



AGENDA
CHARTER TOWNSHIP OF FENTON
PLANNING COMMISSION MEETING

THURSDAY APRIL 11, 2024 – 6:00 PM

FENTON TOWNSHIP CIVIC COMMUNITY CENTER

OR VIA ZOOM

The public may participate in the meeting via the following web link:

<http://bit.ly/FentonPC>

Or by telephone by calling into the following number:

Phone Number: (312)626-6799

Meeting ID: 998 2931 8197

Passcode: 258667

CALL TO ORDER

ROLL CALL: Cypher, Lewis, Marko, McGuirk, Forsberg, Tucker, Pfeiffer

APPROVAL OF AGENDA:

PUBLIC HEARINGS:

Z024-001 Redwood USA: Requesting a Conditional Rezoning from AG, Agriculture to R-m, Multiple-Family Residential of a vacant parcel along the south side of Silver Lake Road, north of the Price Airport runway, to construct attached single story residential homes, parcel# 06-28-100-008.

NEW BUSINESS:

SPR24-001 Sedgewick and Fenweda Architects: Requesting Preliminary Site Plan Approval for an addition to the UA Local 370 building located at 2151 W. Thompson Road m parcel# 06-02-400-010.

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

COMMUNICATIONS:

MINUTES:

March 28, 2024 Planning Commission Meeting

ADJOURN:

CHARTER TOWNSHIP OF FENTON

12060 Mantawauka Drive
Fenton, MI 48430-8817

Vince L. Lorraine, Supervisor
Robert E. Krug, Clerk
John R. Tucker, Treasurer
Mark A. Goupil, Trustee



Phone: (810) 629-1537

Fax: (810) 629-9736

Website: www.fentontownship.org

E-mail: info@fentontownship.org

Kade C. Katrak, Trustee
Robert C. Kesler, Trustee
Christine M. Reid, Trustee

APPLICATION
NUMBER
R24-001

APPLICANT/PROPERTY OWNER:
Emily Engelhart, Redwood USA

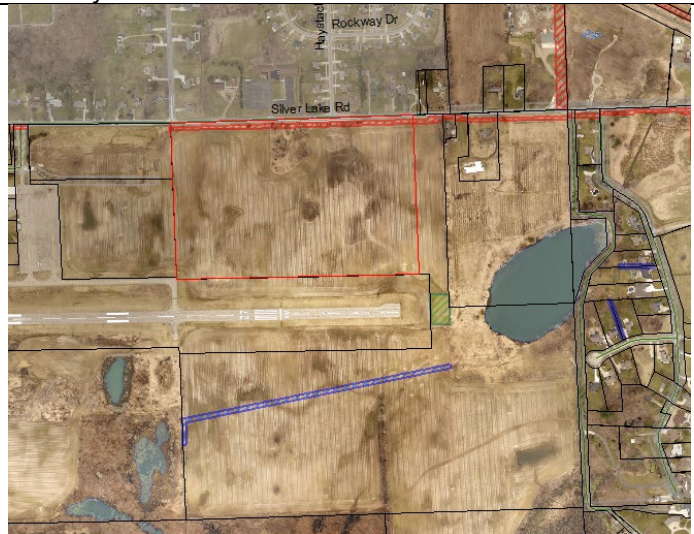
PUBLIC HEARING
DATE:
April 11, 2024

PROPERTY ADDRESS/LOCATION:
06-28-100-008
Silver Lake Road, Vacant Land North of Price's Airport
Runway

BRIEF SUMMARY OF REQUEST

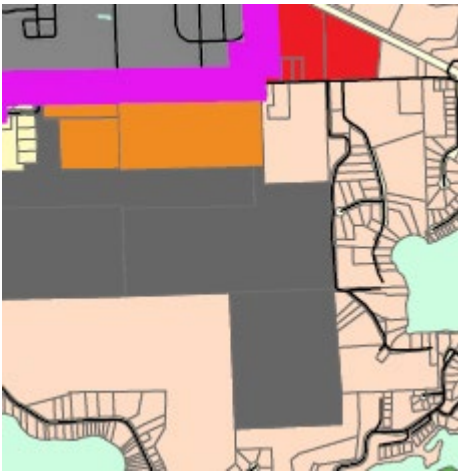
The applicant has request a conditional rezoning from AG, Agricultural to R-M, Multiple Family Residential. The proposed conditions for the rezoning include:

1. Limiting the use of the property to "Residential, townhouses, patio or row houses"
2. Limit building height to 16 feet
3. Limit length of buildings to 6 units
4. Minimum floor area of 1,200 square feet.
5. All private roads
6. Rezoning is contingent on Redwood purchasing the property
7. No structures allowed within the 500-foot Zone 5 Sideline Safety Zone from the airport
8. The Rezoning is contingent on the 2024 Master Plan Future Land Use Map being adopted.

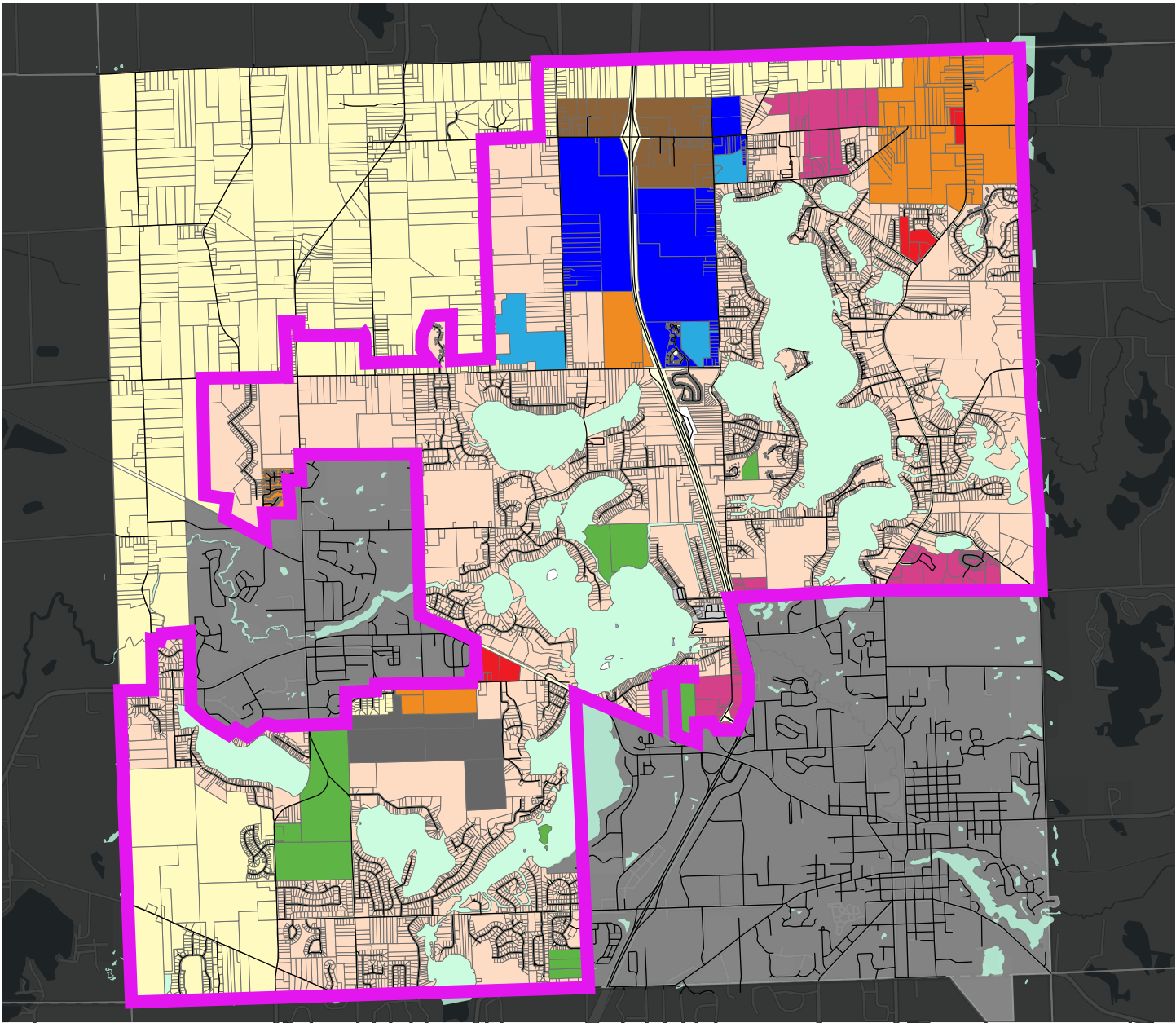


MAP SOURCE: Fenton Township GIS 2024

EXISTING ZONING:	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
AG	Vacant	North: City of Linden Residential South: Price's Airport East: AG, Residential West: Skilled Nursing Facility	New single story apartment complex	39.7 acres

<p>FUTURE LAND USE CLASSIFICATION</p> <p>2024 Draft Master Plan:</p> <p>High Density Residential</p>	<p>COMPATIBILITY with the MATER PLAN</p> <p>The intent is to provide smaller housing units concentrated near essential services.</p> <p>The primary uses are multi-family housing and complementary uses for residential developments such as places of worship, schools, child day care, and recreational facilities.</p>  <p>The proposed property is located within the proposed Service Boundary, with access to both water and sewer. In addition, a regional bike path will be constructed along the frontage of this property.</p>
<p>COMPATIBILITY with the ZONING ORDINANCE</p> <p>The intent for the R-M zoning district is as follows:</p> <p>The R-M, Multiple Family Residential zoning district is designed to permit a more intensive residential use of land with various types of attached single-family houses, townhouses, and garden apartments. These areas would be located near major thoroughfares for good accessibility and between single family residential areas and other non-residential uses. Various sizes of residential accommodations, for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community. Some uses permitted in this district are required to comply with specific design standards.</p> <p>The proposed conditions are consistent with the R-M schedule of regulations.</p> <p><u>Planning Commission Considerations:</u></p> <p>After public hearing and consideration of the factors for rezoning set forth in Section 14 of this Ordinance, the Planning Commission may:</p> <ol style="list-style-type: none"> 1. Recommend approval of the conditional rezoning 2. Recommend approval of the conditional rezoning with changes 3. Recommend denial of the conditional rezoning 	

Provided, however, that any recommended changes to the offer of conditions are acceptable to and offered by the owner.



Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Parks/Open Space
- Community Commercial
- Highway Service District
- Town Center District
- Mixed-Use
- Institutional
- Manufactured Homes
- Airport



Sewer Service Boundary

MAP
Future Land Use

CHARTER TOWNSHIP OF FENTON

Ordinance No. _____

Adopted: _____, 2024

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to change the zoning of a vacant parcel along Silver Lake Road, north of Price's Airport, parcel # 06-28-100-008,, owned by Curtwood Farms, LLC, from AG, Agriculture to R-M, Multiple Family Residential with the conditions:

1. Limited Permitted Uses - The future use of the Property shall be limited to only "Residential, townhouses, patio or row houses" under the R-M Zoning District, along with the typical ancillary, accessory, and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the R-M Zoning District will be prohibited. The prohibited uses include the following: Duplex; Single family detached; Adult foster care family homes; Adult foster care small group homes (1-6 persons); Assisted living facilities; Day care, adult (1-6) persons; Day care homes, family (1-6) persons; Foster family group homes; Foster family homes; Senior housing.
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 29 feet high in the R-M zoning district.
3. Building length limitation - No building shall exceed 6 units per building. The R-M Zoning District limits each building to 8 units.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The R-M Zoning District allows 800 square feet of floor area per unit for a two-bedroom unit.
5. Private Roads – All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to R-M, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.
7. No structures will be placed within the 500-foot Zone 5 Sideline Safety Zone setback from Price's Airport.
8. The conditional rezoning and any subsequent approvals are contingent upon the 2024 Fenton Township Master Plan being adopted and showing a future land use

And to amend the Township Zoning Map to reflect the zoning change.

THE CHARTER TOWNSHIP OF FENTON, COUNTY OF GENESEE, MICHIGAN ORDAINS:

After public hearing and publication of notice thereof as required by the statutes of the State of Michigan, Section 3.05 of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

SECTION 3.05

A PARCEL OF LAND BEG AT NW COR OF SEC TH S 89 DEG 52 MIN 47 SEC E 1631.81 FT TH S 0 DEG 08 MIN 50 SEC E 1072.97 FT TH N 89 DEG 03 MIN 59 SEC W 1632.08 FT TH N 0 DEG 08 MIN 50 SEC E 1049.89 FT TO PL OF BEG SEC 28 T5N R6E (24) 39.76A SPLIT ON 08/08/2023 FROM 06-28-100-004

The Township Zoning Map is hereby amended to reflect the change in zoning from AG to R-M with the above conditions.

This amendatory ordinance is hereby declared to have been enacted by the Fenton Township

Board of Trustees at a regular meeting thereof held on the ____ day of _____, 2024 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.

Vince L. Lorraine, Supervisor

Robert E. Krug, Clerk



Application No: _____

Date Filed: _____

Hearing Dates _____

Planning Commission: _____

Township Board: _____ and _____

Review Fee: \$700.00

CHARTER TOWNSHIP OF FENTON REZONING REQUEST APPLICATION

Applicant Information

Name:		Email:	
Address:		Date:	
City:		State:	ZIP:
Phone:			

Property Owner (if different from applicant-if more than 1, list on separate sheet)

Name:		Date:	
Address:		Phone:	
City:		State:	ZIP:

Property for which Rezoning is Requested

Street Address:	
Location:	
Parcel ID #:	Zoning District:

Requested Zoning Change

From:	To:
(Current Zoning Classification)	(Requested Zoning Classification)

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township Officials and/or Township Staff to conduct on-site inspection.

Signature of Property Owner

Emily Engelhart

Signature of Applicant

Print Name

Print Name

Date

3/31/2002

----- FENTON TOWNSHIP OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE -----

_____ Date notice of Planning Commission meeting published

_____ Date notice of Planning Commission meeting was mailed to property owners within 300'

Planning Commission Recommendation

☐

Recommend Approval

☐

Recommend Approval with Changes

☐

Date of Hearing _____ Time

☐

Recommend Denial

Other: _____

Township Board Decision

☐

Approved

☐

Date of Hearing _____ Time

Denied

Remarks: _____

Regular Planning Commission Meetings
are held at 7:00 p.m. the 2nd and 4th Thursday of every month
in the meeting room of the
Fenton Township Civic Community Center
12060 Mantawauka
Fenton, MI 48430
810 629-1537

The deadline for filing applications is one month prior to the regularly scheduled meeting. This is to allow enough time to meet requirements for public notice.

HEARING WILL NOT BE SCHEDULED UNLESS ALL INFORMATION IS
SUBMITTED AND FEE PAID BY THIS DEADLINE

Property must be staked with 2 X 4 – 4 ft. high stakes at the corners on the road

PLANNING COMMISSION WILL NOT ACT ON PROPERTY NOT STAKED

The applicant must submit the following:

1. Completed application form (reverse side of this sheet)
2. Letter of intent
3. Proof of ownership - DEED
4. Boundary line survey by certified surveyor including:
 - Drawing of property
 - Legal description
 - Surveyor's seal
5. Fee (\$700.00 - Not Refundable)

Property owner must attend all Township meetings or be represented by a person with **notarized** letter of representation to act on behalf of owner.

Michael Deem
Zoning Administrator
Charter Township of Fenton
12060 Mantawauka Dr
Fenton, MI 48430
(810) 629-1537

February 23, 2024

RE: Application for Conditional Rezoning – Redwood USA, LLC
Parcel: 06-28-100-008, Silver Lake Road

Michael,

On behalf of Redwood USA, LLC, this Application for Rezoning is submitted relating to the use and development of the real property located within the Township, which is known as Tax Parcel Number 06-28-100-008, consisting of approximately 39.7 acres on Silver Lake Road north of Price's Airport (the "Property"), as more fully described in the Application and its attachments. The Property consists of an agricultural field and a small pocket of trees and is currently zoned AG, Agricultural. Redwood proposes to conditionally rezone a portion of the Property from AG to R-M, Multiple Family Residential. Enclosed are the following documents in accordance with our understanding of the Township's requirements:

1. One (1) copy of the signed Application for Rezoning.
2. Owner authorization letter allowing Redwood to submit a rezoning application.
3. Legal description and boundary survey of the Property y (Exhibit A)
4. Exhibit of Area to Be Rezoned (excluding the Airport Safety Zone)
5. Check made payable to Charter Township of Fenton in the amount of \$700.00 for the

Application fee.

Residential Project

Redwood proposes to develop the Property into single-story attached residential or townhouse homes, each with two bedrooms, two baths, and its own attached garage (the "Project"). The Project will utilize the high design and architectural standards typical of Redwood neighborhoods while keeping its own branding and unique identity. Redwood has successfully developed similar projects in nearby communities.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they are designed to appeal to the empty-nester, active adult community, with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents to age in place while remaining invested in familiar businesses, health care providers, and friend and family networks.

Conditions of Rezoning

Redwood proposes to rezone a portion the Property (excluding 500' Safety Setback Area see Exhibit B) from AG, Agricultural, to R-M, Multiple-Family Residential, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only "Residential, townhouses, patio or row houses" under the R-M Zoning District, along with the typical ancillary, accessory, and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the R-M Zoning District will be prohibited. The prohibited uses include the following: Duplex; Single family detached; Adult foster care family homes; Adult foster care small group homes (1-6 persons); Assisted living facilities; Day care, adult (1-6) persons; Day care homes, family (1-6) persons; Foster family group homes; Foster family homes; Senior housing.
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 29 feet high in the R-M zoning district.
3. Building length limitation - No building shall exceed 6 units per building. The R-M Zoning District limits each building to 8 units.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The R-M Zoning District allows 800 square feet of floor area per unit for a two bedroom unit.
5. Private Roads - All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to R-M, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.
7. No structures will be placed within the 500-foot Zone 5 Sideline Safety Zone setback from Price's Airport.
8. The conditional rezoning and any subsequent approvals are contingent upon the 2024 Fenton Township Master Plan being adopted and showing a future land use

designation for this parcel in the updated Future Land Use Map that is compatible with this conditional rezoning request (i.e. High Density Residential).

