

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 8, 2018**

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

Chairperson McGuirk called the meeting to order at 7:02 p.m.

Present: Cypher, Marko, McGuirk, Mustola, Tucker

Recording Secretary: McDonald

Absent: Hemeyer, Warren

APPROVAL OF AGENDA:

Motion to approve the agenda as written

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Marko, McGuirk, Mustola, Tucker

Nays: None

Absent: Hemeyer, Warren

Motion carried

PUBLIC HEARINGS:

R18-001 Gordon & Janet Swapp, 11345 Fairbanks, Linden:

06-04-400-012, part of

4163 Thompson Rd.

Requesting recommendation to the Township Board to rezone from AG to R-3

Secretary Pro-Tem Tucker reviewed the file. C. J. Green, Realtor, Keller Williams First Realty, 10785 S. Saginaw, Grand Blanc was sworn in. Green explained she has been working with the Swapps and the Township to divide a 110 ft. X 300 ft. parcel of land that has a house located on it from the farm located at 11345 Fairbanks. The large parcel which is the farm and this house are zoned AG and in order to divide the 110 X 300 ft. it must be rezoned to R-3 because of the proposed property size. Chairperson McGuirk called for public comments. There were none. Tucker explained the area is master planned for low density residential which is equal to be R-2 zoning classification requiring a minimum of 2 acres. However, much of the adjacent property is zoned R-3 with a minimum lot size of 20,000 sq. ft. to 1 acre, this property is more than three times the minimum which could also be considered low density. Marko stated the proposed division is consistent with much of the surrounding area, especially the lots along this stretch of Thompson Rd. Mustola agreed adding this division will not affect the larger agricultural parcel that is actually accessed from Fairbanks Rd.

Motion to recommend the Township Board approve the rezoning of part of parcel 06-04-400-012 from AG to R-3

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Marko, McGuirk, Mustola, Tucker

Nays: None

Absent: Hemeyer, Warren

Motion carried

UNFINISHED BUSSINESS:

SP18-001 John Asseslin, Asselin Mclane Architectural Group, 4488 Bristol, Flint:

06-03-200-030

3196 Thompson

Requesting final site plan approval for an addition (Phase II) to the Thompson Industrial Glass at 3196 Thompson Rd.

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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 that after hearing the concerns of the Commission they have made some revisions to the plan. The structure will be entirely under one contiguous roof system. The landscaping has been enhanced as much as possible for such a tight site and the east end of the building has been dressed up by adding glass panels. Johnson said this will be a first class building similar to Performance Fabricators. Chairperson McGuirk called for public comments. There were none. Asselin stated there were no additional engineering comments except the requirement to obtain all other agencies approvals. Mustola asked how the underground detention system works. Johnson said this is the most expensive part of the expansion. He showed pictures of another site with this system and explained a basin is dug similar to a septic system and heavy gage plastic piping holds water and releases it through a limited outlet. Mustola asked about the pipe size. Johnson said it is 48" pipe. Then the pipe is covered with crushed stone and whatever the finished material. Much of the system will be under the parking area. Mustola asked about truck traffic and the function of the loading area. Asselin explained the traffic will be one way around the building allowing ease of access to the loading area. Tucker asked about Fire Chief's approval. Johnson said they will make sure he has the water he needs. If the system does not test for proper pressure they will have a dedicated fire well. He noted until it is tested they will not know which method they will be using. He agreed that the Fire Chief will be involved and have a final say before final occupancy.

Motion to grant final site plan approval for an addition (Phase II) to the Thompson Industrial Glass at 3196 Thompson Rd. with the condition that Fire Chief approval is required as well as all other government agencies.

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

Motion carried

NEW BUSSINESS:

SP18-003 Kal Nemer, 6005 Miller Rd. Swartz Creek:

06-09-300-036

4486 Lahring Rd.

Requesting at preliminary site plan approval for Springbrook South Condominium Development Secretary Pro-Tem Tucker reviewed the file. Kal Nemer and Kim Carlson, Flint Surveying and Engineering, 5370 Miller Rd., Swartz Creek were sworn in. Carlson stated the plan has been reconfigured slightly to keep all of the homes away from the overhead power line that runs through the front of the property. Carlson asked that the pond be included in the open space calculations because it will be a pond with two water features. They will use the pond for their storage as well as the off-site storm water from adjacent properties. The storm water will be passed through to the county drain. Chairperson McGuirk called for public comments. There were none. Tucker noted the open space in the rear of the property will have to be accessible and the plan for access must be shown on the final site plan. He asked if they had met with the Fire Chief. Carlson said they had not. Tucker suggested they meet with him because he may require an additional ingress/egress point. Tucker asked how deep the pond will be. Carlson stated it will be 20 ft. deep and the structures that are located on the pond will be walkout units. Mustola asked how big the pond will be. Carlson said it is approximately 2 acres.

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Motion to grant preliminary site plan approval for Springbrook South Condominium Development.

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Marko, McGuirk, Mustola, Tucker

Nays: None

Absent: Hemeyer, Warren

Motion carried

COMMUNICATION: Reminder the May meeting will be May 17, 2018

Discussion about Digital Billboards:

The Commission discussed the material presented and decided further research is needed before they decide which direction to move forward. They instructed McDonald to let the sign company know that it will come back before the Commission again before moving on to the Township Board.

Upcoming Master Plan workshop – March 21, 2018 at 5:30

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

MINUTES: February 8, 2018 stand approved as written

ADJOURN: 8:20 p.m.

Jim McGuirk, Chairperson
Minutes Posted 03/15/18

John Tucker, Secretary Pro-Tem