

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

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

Chairperson McGuirk called the meeting to order at 7:03 p.m.

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

Recording Secretary: McDonald

Absent: Hemeyer

APPROVAL OF AGENDA:

Motion to approve the agenda as written

Motion by: Tucker

Seconded by: Marko

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

Nays: None

Absent: Hemeyer

Motion carried

NEW BUSSINESS:

SP17-007 Kevin Johnson, Rhoads & Johnson, 101 S. Alloy #A, Fenton:

06-03-200-038

3070 Thompson

Preliminary and final site plan approval for the footings to be installed for an addition at Performance Fabricators

Secretary Warren reviewed the file. Kevin Johnson, Rhoads & Johnson, was sworn in. Johnson explained that a piece of equipment essential for Performance Fabricators is coming sooner than they expected and in order to get the equipment into the building some things have to be moved. The need for this addition is urgent and the request is for approval to get the footings in the ground before a hard freeze. The proposed addition is 190 ft. wide X 82 ft. deep for a total of 15, 580 sq. ft. It is located on the back side of the building and will not be seen from the road. It will be designed to match all of the existing building elevations and will be composed of the same exterior materials. There will be no impact on drainage because the pond is sized to accommodate the site. Johnson said he has been in touch with the Township Engineer to discuss the proposed addition. He noted all of this will be shown with the site plan for the addition. Chairperson McGuirk called for public comments. There were none. Tucker stated by no means does approval of the footings constitute an approval for the addition. He added the Commission understands the urgency in getting the footings in, however they are taking a chance on the approval of the addition itself. Johnson stated he understood. Tucker asked what the setback was to the rear property line. Johnson said it is 186 ft. He added the only adjustments that have to made are to the outdoor storage area in the rear, they will have to reconfigure a small amount of hard surface because the rest is gravel.

Motion to grant preliminary and final site plan approval for the footings only to be installed for an addition at Performance Fabricators with the condition that this approval is for footings only and is no guarantee that the addition will be approved.

Motion by: Tucker

Seconded by: Marko

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

Nays: None

Absent: Hemeyer

Motion carried

PUBLIC HEARINGS:

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R17-004 Kal Nemer, 6005 Miller Rd., Swartz Creek:

06-09-300-036

4486 Lahring

Recommendation to the Township Board to amend the PUD, planned unit development for the property at 4486 Lahring Rd. for an attached condominium development.