Rezoning Considerations

In consideration of some factors that may be considered by the Township during a rezoning request; Redwood offers the following commentary:

1. Requested rezoning is consistent with the Township's Master Plan:

From the Township's newly updated draft 2024 Master Plan Housing Goals & Objectives (pg. 80) several of the housing goals are in-line with Redwood's offerings including: (1) *to provide an array of housing types that are suitable and proportional to the residents' needs while maintain the Township's rural Character.* (2) *To increase housing density in designated areas to allow for a variety of housing types.* (3) *To prevent residential encroachment on agricultural land.* A Redwood Neighborhood offers a type of housing that is not readily available in Fenton Township and we believe would be an attractive option to serve the Township's need for housing diversity and density in specific locations within the Township. In addition, the parcel in question is located within the sanitary sewer system limits and is currently indicated for High Density Residential on the Future Land Use Map.

The Plan also discusses the demographics of the Township that specify *the population is on average older than neighboring communities and there is a need for more senior-friendly housing options that are highly accessible, low-maintenance, and proximate to community amenities.* (pg. 15). It speaks to the vast majority (94.5%) of housing in the Township being owner occupied (pg. 16) Additionally the community survey found in the 2024 Draft Master Plan referenced *a need for more entry level housing options* (pg. 13).

We believe that this rezoning proposal will benefit Fenton Township and its residents who have a need or desire for an alternative to a single-family home. Redwood provides a solution for "missing-middle" housing and residents are often renters by choice who find Redwood an attractive opportunity to downsize, obtain freedom from maintenance obligations, and gain flexibility without losing the feel and features of a single-family home. While Redwood is not age-restricted and will rent to anyone who qualifies we find that our apartment homes are often attractive to seniors, empty nesters, and professionals (especially those who work off-hours or are only living in the area for a few years i.e. residents/nurses, public safety officers, pilots, etc.) In addition, we have found that Redwood developments often allow for housing filtration to occur facilitating some residents who previously were hesitant to leave their single-family homes to choose to sell/downsize and allow new families to move into those homes.

2. Requested rezoning is compatible with other existing and proposed uses surrounding the site:

The Property is situated between Price's Airport (to the west and south), the City of Linden (to the north), a new Assisted Living Facility (to the west) and AG/Single-Family Residential (to the east). The proposed rezoning allows for a smooth transition from higher intensity airport use / multistory assisted living facility to a lower intensity single-family/AG by providing a single-story residential product that can be developed in proximity to the airport use.

Redwood has already had discussions with MDOT (the current owner of Price's Airport) and the Township about the conceptual nature of the project and the restrictions that exist on a portion of the Property (i.e. the 500-foot Zone 5 Sideline Safety Zone Setback) and acknowledges that it's single-story development will need to comply with the regulations pertaining to the airport during the rezoning and any future entitlement processes. One of the conditions of this rezoning pertains directly to ensuring the development of this property would comply with the airport restrictions.

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Michael. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at ian.graham@collierseng.com or Emily Engelhart at (248) 930-2123 / eengelhart@byredwood.com.

Sincerely,



Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

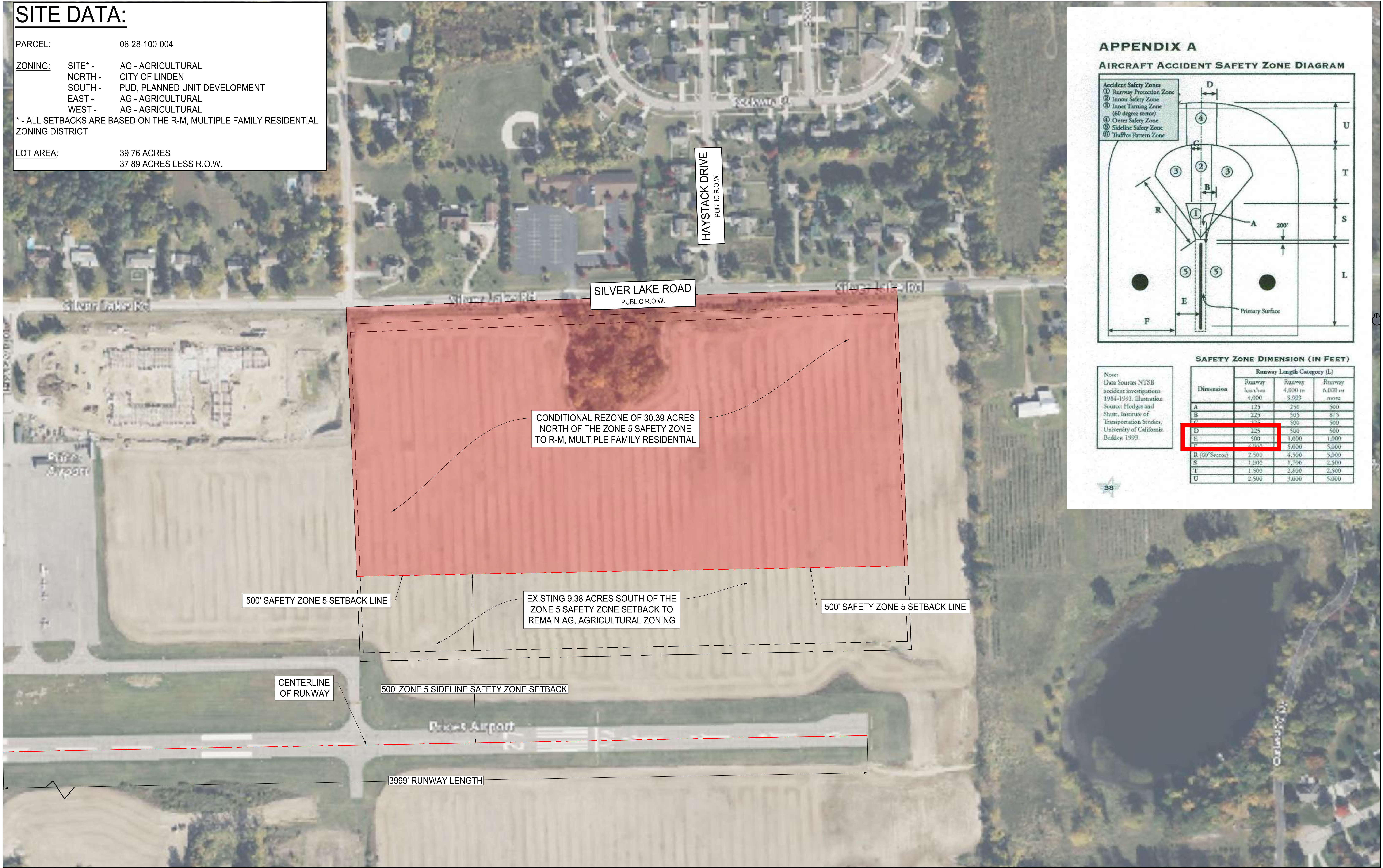
SITE DATA:

PARCEL: 06-28-100-004

ZONING: SITE* - AG - AGRICULTURAL
NORTH - CITY OF LINDEN
SOUTH - PUD, PLANNED UNIT DEVELOPMENT
EAST - AG - AGRICULTURAL
WEST - AG - AGRICULTURAL

* - ALL SETBACKS ARE BASED ON THE R-M, MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT

LOT AREA: 39.76 ACRES
37.89 ACRES LESS R.O.W.



CHARTER TOWNSHIP OF FENTON

12060 Mantawauka Drive
Fenton, MI 48430-8817

Vince L. Lorraine, Supervisor
Robert E. Krug, Clerk
John R. Tucker, Treasurer
Mark A. Goupil, Trustee



Phone: (810) 629-1537

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Website: www.fentontownship.org

E-mail: info@fentontownship.org

Kade C. Katrak, Trustee
Robert C. Kesler, Trustee
Christine M. Reid, Trustee

February 19, 2024

Curtwood Farms LLC
601 S Saginaw St, Ste 500
Flint, MI 48502

Re: 2024 Land Division
Parent Parcel 06-28-100-004 (119.42A)

Dear property Owner,

In the past year, a Land Division or boundary adjustment has occurred on the above referenced parcel identification number.

The application was submitted on 5/23/2023 and approved on 5/25/2023. Submitted to the County Land Records Department on 6/6/23 for final processing.

The new Parcel Identification numbers are as follows:

06-28-100-008	39.76 A	v/l Silver Lake Rd
06-28-100-009	79.66 A	4517 Silver Lake Rd

For future reference please refer to these active parcels numbers for the properties. Should you have any further questions please do not hesitate to contact the Assessing Office.

Sincerely,

Julia L. Wilson

Julia L. Wilson, Assessor
Charter Township of Fenton
MAAO, MCPPE

February 14, 2024

Michael Deem
Zoning Administrator
Fenton Township
mdeem@fentontownship.org
W 810-629-1537 x 8
12060 Mantawauka Dr. | Fenton Twp., MI 48430

Dear Mike:

Curtwood Farms, LLC., a Michigan limited liability corporation, is the owner of real property consisting of approximately 39 acres located on the south side of Silver Lake Road at Ripley Road in the Charter Township of Fenton, County of Genesee, State of Michigan (Parcel Identification Numbers: 6-28-100-008)

Curtwood Farms, LLC, hereby authorizes Redwood USA LLC and its third party engineer, Colliers Engineering & Design / Bergmann Associates, to submit rezoning, special use applications, wetland applications, site plan approval, variance, and any related permit applications for the 39 property as defined below on Exhibit A.

