

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

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

Chairperson Pro-Tem Tucker was chosen and called the meeting to order at 7:06 p.m.

Present: Cypher, Hemeyer, Tucker, Warren
Recording Secretary: McDonald
Absent: Marko, McGuirk, Richard

APPROVAL OF AGENDA:

Motion to approve the agenda as written

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

Motion carried

NEW BUSSINESS:

PUBLIC HEARINGS:

SUP17-004 United Auto Inc. 3051 W. Thompson Rd., Fenton:

06-03-576-008

3051 Thompson

Request: a special use permit for rental and sales of automobiles and recreational vehicles, outdoor to transfer their dealership license.

Secretary Warren reviewed the file. Adam Shoemaker, 13259 Lakeshore was sworn in. He explained that he is requesting to transfer his dealers license from 3201 Thompson to 3051 Thompson which is about 8 driveways down the road from his previous location. He noted that Unlimited Outdoor, his off road vehicle business, is separate from United Auto Inc. for which his dealers license is necessary. The dealer's license allows for him to buy and sell vehicles while the Unlimited Outdoor business is classified as an automobile repair business. He said for the past 2 years his license has stayed at his original location at 3201 Thompson where he operated until he purchased and rehabilitated the building at 3051 Thompson. Now that he has been operating out of both locations it is his desire to locate both businesses in one building as he has made a substantial investment at 3051 Thompson and the cost of staffing and maintaining both locations can be reduced. Chairperson Pro-Tem Tucker called for public comments. Tom Miller, 3070 Thompson stated concerns that, having made a major investment across the street from this parcel, the operation does not become an eye sore. He noted he has customers from all over the world and the used car lot located at the southeast corner of Thompson and Torrey has cars parked all over the property and it looks bad for his business. He said he has concerns that partially repaired vehicles will be in plain view of Thompson Rd. Shoemaker addressed his concerns stating he must have his business looking as good as possible in order for him to have an appearance that appeals to his customers. He said all cars that are not pristine will be in the rear of the property behind the fence or indoors. He did comment that sometimes a customer will park their own vehicles in front of the building but he wants that area to be for display of completed clean vehicles. Tucker asked how many vehicles he would need to display along the Thompson Rd. frontage. Shoemaker said in his largest sales year he sold 25 vehicles with the least number sold in a year at 9 vehicles for an average of 5 vehicles on site per year over the last 5 years. Shoemaker assured the Commission that this sale of vehicles is not his primary income and that he is not interested in growing this portion of the business.

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Motion to approve the special use permit for rental and sales of automobiles and recreational vehicles, outdoor to transfer the dealership license for United Auto Inc. with the following condition:

- Maximum number of vehicles for display is limited to 10 with only 6 vehicles allowed to be displayed for sale along the Thompson Rd. frontage

Motion by: Hemeyer

Seconded by: Tucker

Ayes: Cypher, Hemeyer, Tucker, Warren

Nays: None

Absent: Marko, McGuirk, Richard

Motion carried

COMMUNICATION: Review material regarding the PUD granted for the northeast corner of Thompson and Torrey Roads to see if there is a consensus that the proposed market is consistent with the previously approved PUD concept plan.

There was a consensus of the Commission members present at the meeting that the proposed market is consistent with the previously approved PUD concept plan.

Master plan open house – 7:00 pm on Monday, November 13, 2017, everyone was told to mark their calendars for this open house date stands confirmed

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

MINUTES: September 14, 2017 stand approved as corrected to say the Townships satisfaction rather than “their” satisfaction in both motions.

ADJOURN: 7:35 pm.

John Tucker, Chairperson Pro-Tem
Minutes Posted 10/13/17

Donna Warren, Secretary