of the project will become the back wall of an atrium using the new glass product for a future office and breakroom area. He showed a sample of the material that will face this wall and noted windows were added to balance the façade and make the wall more esthetically pleasing. He addressed the comments in the Township Engineers review letter dated September 1, 2017 stating the applicant is aware of the storm water management issues. As stated in the letter the existing storm pipes are undersized and this will be remedied next year when the system will be dug up and resized to eliminate problems on site when the system backs up. There are no new employees planned at this time however parking is provided according to the ordinance. Outdoor storage areas and dumpster were developed and shown as part of the last phase of the development and are not proposed to be changed. Asselin said fire lanes are shown as the existing drives through the property and if necessary they can be designated to the Fire Chief's specifications. He noted they are still waiting to hear from the chief for his approval. Asselin then showed a rendering of the master plan for the site and how this infill is necessary at this time to move into the next phase. Tucker asked how long it will take to complete the master plan. Asselin stated approximately 2 years. He said they will be back for site plan approval of the office area this winter. Chairperson pro-tem Tucker called for public comments. There were none. Tucker and Hemeyer stated concerns that the Township Engineer's was for preliminary approval and now the applicant is asking for final. They stated other items may come up if it is reviewed as a final site plan.

Motion to grant final site plan approval with the following conditions:

- All items of concern in the Township Engineers letter dated September 1, 2017 be addressed to the Townships satisfaction as well as any other comments they may have.

Motion by: Tucker  
Seconded by: Cypher  
Ayes: Cypher, Hemeyer, Tucker, Warren  
Nays: None

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Absent: Marko, McGuirk, Richard  
Motion carried

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

**MINUTES:** August 10, 2017 stand approved as written

**COMMUNICATION:** McDonald gave a brief update on the Master Plan stating Beckett & Raeder has the list of proposed stakeholders for interviews and she circulated a flyer with a link to the on line survey. She encouraged them to share it on social media as well as by word of mouth. She also explained Beckett & Raeder has been in touch with the middle school to set up public input from students. The commission stated they would prefer that the firm meet with high school age students. McDonald said she would pass that information along.

**ADJOURN:** 7:42 pm.

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John Tucker, Chairperson Pro-Tem  
Minutes Posted 09/18/17

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Donna Warren, Secretary