Sincerely,

Curtwood Farms, LLC,
A Michigan Liability Corporation

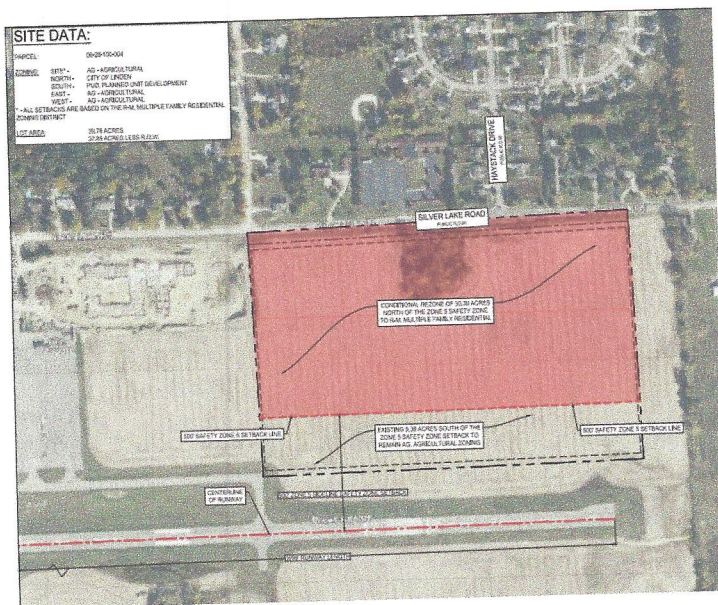
By: _____

Its: _____

Date: _____

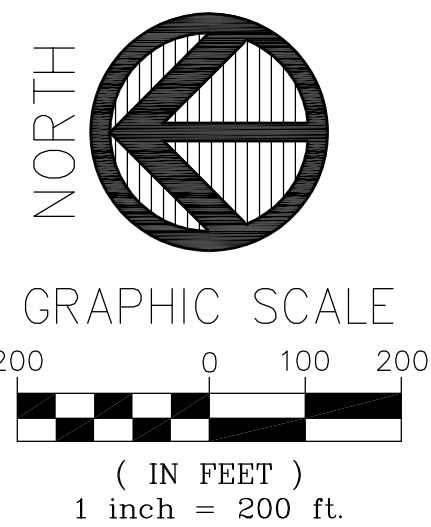
Philip R. Hager
MANAGER
2-16-2024

Exhibit A



L E G E N D

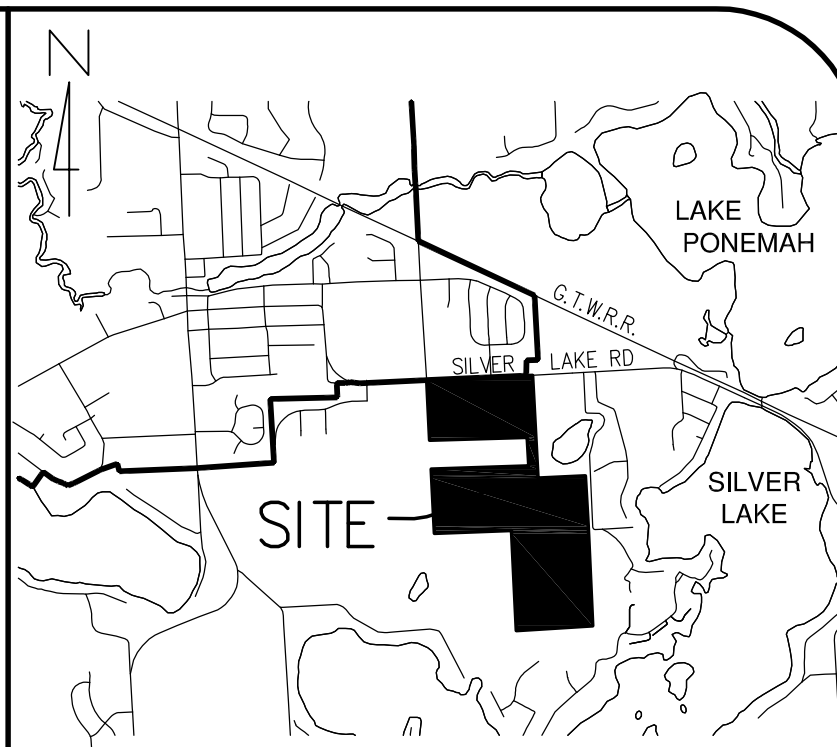
- PROPERTY CORNER
- EX. FLOODPLAIN AREA
- EX. WETLAND AREA
- CONC CONCRETE
- ASPH ASPHALT
- B/B BACK TO BACK
- (R) RECORDED
- (M) MEASURED
- R/W RIGHT-OF-WAY
- EASEMENT IDENTIFICATION ITEM NO.



PROPOSED PARCEL SPLIT FOR
CURTWOOD FARMS

LINDEN, MICHIGAN 48451

PART OF THE WEST 1/2, SECTION 28
T5N-R6E, FENTON TOWNSHIP
GENESEE COUNTY, MICHIGAN



LOCATION MAP

EXISTING LEGAL DESCRIPTIONS: (AS PROVIDED)

THE NORTHWEST 1/4, EXCEPT THEREFROM THE NORTH 108 1/2 RODS OF THE EAST 51 RODS THEREOF; ALSO EXCEPT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 6 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, WHICH IS SOUTH 01 DEGREES 04 MINUTES 51 SECONDS EAST 1049.89 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE EAST 1700.0 FEET; THENCE SOUTH 01 DEGREES 51 SECONDS EAST 1123.16 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION, 500.08 FEET WEST 1700.0 FEET TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 04 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE 500.08 FEET TO A POINT OF BEGINNING.

ALSO DESCRIBED BY SURVEY AS:

PARCEL 1:
PART OF THE NORTHWEST 1/4 OF SECTION 28, T5N-R6E, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE S89°52'47"E ALONG THE NORTH LINE OF SECTION 28 1831.81 FEET; THENCE S00°14'52"E PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SECTION 28 1790.25 FEET; THENCE S89°52'47"E PARALLEL WITH THE NORTH LINE OF SAID SECTION 841.50 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 28 AS OCCUPIED; THENCE S00°14'52"E ALONG SAID 1/4 LINE 884.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28 (CENTER OF SECTION); THENCE N89°50'29"W ALONG THE EAST AND WEST 1/4 LINE OF SECTION 28 AS OCCUPIED 2678.01 FEET TO THE WEST 1/4 CORNER OF SECTION 28; THENCE N00°08'50"W ALONG THE WEST LINE OF SECTION 28, 1123.16 FEET; THENCE S89°03'59"E 1700.00 FEET; THENCE N00°08'50"W 500.08 FEET; THENCE N89°03'59"W 1700.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE N00°08'50"W ALONG SAID WEST LINE 1049.89 FEET TO THE POINT OF BEGINNING, CONTAINING 110.15 ACRES OF LAND.

ALSO THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 24 RODS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 29, T5N, R6E, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN

ALSO DESCRIBED BY SURVEY AS:

PARCEL 2:
PART OF THE SOUTHWEST 1/4 OF SECTION 28, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 28, S89°50'29"E ALONG THE EAST AND WEST 1/4 LINE 1339.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°50'29"E ALONG THE EAST AND WEST 1/4 LINE 1339.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, (CENTER OF SECTION); THENCE S02°00'03"E ALONG THE NORTH AND SOUTH 1/4 AS OCCUPIED 1388.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID POINT ALSO BEING N89°20'10"E 219.80 FEET TO THE NORTHWEST CORNER OF CHATAUX DU LAC CONDOMINIUM AS RECORDED IN LIBER 1551 PAGES 3183 TO 3203 GENESEE COUNTY RECORDS, SAID POINT ALSO REC'D IN WARRANTY DEED INSTRUMENT # 200705070039873 GENESEE COUNTY RECORDS; THENCE SOUTH, WEST, AND NORTH ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: S00°04'35"W ALONG THE NORTH AND SOUTH 1/4 LINE 396.00 FEET; THENCE S89°24'30"W 1369.94 FEET TO A POINT THAT IS S00°38'42"W 264.00 FEET TO THE MOST NORTHWESTERLY CORNER OF PAVILLION ON PINE LAKE CONDOMINIUM AS RECORDED IN LIBER 3523 PAGES 820 TO 859 OF GENESEE COUNTY RECORDS; THENCE N00°30'05"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 396.00 FEET; THENCE N00°30'05"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 1123.25 FEET TO THE POINT OF BEGINNING, CONTAINING 54.39 ACRES OF LAND.

PROPOSED LEGAL DESCRIPTIONS:

PROPOSED PARCEL 3

PART OF THE WEST 1/2 OF SECTION 28, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S89°52'47"E ALONG THE NORTH LINE OF SECTION 28, A DISTANCE OF 1631.81 FEET; THENCE S00°08'50"E 1072.97 FEET; THENCE N89°03'59"W 1632.08 FEET; THENCE N00°08'50"W 1049.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 39.76 ACRES OF LAND.

REMAINING PARCEL 1

PART OF THE WEST 1/2 OF SECTION 28, T5N-R6E, FENTON TOWNSHIP, GENESEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST OF SAID SECTION 28; THENCE S00°08'50"E ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 1549.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°03'59"E 1700.00 FEET; THENCE N00°08'50"W 500.00 FEET; THENCE N89°03'59"W 67.92 FEET; THENCE N00°08'50"W 1072.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 28; THENCE S89°52'47"E ALONG SAID LINE, 200.00 FEET; THENCE S00°14'52"E 1310.25 FEET; THENCE S89°52'47"E 841.50 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 28; THENCE S00°14'52"E 1364.70 FEET TO THE CENTER OF SECTION 28; THENCE N89°50'29"W, ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 28, A DISTANCE OF 2678.01 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE N00°08'50"W ALONG THE WEST LINE OF SECTION 28, A DISTANCE OF 1123.25 FEET TO THE POINT OF BEGINNING; CONTAINING 79.66 ACRES OF LAND.

