

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF MAY 17, 2018**

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

Chairperson McGuirk called the meeting to order at 7:04 p.m.

Present: Cypher, McGuirk, Mustola, Tucker, Warren

Recording Secretary: McDonald

Absent: Hemeyer, Marko

**APPROVAL OF AGENDA:**

Motion to approve the agenda as written

Motion by: Tucker

Seconded by: McGuirk

Ayes: Cypher, McGuirk, Mustola, Tucker, Warren

Nays: None

Absent: Hemeyer, Marko

Motion carried

**NEW BUSINESS:**

**SP18-004 Southern Lakes Parks and Recreation, 150 Leroy St., Fenton:**

06-03-200-027

3014 Thompson

Requesting to amend the site plan for the Fenton Lanes Bowling alley for a flea market and food truck event 2 days this summer.

There was no one present to represent this request. Recording Secretary McDonald asked that the Commission act on the request based on the information submitted with the application. Chairperson McGuirk confirmed the Commission had enough information to act on the request. He explained the request to use the Fenton Lanes bowling alley parking lot for this flea market and food truck event on Saturday July 28<sup>th</sup> and Saturday August 4<sup>th</sup> from 9:00 am until 5:00 pm. The Commission agreed that they had no issues with this request. Chairperson McGuirk called for public comments. There were none.

Motion to approve request to amend the site plan for the Fenton Lanes Bowling alley for a flea market and food truck event in the parking lot for 2 days this summer on Saturday July 28<sup>th</sup> and Saturday August 4<sup>th</sup> from 9:00 am until 5:00 pm.

Motion by: Tucker

Seconded by: Cypher

Ayes: Cypher, McGuirk, Mustola, Tucker, Warren

Nays: None

Absent: Hemeyer, Marko

Motion carried

Nancy Muffley, Southern Lakes Parks and Recreation arrived at 7:20 pm. She apologized to the Commission for having thought the meeting started at 7:30 pm. The Commission informed her that her request had passed. She thanked them.

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

David & Ruth Ann Duffy introduction to proposed project. The Duffys' presented a plan for a private boat club for the storage, cleaning, fueling and launching of members boats. The boats will be stored on the property. The owners and their employees will put the boats in and take them out of the water. He showed a structure with a 4 bay garage for minor repair and clean up that also housed a bay for canvas work. This structure is designed with an office on the ground level and an apartment above. Duffy explained he and his wife will live in the apartment. It will

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be quiet operation with hours from 8-8. The plan is to have fuel and propane also. He explained the location of the fuel tank and the safety measures he will take to contain any spill. He noted the fuel will be located away from the water and the boats will be taken out of the water and fueled before putting them back in. He said there will be only two docks. One for boats going in and one for boats being taken out. He said phase one is to park the boats on trailers in the parking lot. Future phases would include building a storage building that consist of a 3 level racking system for the boats. Tucker asked how many boats/members Duffy planned on using the facility. Duffy said 50 to start but he hopes to be able to expand to 100 watercraft. He said this facility will be used primarily for Lake Fenton riparian's. He said they are proposing to pave Sonora down to the site and have a new driveway entrance to the property about ½ way down Sonora. He added they are planning to install a couple of new drainage systems for storm water that will include oil separators. He said this is a 3 year plan that can be further detailed as it moves forward. He ended by saying the service is needed for Lake Fenton residents and those that have places on Island where they have no place to park a boat on the main land. Khalil Saab, 14025 Swanee Bch., spoke in favor of this project, stating this is a service he would welcome and use. Tucker explained there are issues with the proposed plan and the Townships anti-keyholing ordinance. He suggested Duffy request to rezone to a PUD were conditions are set as well as the design as part of the zoning. The Commission stated concerns that there is no parking shown for a person that may drive to the site and leave their vehicle while they are using their boat. Mustola said he felt this will not be a popular subject with the Lake Fenton residents who will look at it as 100 more boats on the lake. The Commission agreed that there is no way to know and keep track of who is using the facility to insure that all of the members are Lake Fenton riparians. They also agreed that this will be a tough sell and the perception will be that the Township is allowing access to non-riparians as well as contributing to overcrowding on Lake Fenton.

**UNFINISHED BUSINESS:**

Review the draft Master Plan

Recording Secretary McDonald gave the Commission a list of minor typing errors and a few other issues she found in the draft plan. She also showed replacement pictures taken because the subject was better or the photos were blurry. She said that Beckett and Raeder had this scheduled for the 63 review period to be resolved by the board in May. The Commission said they are not ready to send the draft to the board in May. The Commission agreed to submit their comments and changes by June 11<sup>th</sup> and the draft could go to the board on June 18<sup>th</sup> to be scheduled for the 63 review period.

**MINUTES:**     March 8, 2018           stand approved as submitted  
                  March 21, 2018       stand approved as submitted

**ADJOURN:   8:15 p.m.**

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Jim McGuirk, Chairperson  
Minutes Posted 05/22/18

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Donna Warren, Secretary