

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF APRIL 11, 2019**

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

Chairperson McGuirk called the meeting to order at 7:00 p.m.

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

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

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

PUBLIC HEARINGS

SUP19-004 Mark Letavis, 3235 West Thompson Road:

Requesting a Special Use Permit and Preliminary Site Plan Approval for a Boat Wash Facility adjacent to Aqua Sports, parcel number 06-03-400-001.

Matt Letavis, applicant, was sworn in and explained that his tenant, Aqua Sports, would like a boat wash. The boat wash's proposed location is in the southwest corner of his property on Thompson Road.

Zoning Administrator Deem reviewed his staff report. Mr. Deem noted two outstanding items. First, additional information was needed to confirm that there is enough parking for the site. The applicant must provide information regarding the number of seats for the restaurants, and square footage for the other tenants in the building. Second, since there is an expansion of use, the landscaping must be upgraded to meet ordinance requirements. The applicant is required to install five parking lot trees and three greenbelt trees.

Chairperson McGuirk opened the public hearing. There were no comments.

Treasurer Tucker asked the applicant about the colors of the proposed building. The applicant responded that they would be earth toned.

Treasurer Tucker moved to approve SUP19-004 as presented as the request met the standards of the zoning ordinance.

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

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Treasurer Tucker moved to grant Preliminary Site Plan Approval for SP19-004 as presented.

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

ZO19-001 Amendment to Allow Less Intensity Uses by Special Use Permit

This amendment to Article 3, District regulations of the Fenton Township Zoning Ordinance would allow the Planning Commission to consider uses of less intensity not listed in the district regulations in more intensive zoning districts Mas a Special Use Permit.

Mr. Deem reviewed the draft ordinance language.

Chairperson McGuirk opened the public hearing. There were no comments.

The Planning Commission discussed whether the amendment should include residential zoned districts. It was determined that for residentially zoned districts, the ordinance currently takes a cumulative approach to permitted and special uses. Amending the ordinance for these districts is unnecessary. The Planning Commission reached a consensus to remove the residential zoning districts from the proposed amendment.

Treasurer Tucker made a motion to Recommend Approval of ZO19-001 as amended to remove the amendment related to residential zoning districts.

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

NEW BUSINESS

SP18-003 Kal Neemer, 6005 Miller Road Swartz Creek

Requesting Final Site Plan Approval for 90-unit duplex condominium project located on Lahring Road, parcel #06-09-300-036.

Ghasson Saab, applicant, was sworn in. Since the last time this project was in front of the Planning Commission, the applicant had conducted a traffic impact study, wetland delineation, and installed twelve test wells. The traffic impact study did not indicate any changes to the road layout. The test wells found arsenic in the water, but at a level that can be treated.

Chairperson McGuirk opened the public hearing. There were no comments.

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Motion by Treasurer Tucker to grant Final Site Plan Approval with the condition that the open space document is recorded and the applicant comply with all engineering requirements.

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

SPR19-001 Shepherd of the Lakes, 16214 Linden Road

Requesting Final Site Plan Approval for a religious institution at 16214 Linden Rd. parcels 06-31-400-037 and 06-31-400-038

The Planning Commission reviewed the site plan. Mr. Deem noted that the final site plan provides a five foot wide sidewalk along the entire frontage of the property. The sidewalk will be installed by the end of 2021. The final site also provides for additional screening along the north property line. The preliminary site plan was deficient in ten greenbelt trees. These trees have now been provided.

Motion by Treasurer Tucker to grant Final Site Plan Approval with the condition that the sidewalk be installed by the end of 2021 and the applicant comply with all engineering requirements.

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

OLD BUSINESS:

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.

Mr. Deem stated that at the March meeting, the Planning Commission passed a motion to recommend approval of the proposed lot split to the Township Board after finding that the submitted survey meet the zoning ordinance regulations for a lot in the R-5 zoning district. After the meeting, Mr. Deem was informed that the land division ordinance had been updated, granting the Planning Commission the authority to grant final approval for platted lot splits. The request has been brought back to the Planning Commission for their final approval.

Chairperson McGuirk reviewed the request and noted that the Planning Commission discussed the existing draining issues for this and the neighboring properties. The draining plan will be reviewed during the building permit process for new home construction.

Motion by Treasure Tucker to grant approval of LS19-001 as submitted.

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

Mr. Deem explained that the PUD Amendment has been revised based on the discussion held by the PC at the March 14th meeting and information provided by Mr. Welch. The revised document includes permitted and prohibited uses, the total hangar square footage has been limited to the amount of square footage approved in 2002, and the hangar height has been limited to the height approved in 2002. The maximum square footage for these hangars shall not exceed 116,980 square feet. The maximum height for these hangars shall not exceed 38 feet in height.

Treasurer Tucker made a motion to the Township Board to recommend approval of R19-002 to amend the Horizon Lakes Airpark PUD text as presented.

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

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit
There were no comments

MINUTES: March 14, 2019 stand approved as submitted

ADJOURN: 7:45 p.m.

Jim McGuirk, Chairperson
Minutes Posted

Donna Warren, Secretary