SURVEYORS NOTES:

- THE BEARINGS ARE BASED ON A PREVIOUS SURVEY DONE BY RICHARD H KRAFT SURVEYING & ENGINEERING, INC.
- THERE ARE NO OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, OTHER THAN THE IMPROVEMENTS THAT ARE SHOWN HEREON ON THE ACCOMPANYING DRAWINGS.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY. THERE ARE TWO OLD SILO'S ON SUBJECT PROPERTY.
- THERE WAS NO ENVIRONMENTAL ASSESSMENT OR AUDIT THAT WAS PERFORMED ON THIS SITE THAT WAS DONE BY THIS FIRM.
- BY GRAPHIC PLOTTING ONLY, THERE ARE WETLANDS ON THE SUBJECT PROPERTY. THE LIMITS OF THE WETLANDS SHOWN ON THIS DRAWING WERE OBTAINED FROM THE NATIONAL WETLAND INVENTORY MAPS.
- BY GRAPHIC PLOTTING ONLY, PART THIS PROPERTY IS LOCATED WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), AREAS DETERMINED TO BE WITHIN OF THE 1% ANNUAL CHANCE FLOOD, AS PER THE FLOOD INSURANCE RATE MAP NUMBER 26049C0417D, PANEL NO. 417 OF 475, EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- PER OBSERVATION, THERE WAS NO EVIDENCE OF EARTH MOVING, OR BUILDING CONSTRUCTION/ADDITIONS, OR ANY CEMETERIES ON SUBJECT PROPERTY.
- PER OBSERVATION, THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES, AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PER OBSERVATION, THIS SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: GAS, ELECTRIC, TELEPHONE, PUBLIC WATERMAIN, PUBLIC SANITARY SEWER, AND SURFACE WATER DRAINAGE, EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.
- THE SUBJECT PROPERTY IS ZONED AG (AGRICULTURAL) AS PER THE FENTON CHARTER TOWNSHIP ZONING MAP, GENESEE COUNTY, MICHIGAN, INFORMATION NOT PROVIDED BY THE INSURER.
- THE N-S 1/4 LINE PER UNRECORDED SURVEY FROM "REAL ESTATE CONSULTING ENGINEERS" JOB NO. S05-139, APRIL 2006. OVERLAP NOT SHOWN IN ASSIGNMENT OF MORTGAGE INSTRUMENT NO. 200904240034254.
- A COMPLETE BOUNDARY SURVEY WILL BE DONE ONCE THE TOWNSHIP APPROVES THE PARCEL SPLIT.

- RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES. (APPLIES TO SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- EASEMENT GRANTED TO GTE NORTH, INC., DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2529, PAGE 903, GENESEE COUNTY RECORDS. (APPLIES TO SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- DRAINAGE EASEMENT CREATED BY INSTRUMENT RECORDED IN INSTRUMENT NUMBER 200205080056939 AND 200307010089835, GENESEE COUNTY RECORDS. (APPLIES TO SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- EASEMENT GRANTED TO CONSUMERS POWER COMPANY DISCLOSED BY INSTRUMENT RECORDED IN LIBER 534, PAGE 482, GENESEE COUNTY RECORDS. (APPLIES TO SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- SURFACE WATER DRAINAGE EASEMENT CREATED BY INSTRUMENT RECORDED IN LIBER 679, PAGES 399, GENESEE COUNTY RECORDS (APPLIES TO SUBJECT PROPERTY, AS SHOWN ON SURVEY)
- THE LOAN POLICY TO BE ISSUED PURSUANT TO THIS COMMITMENT SHALL BE ISSUED WITH ALTA ENDORSEMENT 9.1-06, 3-06, 17-06, 18.1-06, 19-06, 26-06 & 39-06.

SCALE: 1"=200'

PREPARED FOR:
CURTWOOD FARMS L.L.C.
LINDEN MICHIGAN
SILVER LAKE ROAD
LINDEN MI 48451

PART OF THE WEST 1/2, SECTION 28,
T5N-R6E, FENTON TOWNSHIP,
GENESEE COUNTY, MICHIGAN



DPS, INC
SURVEYING & ENGINEERING
3189 MANN ROAD
WATERFORD, MI 48329
PHONE: 810.701.9418
EMAIL: DPSINC14@MSN.COM

PROPOSED PARCEL SPLIT FOR:
CURTWOOD FARMS
LINDEN, MICHIGAN 48451

REVISIONS	DRN. BY:	MJW	5.15.23	SHEET NO:
	FLD. BY:	BS	"	1 of 1
	CHK'D BY:	BS	"	
	APPR BY:	BS	"	

CHARTER TOWNSHIP OF FENTON

12060 Mantawauka Drive
Fenton, MI 48430-8817

Vince L. Lorraine, Supervisor
Robert E. Krug, Clerk
John R. Tucker, Treasurer
Mark A. Goupil, Trustee



Phone: (810) 629-1537

Fax: (810) 629-9736

Website: www.fentontownship.org

E-mail: info@fentontownship.org

Kade C. Katrak, Trustee
Robert C. Kesler, Trustee
Christine M. Reid, Trustee

Elevated Water Storage Tank

APPLICATION

NUMBER

SPR24-001

PUBLIC HEARING

DATE:

APPLICANT/PROPERTY OWNER:

UN ASSOC OF JOURNEYMEN & APPRENTICE

PROPERTY ADDRESS/LOCATION:

2151 W Thompson Road

06-02-400-010

BRIEF SUMMARY OF REQUEST

The applicant is seeking Site Plan Approval for a 7,705 sq.ft. addition to the UA Local 370 Union Hall for event space.



MAP SOURCE: Fenton Township GIS 2024

EXISTING ZONING:	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
M-1	33,228 sq.ft, Union Hall	North: M-2 Mott College South: R-4 Residential East: M-1 Industrial West: R-4 Vacant	Addition to Union Hall for event space	14.31 acres

FUTURE LAND USE CLASSIFICATION	COMPATIBILITY with the MATER PLAN
Mixed Use	The intent is to cluster development on major corridors to increase accessibility for residents who wish to reach a range of services. Industrial and commercial have been subsumed into this classification.

COMPATIBILITY with the ZONING ORDINANCE

Union Halls are a permitted use in the M-1 Zoning District.

Setbacks	Required	Provided
Front	25 ft.	80 feet to Thompson Road (Existing)
Rear	20 ft.	525 feet to south property line
Side	20 ft.	97 feet to east property line(Existing) 350 feet to west property line (Existing)

Building	Required	Provided
Max Lot Coverage	N/A	.06 %
Max Building Height	40 ft.	14 feet for addition

Parking	Required	Provided
Spaces	Office: 1 per 200 sq. ft. of usable floor area Education: per teacher and staff member on largest shift*, plus 1 per 8 seats permitted based on maximum occupancy Assembly Hall: 1 per 2 seats based upon maximum seating capacity in the main place of assembly therein, plus 1 for every 2 employees	28 parking spaces for Office use 22 spaces for Training use Total 112 spaces provided An area has been reserved for more parking if needed.
Maneuvering Lanes	24 ft	24 Feet

Similar uses and requirements

In the case of a use not specifically mentioned, the parking requirement of a use listed in table 6-1 that is expected to generate similar off-street parking demands will be used. The selection of a similar use will be made by the Planning Commission for developments requiring site plan review. All other cases will be handled by the Zoning Administrator.

Parking for events

For infrequent events held at places of assembly (including but not limited to churches, clubs, and

lodges) which generate a higher parking demand than normal, parking may be provided in a temporary, unimproved overflow parking area on site. Parking for such events shall not be on the street.

Joint use

Parking spaces already provided to meet off-street parking requirements for one use and lying within five hundred (500) feet of another use with demonstrably offsetting hours of operation may be used to meet not more than fifty (50) percent of the off-street parking requirements of the other use, with Planning Commission approval as part of site plan review.

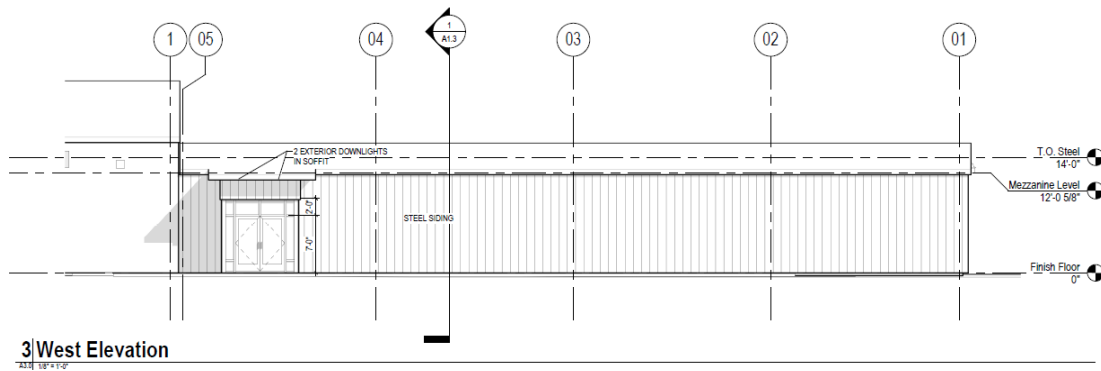
Landscaping	Required	Provided
Greenbelt	1 Canopy Tree per 30 Linear Feet of Frontage 656 feet of frontage Thompson Rd= 22 canopy trees	There are existing trees in the greenbelt area. The size and type of trees must be indicated on the landscape plan prior to final approval to confirm compliance.
Section 10.07 Site Landscape Requirement	10%	Over 10% of area undisturbed is wooded. Additional information will be required to determine if this condition is met.
Dumpster Enclosure		Plans note existing fenced trash area.