Secretary Warren reviewed the file. Kal Nemer was sworn in. He explained that he has developed 1000 of these units in Swartz Creek, Flint Township and Owasso. He said the market for these units is mostly people 65 years and older with the majority of the residents having no children. The most popular unit is 1400 sq. ft. and the price range is 230 – 250 thousand dollars. He noted they build 4 basic floor plans that range from a 1200 sq. ft. to 1600 sq. ft. The 1200 sq. ft. and 1400 sq. ft. units are 2 bedroom and the 1600 sq. ft. are 3 bedroom. He submitted a packet of pictures of the design of the units and the street scape. He noted that the porches and sidewalks are orientated so that neighbors walking on the sidewalk can interact with neighbors sitting out on their porch. Nemer said the proposed development is a traditional condominiums and all maintenance is done by the developer with 70 to 100 dollar per month homeowner association fees. The units are attached only at the garage wall with the only common wall being the firewall between the two garages. This provides privacy as well as the ability to build one of the units and come back later and finish the other by only attaching the two garages. Tucker asked how they came up with the density calculations. Kim Carlson, Flint Surveying and Engineering, said there are 74 acres total the development area is 27.93 acres leaving a total of 32.4 acres of open space, with the density bonus allowed under R-4 zoning calculated to 43.5% or 1.79 units per acre. Tucker stated the master plan calls for low density residential which would be consistent with the R-3 zoning district. Tucker also questioned the math, stating he calculates the maximum number of units to be 90. The original PUD for the property was for a maximum of 90 units. Nemer stated there is plenty of open space. The development in Swartz Creek has between 20 and 25 ft. between the units, here they are planning 30 ft. between the units. Chairperson McGuirk called for public comments. Bruce Walker, 5010 Whispering Oaks, stated his property abuts this property with a common line that extends over 1600 ft. along the north line of this property. He said he had contacted Mr. Nemer and he agreed to build a berm with trees similar to the one in the packet he submitted to the board. He said he is concerned about this buffer being required to maintain his privacy. He said his other concerns are with lighting and dogs. Justin Jensen, 13038 Lia Ct. stated concerns about the location of 5 intersections at Lahring all within 100 ft. He stated concerns with drainage and the proposed density. April Scrimger, 13007 Lia Ct., stated concerns about traffic, the long term condition of Lahring Rd. and noise. John Perkowski 12246 Fairbanks, stated concerns about drainage of storm water. He said this property has standing water in the spring that flows from this land to his property. He said the run off will be significantly increase with the proposed number of units. He said 120 units is a considerable increase from the 90 approved in 2007. He said that in 2010 this developer abandon a development in Swartz Creek leaving the residents to come up with the funds to finish the streets. He asked that if approved the berm promised to Mr. Walker extend to the full depth of this property to provide privacy for him also. Wanda Brinker, 4518 Lahring, asked about these units being taxed differently than other properties. She also stated concerns about storm water runoff, the water tables ability to support 120 individual wells and traffic she said her home has been struck twice by vehicles. Wesley Egelhoff, 13044 Alysa Ct., stated concerns about drainage, he explained he has been looking into water problems in the Linden Crossings development and the function of the detention pond at the corner of Ripley and Lahring. He said that when that development took place it appears the storm water system was not installed correctly. He stated concerns that this will happen again and the problem will get worse. When this property is developed it must be done perfectly. Robert Thornton, 4468 Lahring, said he has lived surrounded by this property since 1977 and it floods every year. He noted that after development, if done right, the drainage should improve. His concern is that the burden of the cost of development of a

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drainage district and the maintenance will become that of the existing residents. He encourage the Commission to ensure the residents that the development of this property is a success. Steve Sera, 5012 Lahring, stated concerns about the negative ecological impact of development eliminating trees and the wildlife as well as the chemical runoff from fertilizers on lawns and gardens. He also asked the price range of the units and what school district this was. Tucker stated the price has been said to be 230 – 250 thousand and Richard said it is in the Linden school district. William Dunkel, 12139 O'Dell, stated concerns that he farms his adjacent parcel and he has cattle and pigs. He asked that a berm be provided to help buffer this from his property. He also stated concerns about shooting. Another concern was that studies be done to make sure that sufficient police, fire and emergency services will not be burdened by an additional 120 units. Tucker asked if the wetlands have been delineated. Carlson said they are shown on the concept plan but he did not know if a delineation was done in the past. Tucker stated his calculation for open space density is to back out unusable land so 74.45 acres less the 15 acres of wetlands is roughly 60 acres and with R-3 (low density residential) that would be 1.5 units per acre which would be 90 units. He indicated that would be the maximum he would consider. Tucker addressed concerns about traffic stating the Commission could require a traffic study however they have not done that in the past, they have relied on the county data because the road is public and the county has jurisdiction over the road and the placement of driveways. McGuirk explained that the Commission is willing to consider unit counts of 90 and indicated that he did not feel 120 units would get a favorable recommendation. He said the applicant has the option to request the Commission vote and then continue on to the Board with a recommendation for denial or they can withdraw the application and go back to the drawing board to see if the 90 units would be feasible. Nemer said he could scatter detached single units throughout to reduce density. Carlson stated he calculates 106 units under R-3. Tucker stated he did not understand how he came up with that number. McGuirk suggested they try to work with a maximum of 90 units. The applicant asked that the matter be withdraw.

WITHDREW

COMMUNICATION: 2018 Meeting Schedule the Commission approved the dates as proposed.

Reminder Master plan open house – 7:00 pm on Monday, November 13, 2017

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

MINUTES: October 12, 2017 stand approved as submitted

ADJOURN: 8:05 pm.

Jim McGuirk, Chairperson
Minutes Posted 11/10/17

Donna Warren, Secretary