

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF MAY 9, 2019**

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

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

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

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

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

**PUBLIC HEARINGS:**

**SUP19-005 Julie Gilbert, 16432 Silver Landings Drive:**

Requesting a Special Use Permit for a Group Day Care Home for up to twelve children, parcel number 06-33-579-014.

Mr. Deem reviewed the request and noted that group daycare homes were allowed as a special land use with the following standards:

- A. The facility is licensed by the State of Michigan as a group day care home.
- B. Fencing is provided around any outdoor play areas.
- C. The building retains the appearance of a single family residence.
- D. The use does not exceed sixteen (16) hours of operation in a twenty four (24) hour period.
- E. The use is no closer than one thousand five hundred (1,500) feet to another licensed group day care home.

Julie Gilbert, 16432 Silver Landings Drive, was sworn in and explained her request for Special Land Use Approval for a group daycare home for up to 12 children at her residence. Mrs. Gilbert proposed a 15' x 15' play area enclosed by a three-foot-tall iron slat fence. The children typically ages four and under. The hours of operation are Monday through Friday, 7 am to 5:30 pm. There is limited traffic impact with the only traffic being parents dropping off and picking up their children.

Chairperson McGuirk opened the Public Hearing and there were no comments.

The Planning Commission reviewed the fence and determined that the proposed fence would be appropriate for the neighborhood will providing the children with a safe play area. The Planning Commission discussed the hours of operation and the age the children. The consensus of the Planning Commission was to approve hours of operation from 7:00 am to 6:00 pm to allow for potential late pick-ups and to permit children up to the age of five.

Motion by Treasure Tucker to approve SUP19-005 for a Group Daycare Home at 16432 Silver Landings Drive with the following conditions:

1. Limit the age for the children to five years old or younger;

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2. Limit hours of operation from 7:00 am to 5:00 pm; and
3. Provide a 15' x 15' play area enclosed with a three-foot tall iron slat fence.

Seconded by: Mustola

Ayes: McGuirk, Cypher, Marko, Mustola, Tucker

Nays: None

Absent: Warren

**NEW BUSINESS**

**SP19-004, Lois Van Lente, Lahring Meadows, Lahring Road:**

Requesting Preliminary Site Plan Approval for the construction of subdivision consisting of 23 parcels for Single Family Residential dwellings on Lahring Road, east of Jennings Road. Parcel 06-10-300-014.

Mr. Deem reviewed his staff report. Lahring Meadows is a proposed subdivision consisting of 23 parcels for Single Family Residential dwellings. The plan is that these homes will be single story homes with two- and three-car garages, and in the range of 1500 to 1750 sq. ft. The community will have sidewalks and 40% of the development will be set aside as open space. One of the lots at the rear of the development is approximately 16 acres in size. The Township Board accepted the Planning Commission's recommendation to approve the Lahring Meadows PUD on May 6, 2019. The site plan submitted for Preliminary Site Plan Approval was consistent with the approved PUD concept plan.

Muhstava Gheriani, 11061 Ridge View Trail, was sworn in and provided an update on the site plan process. He is currently working with his engineer to design the sewer and storm water systems for the Township Engineer to review.

The Planning Commission reviewed the preliminary site plan and found it to be consistent with the approved PUD and concept plan.

Motion by Commissioner Marko to grant Preliminary Site Plan Approval for SP-19-004 Lahring Meadows, Parcel 06-10-300-014.

Seconded by: Mustola

Ayes: McGuirk, Cypher, Marko, Mustola, Tucker

Nays: None

Absent: Warren

**UNFINSHIED BUSINESS:**

**Z019-002 Sign Ordinance**

Denise Bartholomew of Outfront Media made a presentation to the Planning Commission regarding amending the sign ordinance to allow digital billboards. The Planning Commission discussed issues relating to brightness, safety, public messages, and the number of digital billboards that could potentially be allowed in the Township. Staff will prepare draft language for the Planning Commission to review at the next meeting that will include restrictions on setbacks from property lines and other billboards, number of billboards, illumination, and size.

**PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:**

There were no comments

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**MINUTES:** May 9, 2019 stand approved as submitted

**ADJOURN:** 8:17 p.m.

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Jim McGuirk, Chairperson  
**Minutes Posted**

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Donna Warren, Secretary