Sidewalks

Section 8.06.A allows the Planning Commission to require sidewalks along county primary roads such as Fenton Road. The Thompson Road Corridor Plan requires a 10-foot pathway along the south side of Thompson Road. The plans note a “Future Trail Addition by Township”.

Elevations





SECTION 8.06 Standards for site plan approval

All approved site plans shall comply with the appropriate zoning district regulations, parking requirements, general provisions and other requirements of this Ordinance as they apply to the proposed site plan. In addition, each site plan shall comply with the following requirements:

- A. The Planning Commission may require sidewalks when it determines they are needed to promote pedestrian safety. All lots fronting on county primary roads will be required to provide sidewalks on that portion of the lot fronting on such a road. The Planning Commission may waive or modify this requirement if circumstances make provision of such a sidewalk impractical or not in the public interest. Sidewalks and other walkways, driveways, parking areas, loading areas and maneuvering lanes will be designed to promote traffic safety, minimize turning movement conflicts, eliminate the stacking of cars within the public right-of-way, minimize vehicle/pedestrian conflicts, provide adequate access for fire, police, ambulance and other emergency services personnel, minimize the number of driveways with access onto major streets, promote adequate spacing between driveways, ensure adequate geometric design of streets and promote shared access.

(Amended: Ord. No. 670, 7-24-06)

- B. Adequate transition areas or buffers will be provided between land uses to minimize off-site conflicts due to noise, light, smoke, odor or other nuisances and to maintain physical attractiveness.
- C. Storm water facilities will be adequate to handle any increased water run-off, which will be minimized through the use of storm water retention facilities with provisions for filtration when possible. The use of parking lots as detention basins will be

prohibited except that underground storage structures may be permitted if it is determined that no reasonable alternative exists. The site shall be designed to ensure that there will be no increase in runoff onto adjacent sites or that existing drainage patterns are not harmed, and shall comply with the Township's Storm Water Management Ordinance.

- D. Physical improvements including sidewalks, drives and parking areas shall be built to adequate standards to minimize premature deterioration.
- E. Sites at which hazardous substances are stored, used or generated shall be designed to prevent spill or discharges to the air, surface of the ground, groundwater, streams, drains or wetlands. Secondary containment for above ground storage of hazardous material shall be provided.
- F. Existing high quality and mature trees on the site will be preserved when possible.
- G. Compliance with other governmental agencies' rules and requirements.

Potential Actions by the Planning Commission

Based on a review of the existing conditions and submitted information, the Planning Commission may consider the following actions:

- Ask the Applicant to revise and resubmit their application to address any concerns brought up during the review of the findings of fact for the basis of determination;
- Deny the request for not meeting requirements of the basis of determination;
- Approve the Preliminary Site Plan with Conditions based on the findings of fact; or
- Approve the application as submitted.



Application No: _____
Date Filed: _____
Hearing Date: _____
Review Fee: _____

CHARTER TOWNSHIP OF FENTON SITE PLAN REVIEW APPLICATION

Applicant Information

Email: _____

Name:		Date:
Address:		Phone:
City:	State:	ZIP:

Property Owner (if different from applicant-if more than 1, list on separate sheet)

Name:		Date:
Address:		Phone:
City:	State:	ZIP:

Property for which Site Plan Review is Requested

Street Address:	
Location:	
Parcel ID #: 0602400010	Zoning District:

Type of Development Proposed

Development Type:	Number of Units:
-------------------	------------------

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for Township Officials and/or Township Staff to conduct on-site inspection.

David S. Gaudet
Signature of Property Owner

Print Name

[Signature]
Signature of Applicant

Print Name

Date

3/31/2002

----- FENTON TOWNSHIP OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE -----

Copies of Site Plan sent for review:

Date: Sent to Fire Department
Comments: _____

Date: Sent to Township Engineer
Other Dates: _____

Comments: _____

Planning Commission Decision Preliminary Review

☐
☐

Approved
Approved with Conditions

☐
☐

Date of Hearing _____ Time
Denied
Other: _____

Conditions: _____

Planning Commission Decision Final Review

☐
☐

Approved
Approved with Conditions

☐
☐

Date of Hearing _____ Time
Denied
Other: _____

Conditions: _____

Regular Planning Commission Meetings
are held at 6:00 p.m. the 2nd and 4th Thursday of every month
in the meeting room of the
Fenton Township Civic Community Center
12060 Mantawauka
Fenton, MI 48430
810 629-1537

The deadline for filing applications is one month prior to the regularly scheduled meeting. This is to allow enough time to meet requirements for public notice.

HEARING WILL NOT BE SCHEDULED UNLESS ALL INFORMATION IS
SUBMITTED AND FEE PAID BY THIS DEADLINE

Property must be staked with 2 X 4 – 4 ft. high stakes at the corners on the road
Proposed construction must also be staked (if applicable)

PLANNING COMMISSION WILL NOT ACT ON PROPERTY NOT STAKED

The applicant must submit the following:

1. Completed application form (reverse side of this sheet)
2. Letter of intent
3. Proof of ownership - DEED
4. 12 sealed copies of the site plan in accordance with Article 8
5. Completed check lists
6. Fee (\$400.00 Com./Ind. Single/Multi-Family dev. \$100.00 + \$10.00 per unit)

Property owner must attend all Township meetings or be represented by a person with **notarized** letter of representation to act on behalf of owner.

SITE PLAN INFORMATION CHECK LIST

Items that appear in **bold type** must be included in a site plan submitted for preliminary review.

ALL information must be included with a final site plan unless the requirement is waved by the Planning Commission as authorized in Article 8.

Explanation line must be filled out and the check list must be signed.


	Provided	Not Provided	Not Applicable	Explanation
A. Miscellaneous information				
1 Number of dwelling units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Gross square footage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Number of bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 Number of employees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5 Gross acreage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6 Buildable area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7 Lot coverage as a % of total area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8 Density - Dwelling unit per acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9 Parking calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10 Scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11 North arrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12 Location map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13 Lot dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14 Lot square footages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. Location of proposed and existing buildings with setbacks				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. Vehicular & pedestrian circulation features				
1 Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Drives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 Streets and driveways within 100-ft. of the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. Location dimensions and type of surface				
1 Parking spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Maneuvering lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Loading spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Location, dimensions and proposed use of all recreation areas				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F. Location of all proposed - separate sheet:				
1 Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Fences and/or walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Signage include size & lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G. Height and dimensions of all structures				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
H. Front, rear and side elevation of a typical proposed structure				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
I. Location and capacity of public or private				
1 Water lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2 Sanitary sewer lines & capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3 Storm sewer lines, open drains, detention/retention structures, storm sump leads including storm calculations based on the 100 year storm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4 Solid waste facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Provided	Not Provided	Not Applicable	Explanation
J. Location intensity and orientation of all lighting				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

K. Zoning of adjacent property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
L. Buildings within 100-ft. of the boundary of the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
M. Existing natural features				
1 Streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
2 Marshes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
3 Ponds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
4 100-year floodplain boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
5 Limits of any wetland including attachment of a wetland determination by a recognized consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
6 Note if the site is within 500-ft. of a lake, river, stream, drainage course or other waterway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
7 Significant wood lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
N. Outdoor storage or activity areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
O. Soil information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
P. Existing & proposed grades at 2-ft. intervals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Q. Proposed drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
R. Cross section showing construction of drives and parking areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
S. Floor plan showing existing & proposed use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
T. Location of trash receptacles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
U. Designation of fire lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
V. Listing of type, quantity, storage location & secondary containment provisions for any hazardous material stored or used on the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
W. Completed State and County Environment Permits checklist provided by the Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
X. Assessment letter for Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Y. Copy of the Master Deed (condo projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Make sure you have filled in the Explanation portion of this check list:

