

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MARCH 14, 2019**

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

Commissioner Mustola called the meeting to order at 7:00 p.m.

Present: McGuirk, Mustola, Marko, Tucker, Cypher, Westbrook
Zoning Administrator: Deem
Absent: Warren

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Tucker

Seconded by: Marko

Ayes: McGuirk, Cypher, Marko, Mustola, Tucker, Westbrook

Nays: None

Absent: Warren

PUBLIC HEARINGS

LS19-001 Jon Miller, 14296 Eastview Drive:

Requesting a lot split of a platted lot to create two lots, parcel number 06-22-579-049.

Jon Miller Jr. was sworn in and explained the request to split 14296 Eastview Drive into two lots, one 17,166 square feet and the other 12,000 square feet.

Chairperson McGuirk opened public comment.

Staci Hutton, 14330 Eastview Drive, asked about how the property would be developed and noted the condition of Eastview Drive in this location. Mr. Miller responded that the property would be developed for his home.

Wayne Remillard, 14306 Eastview Drive, stated that he had no concerns with the lot split.

The Planning Commission reviewed the file and held discussion on the existing condition of the road and stormwater issues in the area. Commissioner Mustola questioned the liability of the Township if the split was approved and the stormwater issue worsened. The Planning Commission noted that splitting the property would not have an effect on the existing stormwater. As the properties are developed, stormwater will be reviewed as part of the building permit process.

Motion by: Marko

Seconded by: Westbrook

Ayes: McGuirk, Cypher, Marko, Tucker, Westbrook

Nays: Mustola

Absent: Warren

Motion carried

SPR19-002 James Bacon, Silver Landings Phase III, Jennings Road

Requesting Tentative Preliminary Plat Approval for Silver Landings Phase III, creating 18 new lots on parcels 06-33-400-029 and 06-33-400-003.

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David Wardin, Kieft Engineering, was sworn in and reviewed the applicants request. The project began in 1997 with Phase I. Phase II began after the completion of Phase I. Phase III was put on hold due to the economy. Phase III has been planned since the beginning and engineering and infrastructure was completed during Phase II in anticipation of Phase III.

Chairperson McGuirk opened public comment.

Patricia Nelson, 4110 Bennet Lake Road, was concerned about well quality, stormwater, setbacks, and screening.

Catherine Dexter, 4084 Bennet Lake Road., noted that in 1996, a request for development of this property was denied due to stormwater issues. There are still concerns with stormwater and flooding of basements along Bennet Lake Road

Timothy Eiden, 16502 Jennings Road, noted his concern about stormwater and flooding.

Mr. Deem reviewed the Plat procedure. Stormwater concerns would be addressed by eh County and township Engineer Review as part of the Final Preliminary Plat Approval process.

Mr. Wardin noted that Phase II had been approved by the Township and Genesee County. Phase III will follow the same process and the applicant will address any stormwater concerns.

Treasurer Tucker made a motion to Recommend Approval of the Tentative Preliminary Plat for Phase III of Silver Landings with the condition that the applicant record a document ensuring the permanent protection of the open space.

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

Motion carried

R19-002 Cody Welch, Horizon Lakes Airpark PUD Amendment, 618 Silver Lake Road:

Requesting an amendment to the Horizon Lakes Airpark PUD to allow 15 airplane hangars on parcels 06-29-626-037, 06-29-626-038, 06-29-626-039, and 06-29-626-040.

Project Owner, Cody Welch, was sworn in and explained the request to amend units 37C, 38C, 39C and 40C of the existing Horizon Lakes Condominium to accommodate sixteen individual condominium hangers for purchase by interested parties. Purchasers of these hanger units may or may not live within the Horizon Lakes Residential Airpark.

Chairperson McGuirk opened the public comment.

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David Frances, 365 Silver Lake Road, noted his concern that the hangars would be used for general storage and not their intended use. The original design of the PUD was for individual homes with hangars, not excessive storage.

Mr. Welch responded that the hangars are required to be used for general aviation storage only. As a publically owned airport, they are required to offer hangars to the public.

Chairperson McGuirk closed the public comment.

Treasure Tucker questioned the applicant about the proposed square footage for hangar space versus the amount of square footage previously approved. Mr. Welch stated that there would be a reduction in hangar square footage.

The Planning Commission was in consensus that the request was reasonable. Before a recommendation to the Township Board is made, the Planning commission will review a revised PUD document that limits the amount of square footage for hangar space to the amount that was previously approved and restrict the hangar space to aviation usage only. Change in use for the hangars would require Township approval.

Mr. Welch agreed to these conditions and would provide revised language for the next Planning Commission meeting.

Motion to postpone until the April 11, 2019 Planning Commission meeting.

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

Motion carried

R19-003 Lois Van Lente, Lahring Meadows, Lahring Road:

Requesting a rezoning from R-3 to PUD to create a 23-unit subdivision on the north side of Lahring Road, east of Jennings Road. Parcel 06-10-300-014.

The applicant was sworn in and explained a previous application in 2005 for 46 lots on this property. That design was not feasible due to stormwater issues. The propose application would create 22 lots on one out lot 16 acres in size. The project will be serviced by sewer that was installed in 2005. The proposed lots would be a minimum of 12,000 square feet.

Chairperson McGuirk opened public comment.

Robert Wyrkyst, asked about the number of houses and if there would be sidewalks.

Steven Conner, 12347 Jennings Road, was concerned about stormwater management.

Chairperson McGuirk closed the public comment.

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Mr. Deem reviewed the staff report and noted the approval process for the public.

Commissioner Mustola asked about the intentions for the out lot. The applicant stated that it would likely be used for a new home for his family.

Treasurer Tucker explained that the proposed use was consistent with the Master Plan and would fit in nicely with the surrounding area.

Motion by Treasurer Tucker recommend approval of the PUD to the Township Board with the condition that a document be recorded to permanently preserve the open space.

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

Motion carried

NEW BUSINESS

SP19-003 Mott Community College:

Requesting preliminary site plan approval for the construction of a 40'x 60' storage facility behind building C at 2100 W. Thompson Road. Parcel 06-02-200-029.

Dave Battle, Integrated Design Solutions, explained that the proposed building would be used for storage of police cars and motorcycles.

Motion by Treasurer Tucker to grant Preliminary Site Plan Approval as submitted.

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

Motion carried

2019 Capital Improvement Program (CIP):

Introduction to the creation of an annual Capital Improvement Program (CIP) that covers needs and financial sources for public improvements for a period of six years.

Mr. Deem introduced the CIP and informed the Planning Commission that staff would be working on identifying projects to include in the program.

OLD BUSINESS:

ZO19-001:

Allow a lesser intensity use in a zoning district by Special Use Permit.
The Planning Commission set the public hearing for the April 11, 2019 meeting.

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

There were no comments

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MINUTES: January 10, 2019 stand approved as submitted

ADJOURN: 8:55 p.m.

Jim McGuirk, Chairperson

Minutes Posted

Donna Warren, Secretary