

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF AUGUST 15, 2019**

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

Treasure Tucker called the meeting to order at 7:00 p.m.

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

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Tucker

Seconded by: Marko

Ayes: Mustola, Cypher, Marko, Lewis, Tucker

Nays: None

Absent: McGuirk, Warren

NEW BUSINESS:

SP19-005 Steve Steffey, Jennings Independent Holdings

Requesting FINAL SITE PLAN APPROVAL for Phase 4 of Vicinia Gardens to construct 130 independent living village apartments at 4031 Vicinia Way, parcel ID number 06-33-400-026

Steve Steffey, Jennings Independent Holdings, reviewed the request to construct independent living village apartments as part of Phase IV of Vicinia Gardens. Since Preliminary Site Plan Approval has been granted, the project has received the required approvals from Genesee County and the Fenton Township Engineers and Fire Chief. Mr. Steffey asked to revise the plans submitted for 130 units of independent living to 133 units, which were originally approved during the Preliminary Site Plan Approval process. The additional units will replace a redundant café. There will be 71 one bedroom units, 59 two bedroom units, and 3 studio units, for a total of 192 beds. Amenities for the apartments include, but are not limited to meals, laundry, housekeeping, transportation, exercise, and many other social activities. A medical team will be on site to help the residents as needed.

Mr. Deem reviewed the staff report and noted that the proposed site plan was consistent with the approved PUD ordinance.

Commissioner Mustola asked the applicant how they were going to achieve the fire suppression. Mr. Steffey responded that a well was installed for an earlier phase of the development. The well meets the same standards of a public municipal systems for the development. Treasurer Tucker noted that the Fire Chief's letter of approval was not included with the application.

Commissioner Lewis asked how the additional units would affect the parking requirements. Mr. Deem stated that the additional units would require 2 more parking spaces. The site plan provided an excess of six parking spaces. The revised units will leave an excess of four parking spaces.

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Motion by Tucker to grant Final Site Plan Approval for a 133-unit Senior Independent Living Building for Phase IV of Vicinia Gardens with the following conditions:

1. Confirm Fenton Township Fire Chief's approval of fire suppression system and building height; and
2. Plant additional trees along the west side of the maintenance garage to screen the maintenance garage.

Seconded by: Marko

Ayes: Tucker, Cypher, Marko, Lewis, Mustola

Nays: None

Absent: McGuirk, Warren

Motion approved 5-0.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:

There were no comments

MINUTES: July 11, 2019 stand approved as submitted

ADJOURN: 7:30 p.m.

Jim McGuirk, Chairperson

Minutes Posted

, Secretary