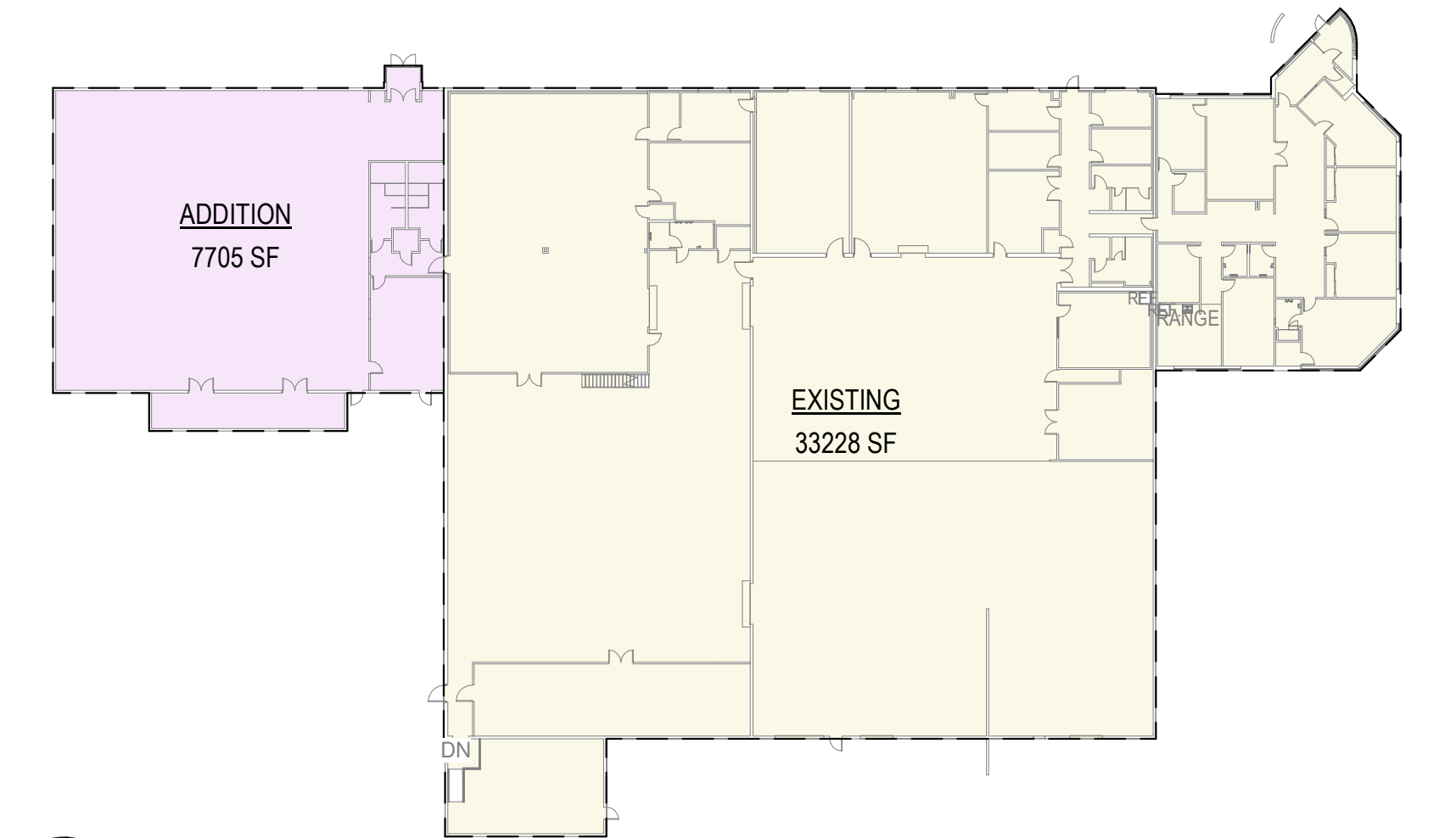
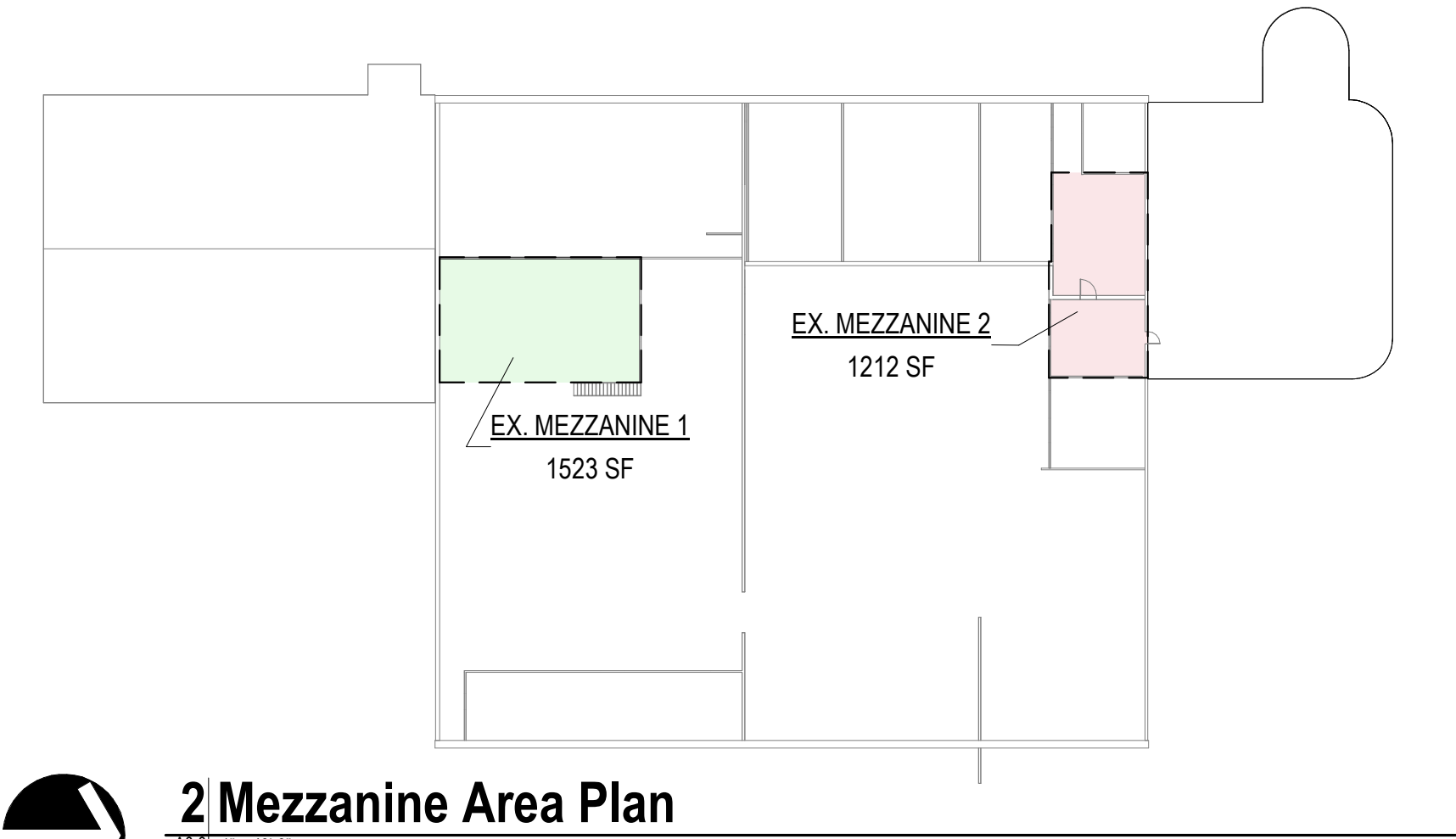
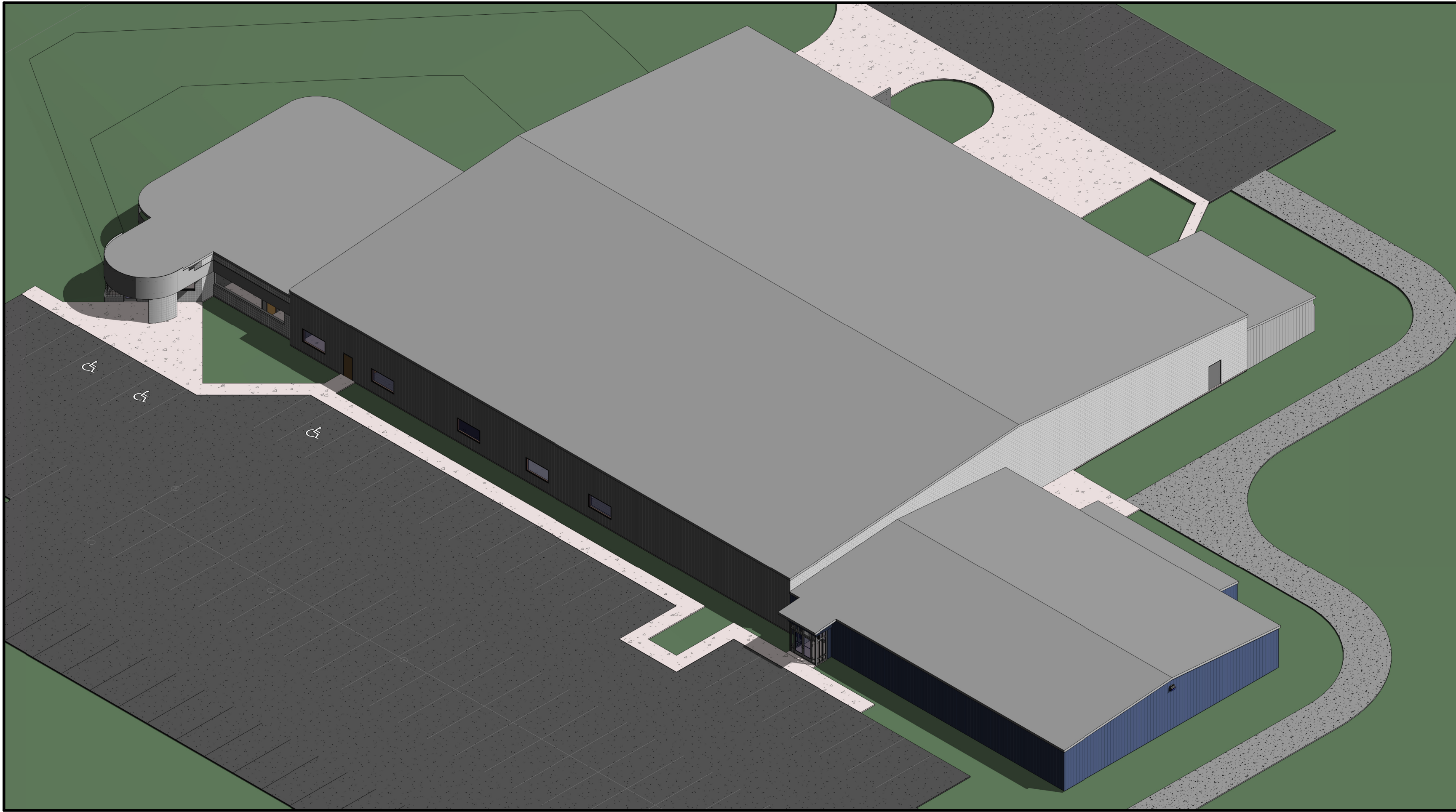
Name of person preparing the check list (please print):

