

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF JANUARY 11, 2018**

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

Chairperson McGuirk called the meeting to order at 7:01 p.m.

Present: Cypher, Hemeyer, Marko, McGuirk, Tucker

Recording Secretary: McDonald

Absent: Mustola, Warren

**APPROVAL OF AGENDA:**

Motion to approve the agenda as written

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Hemeyer, Marko, McGuirk, Tucker

Nays: None

Absent: Mustola, Warren

Motion carried

**NEW BUSSINESS:**

**SP18-001 John Asselin, Asselin McLane Architectural Group, 4488 Bristol, Flint:**

06-03-200-030

3196 Thompson

Preliminary site plan approval for an addition to the Thompson Industrial Glass

Secretary Pro-Tem Tucker reviewed the file. John Asselin, Asselin McLane Architectural Group, 4488 West Bristol Rd., Flint and Kevin Johnson, Rhoads and Johnson, 101 N. Alloy, Ste. A, Fenton, were sworn in. Johnson explained the Thompson Glass is proposing to grow their business at the property on Thompson Rd. He said they have been considering moving the business to a larger property or acquiring additional property on Thompson Rd. He said the property to the west is not interested in selling and the property to east knows of their need and wants too much money for even a few feet of property. While considering the move the business found that it would be too expensive to move the existing equipment. They have decided to stay in Fenton Township but it will require a phased plan of additions to the existing the building. John Asselin explained they had originally planned to move the driveway as shown on the original submittal, however after all of the planning and the fact that Thompson Road has just been redone, they have decided not to propose a different curb cut and use the existing driveway locations. Johnson stated the company has decided to stay and grow, fix all the water problems on the site build a beautiful building show casing there product. They are proposing to eliminate the detention pond in the rear and pump the storm water to an underground storage area in the front. Tucker asked about the availability of water for the Fire Department. Johnson said they will provide a pump to whatever specifications the Department will need. Tucker asked about their process. Johnson said they temper the glass. Tucker noted the site lacks landscaping. Johnson said the site is tight and they will provide the most landscaping they possibly can. Tucker said the overhead doors that face Thompson must be screened is some way. He suggested possibly dressing up that side of the building that faces Thompson. McGuirk asked that they address the Township's Engineer review letter. Asselin said the first issue is the required parking. Based on the owner's needs for only 125 parking spaces they will be seeking a variance from the Zoning Board of Appeals for the parking that is required by the ordinance. The new equipment that will be coming is highly automated and requires less people to operate. He said the next issue was the Fire Chiefs approval. Asselin said they will work with the chief to provide sufficient fire protection. Storm water issues were a 3' pump station and why it is needed. Asselin said this pump is necessary for the truck dock area, during large storm events, the water elevation in the detention system may exceed the elevation of the truck dock area. This lift station will ensure the truck dock area stays dry during

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these events. Details of the pump will be provided. Asselin explained the underground storage system will be in use for most rain events. The detention basin will come into use during larger storm events that exceed the pumped outflow. During larger storm events, more water is coming into the lift station than is being pumped out and the water elevation will begin to rise in the lift station as well as the underground storage system. During the largest events, the water will continue to rise in both the lift station and underground storage system until it reaches the 24" outlet pipe in the lift station. At this point both the underground and the detention basin systems are acting together as one storage system. Asselin said there was a transcription error, the outlet rim elevations should read 870.50 and the plans have been corrected. Asselin asked if the Township had language for a maintenance agreement. The Commission said they did not. The last comment was with regard to the grease interceptor and he noted they have revised the location of the grease interceptor and sanitary lift station as requested and have added a manhole downstream of the lift station connection to the existing sanitary lead. Chairperson McGuirk called for public comments. There were none. McGuirk asked the total size of the building when complete Asselin stated it will be 140 thousand square feet. McGuirk talk about the size of the property and noted a variance would be required for the parking. Asselin added there is an issue with the building code for the side yard setback also and that will have to go before the Construction Code Board of Appeals. Tucker noted there are several things that will have to be addressed with the submittal for final site plan approval including the Fire Chiefs approval of their method of fire protection, variance for parking, landscaping and some way to address the loading dock so it is not so visible from Thompson Rd. McGuirk asked when the project will be finished and when the glass façade will be phased in. Johnson explained the glass on the front of the building is still awaiting a patent so it will be the last phase and the entire project should take about 2 years.

Motion to approve the preliminary site plan for Phase II of the additions to Thompson IG

Motion by: Tucker  
Seconded by: Marko  
Ayes: Cypher, Hemeyer, Marko, Tucker  
Nays: McGuirk  
Absent: Mustola, Warren  
Motion carried

McGuirk explained he voted no because they are proposing to do the front office last and that may or may not get done. He said that is the most appealing part of the building. He noted they may have to post a bond for that improvement.

**SP18-002 Steve Steffey, Jennings Independent Holdings, LLC., 1012 N. Leroy, Fenton:**  
06-33-400-033

Vicinia Gardens

Preliminary site plan approval for the 4<sup>th</sup> phase (Independent Living Facility)

Secretary Pro-Tem Tucker reviewed the file. Steve Steffey, 13453 Lakeshore and Tim Miller, Bud Designs, 10775 S. Saginaw, Ste B, Grand Blanc, were sworn in. Steffey explained that the request is for an senior independent living facility as the 4<sup>th</sup> phase of Vicinia Gardens. Steffey said he has had a conversation with the Fire Chief and they intend to meet all requirements to suppress the building under NFPA 13R. In keeping with the original PUD the building will consist of 166,611 square feet with 133 units divided amongst 3 stories. The first floor will have 43 units: 13 one bedroom, 22 one bedroom suites and 8 two bedroom units. The second and third floors will have 45 units each: 13 one bedroom, 24 one bedroom suites and 8 two bedroom units. The building will provide several amenities to the residents, which include but are not limited to meals, laundry, housekeeping, transportation and social activities as well as access to assistance with activities of daily living if the need arises. Steffey noted the elevations in the

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plan and explained the building is a mixture of material designed to match the other buildings to give the entire Vicinia Gardens project a cohesive appearance. Steffey assured the Commission he will work with the Township Engineer to address all of their concerns. Miller stated in reference to the Engineers review letter that note 15 regarding sewer being relocated is a typographic error as is the sanitary sewer cleanout showed in the existing well location. Parking provided is slightly higher than is required. Steffey said they will have to install a second separator for the problem they have had with disposable wipes and other disposable products. There was discussion about the separator and how well it has been performing. Chairperson McGuirk called for public comments. There were none. Hemeyer pointed out a couple of other typographical errors on the plans. Miller said this will all be taken care of prior to the final site plan submittal.

Motion to approve the preliminary site plan for Phase 4 of Vicinia Gardens (3 story independent living facility)

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

Motion carried

**ELECTION OF OFFICERS:** Postponed until April

**COMMUNICATION:** Master plan update and next steps. McDonald gave an update to the process so far stating the public input portion of the plan is complete and Beckett & Raeder needs to meet with the Commission to discuss the findings and get some direction from the Commission on a few items. Michelle Bennett from Beckett & Raeder will be at the February 8<sup>th</sup> meeting.

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

**MINUTES:** December 14, 2017 stand approved as written

**ADJOURN:** 8:38 p.m.

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Jim McGuirk, Chairperson  
Minutes Posted 01/15/18

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John Tucker, Secretary Pro-Tem