

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JANUARY 10, 2019**

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

Chairperson McGuirk called the meeting to order at 7:05 p.m.

Present: Cypher, Marko, McGuirk, Tucker, Westbrook

Recording Secretary: McDonald

Absent: Mustola, Warren

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Tucker

Seconded by: Cypher

Ayes: Cypher, Marko, McGuirk, Tucker, Westbrook

Nays: None

Absent: Mustola, Warren

Motion carried

PUBLIC HEARINGS

R19-001 William Clark, Vash Investment:

06-12-100-013

12201 N Fenton Road

Requesting a rezoning from AG, Agricultural to C-2, General Business.

Mr. Bill Clark, president of Vash Investment, was sworn in and gave an overview of his request. Mr. Clark would like to rezoning the property from AG to C-2. Mr. Clark handed out additional information regarding his request including a sketch site plan. His intended use for the property would be condominium self-storage units. Mr. Clark noted that many subdivision have bylaws preventing the storage of RV's and boats. Mr. Clark further noted that this type of use would have a low traffic impact on the surrounding area as on average, customers visit their storage units twice a year. Mr. Clark explained that there is a natural buffer of trees between the proposed location of the storage units and the adjacent subdivision.

Commissioner McGuirk opened up the public hearing.

Jennifer Eve, 1380 Fentonwood, asked about the number of storage units and the type of security for the project.

Cameron Clue (?), 12141 Carmela Drive, asked what would be stored on site.

Cynthia Lawrence, 12129 Carmela Drive, asked if the property was ever commercial, and noted her concerns about crime and drive location. Mr. Deem responded that the Township researched the zoning history of the site and determined that the property had been zoned AG since at least 1971.

Aaron Lawrence, 12129 Carmela Drive, noted that the hill makes it difficult to see oncoming traffic.

Beth Wolfram, 12141 Carmela Drive, asked if there was a need for the proposed storage units.

Barb Monroe, 12122 Princewood, noted that you can see the existing barn through the trees in the winter.

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Melissa Pinion, 12126 Carmela Drive, stated that she wants to keep the area rural.

Doug Brady, 1280 Natalie Drive, stated that the Springfield Hills Subdivision Association was against the request. They would like to keep the area rural and are concerned about traffic.

Dan Monroe, 1212 Princewood Drive, is concerned about the swamp land and watershed.

Jennifer Isaac, 1273 Rosalie Drive, noted that the traffic is already bad and there are drainage issues that cause flooding.

Heather McCould, 12339 N. Fenton Road, stated that the property already floods and is concerned about an increase in crime.

Dana Hnilica, 12164 Princewood Drive, asked if the development would be fenced, what other uses would be allowed under C-2 zoning, and if other uses could be put there.

Treasurer Tucker described the difference between site plan approval and a rezoning. The request before the Planning Commission is for a rezoning and not for a specific use. Treasurer Tucker noted that the sketch plan they received at the start of the hearing indicated that the property was 28 acres and the proposed plan would have 46 self-storage units and an additional six larger storage units. Issues such as drainage would be addressed during the site plan review process.

Fred Hensler, 12272 N. Fenton Road, stated that he too had investigated developing the site for storage units. He asked what the asking price would be for the condominium storage units and how this project would enhance the surrounding area.

Jennifer Eve had questions regarding the DEQ and building review. Commissioner Westland explained the DEQ review process. Ms. Eve further asked about the impact this development would have on their taxes. Treasurer Tucker explained the assessing process and noted that in theory, the development would have no impact on their taxes.

Doug Brady noted that there has been an increase in crime in their subdivision recently.

Jennifer Eve asked if the parcel could be subdivided. The Planning Commission responded that the parcel could be subdivided.

Commissioner McGuirk closed the public hearing.

Commissioner Marko read from the Master Plan regarding AG land in the Township. Based on the Master Plan, he noted that he does not believe the property should be rezoned.

Commissioner McGuirk related that there is a market for self-storage in Fenton Township, but the proposed location is not appropriate.

Treasurer Tucker stated that the proposed rezoning is inconsistent with the recently adopted Master Plan. The Master Plan identifies this area for medium density residential.

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The appropriate location for the proposed use would be along Thompson Road, which the Master Plan identifies as mixed use.

Commissioner Westbrook appreciated the quality of the development, but noted that the commercial uses would not be appropriate for the area.

Commissioner Cypher noted the site is too wet for commercial development.

Motion by Treasurer Tucker to recommend denial of the request to rezone 12201 N Fenton Road from AG to C-2 due to

- The request is inconsistent with the Master Plan;
- Potential issues with public safety;
- Potential traffic issues; and
- Proposed use is inconsistent with nearby uses.

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Marko, McGuirk, Tucker, Westbrook

Nays: None

Absent: Mustola, Warren

Motion carried

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

There were none

COMMUNICATIONS:

New Zoning Administrator Mike Deem was introduced to the Planning Commission

Consider an amendment to allow personal service establishments in M-1 zoning. The Planning Commission asked that an amendment be drafted by staff to allow less intense uses than listed in the district regulations by special use permit.

Consider rezoning PUD's that have been approved but never acted upon. The Planning Commission discussed these PUD's and decided to have staff contact each of the owners of the properties and advise them that the Township is considering rezoning their properties and encourage them to contact the office if they have concerns.

MINUTES: December 13, 2018 stand approved as submitted

ADJOURN: 8:00 p.m.

Jim McGuirk, Chairperson
Minutes Posted

Donna Warren, Secretary