Revised 5-19-03


 Signature of person preparing the check list

UA Local 370 Union Hall Addition

2151 W Thompson Rd, Fenton, MI 48430



AREA SCHEDULE		
NO.	NAME	AREA
1	EXISTING	33228 SF
2	ADDITION	7705 SF
3	EX. MEZZANINE 1	1523 SF
4	EX. MEZZANINE 2	1212 SF
Grand total		43668 SF

PROJECT TEAM

ARCHITECT

SEDGEWICK + FERWEDA ARCHITECTS
CONTACT: JEFFREY S. FERWEDA, AIA
410 EAST COURT STREET
FLINT, MICHIGAN 48503
T: 810-238-9647
JEFFREY@SFARCH.US

OWNER

UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES OF THE PLUMBING AND PIPEFITTING INDUSTRY OF THE UNITED STATES AND CANADA, LOCAL UNION 370
CONTACT: DAN GAUDET, BUSINESS MANAGER
2151 WEST THOMPSON ROAD
FENTON, MICHIGAN 48430
T: 810-280-9013
dgaudet@ualocal370.org

BUILDING DATA

BUILDING AREA:	EXISTING BUILDING: 35,963 SF ADDITION: 7,705 SF TOTAL: 43,668 SQ FT
PROPOSED USE:	B-BUSINESS
CONSTRUCTION TYPE:	MBC TYPE II B (NON-COMBUSTABLE UNPROTECTED) NFPA 11-000
AREA LIMITATIONS:	TABLE 504.4 3 STORIES NON-SPRINKLED BLDG TABLE 506.2 23,000 SQ FT NON-SPRINKLED 1 STORY
BUILDING AREA:	MBC TABLE 506.2 SM LIMITED TO 43500 SQ FT
OCCUPANT LOAD:	MBC TABLE 1004.1.2 EDUCATIONAL NFPA 14.1.7 TABLE 7.3.1.2 xSQ FT/x = x OCCUPANTS CLASSROOM AREA 1/50 SQ FT X 2200 SQ FT = 44 PERSONS MEETING AREA 1/15 SQ FT X 3742 SQ FT = 249 PERSONS OFFICE AREA 1/100 SQ FT X 4274 SQ FT = 43 PERSONS EVENT HALL 1/15 SQ FT X 5959 SQ FT = 398 PERSONS TOTAL = 734 PERSONS NOTE: TYPICAL OCCUPANT LOAD BASED UPON OWNERS OPERATION OFFICE PERSONNEL: 6 PERSONS TEACHERS: 2 PERSONS VOCATIONAL STUDENTS: 20 PERSONS MONTHLY UNION MEETING: 100 PERSONS ANNUAL HOLIDAY EVENT: 240 PERSONS
DEAD END LIMIT:	20' (NON FIRE SUPPRESSED) LIN FT MAX ALLOWED (MBC 1018.4 NFPA 14.2.5.2)
REQUIRED EXITS:	2 REQUIRED MBC 1005.3.1 NFPA 14.2.4.2 2 REQUIRED < 500 OCCUPANTS 2 PROVIDED
FIRE PROTECTION:	NFPA 101 14.3.5.1 NON SPRINKLED LIMITED TO 12,000 SQ FT TRAVEL DISTANCE TO EXIT: 200 LIN FT MAX ALLOWED (MBC 1016.1) 150 LIN FT MAX ALLOWED (NFPA 14.2.6.2) ABC PORTABLE EXTINGUISHERS AS PER NFPA 10 FIRE ALARM AND DETECTION SYSTEM - NOT REQUIRED B < 500 PERSONS FIRE SPRINKLER SYSTEM - NOT REQUIRED FOR BUSINESS USAGE
COMMON PATH OF TRAVEL:	75 LIN FT MAX ALLOWED (MBC 1006.2.1 NFPA 14.2.5.3.1 TABLE 1017.2 200 FT
EGRESS WINDOWS:	NOT REQUIRED MBC 1030 NFPA 14.2.11.1.2
FIRE RATINGS:	CORRIDORS: MBC SECTION 708 1 HR FIRE PARTITION NFPA 14.3.6 UL U419 STUD WALLS UL U905 MASONRY WALLS HORIZONTAL BARRIERS: MBC SECTION 707 2 HR FIRE BARRIERS NFPA 14.2.2.5, 7.2.4.3 UL U419 STUD WALLS UL U905 MASONRY WALLS STAIR ENCLOSURES: 1 HR RATED MBC 1022.1 NFPA 14.2.2.3 FLOORS: 2 HR FIRE RATING UL G250 CONC/MTL DECK/STL JOIST WALL FINISHES: CORRIDOR CLASS 'A' ROOMS CLASS 'B' MBC TABLE 803.11 NFPA 14.3.3.2 FLOOR FINISHES: CORRIDOR AND ROOMS CLASS II MBC SECTION 804 NFPA 14.3.3.3.1 INCIDENTAL USES: NONE MBC TABLE 509 1 HR JANITORS CLOSET NFPA 14.3.2.1 MULTIPLE OCCUPANCIES: FIRE SEPERATION 0 HR MBC TABLE 508.4 NFPA 14.1.4 SPECIAL PROVISIONS:

GENERAL PROJECT AND SITE

PROJECT SUMMARY:

PARCEL ID:	0602400010
LOT SIZE:	12.34 ACRES
PARCEL ZONING:	M-1 LIGHT INDUSTRIAL
SETBACKS:	
FRONT:	25 FT
REAR:	20 FT
SIDE:	20 FT
MIN FRONTAGE:	66 FT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 6 EAST, TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 2, WHICH IS SOUTH 89 DEGREES 08 MINUTES 30 SECONDS WEST 1341.60 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE SOUTH 01 DEGREE 46 MINUTES 00 SECONDS WEST 949.74 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 30 SECONDS WEST 660.51 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 27 SECONDS EAST 85.42 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 55 SECONDS EAST 864.78 FEET TO SAID EAST AND WEST 1/4 LINE; THENCE NORTH 89 DEGREES 08 MINUTES 30 SECONDS EAST ALONG SAID EAST AND WEST 1/4 LINE 651.54 FEET TO THE POINT OF BEGINNING.

PARKING CALCULATIONS

REQUIRED SPACES:

REQUIRED DAYTIME PARKING:
28 OFFICE: 1200 + 1 PER EA. EMPLOYEE
22 TRAINING FACILITY: STAFF + STUDENTS

REQUIRED AFTER HOURS PARKING:
120 ADDITION - EVENT HALL: 240/2

BARRIER FREE SPACES:

3 PROVIDED

TOTAL PARKING PROVIDED:
112 TOTAL SPACES
AN AREA FOR MORE PARKING HAS BEEN RESERVED ON SITE
SHOULD THE NEED ARISE

PLUMBING FIXTURE COUNT

MALE

TOTAL REQUIRED: 2
TOTAL PROVIDED: 3

FEMALE

TOTAL REQUIRED: 2
TOTAL PROVIDED: 3

TOTAL: 6

BUILDING CODES

BUILDING CODES TO REFERENCE
(CHECK ALL TO BE USED)

- ☐ MICHIGAN BUILDING CODE 2015 EDITION
☐ MICHIGAN RESIDENTIAL BUILDING CODE 2015 EDITION
☒ MICHIGAN REHABILITATION CODE 2015 EDITION - LEVEL 2

- ☒ MECHANICAL - MICHIGAN MECHANICAL CODE 2015 EDITION
☒ PLUMBING - MICHIGAN PLUMBING CODE 2018 EDITION
☒ ELECTRICAL - NATIONAL ELECTRICAL CODE 2017 EDITION

☐ MICHIGAN ENERGY CODE - ASHRAE 90.1-2013

☒ NFPA 101 LIFE SAFETY CODE 2015 EDITION

DRAWING INDEX			
SHEET NO.	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
A0.0	Cover Page		
S1.0	Site Plan		
A1.0	First Floor Overall Plan		
A1.1	First Floor Plan		
A3.0	Elevations		

GENERAL NOTES

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY WORK.
- ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

KEY TO DIMENSIONING:

DIMENSIONS SHOWN ARE FROM ROUGH STUD FACE TO ROUGH STUD FACE, ROUGH STUD FACE TO EXTERIOR SHEATHING, ROUGH FACE TO COLUMN CENTERLINE, AND COLUMN CENTERLINE TO COLUMN CENTERLINE, UNLESS NOTED OTHERWISE.

SUMMARY PLANS AND THESE SPECIFICATIONS DELINEATE MATERIALS, ASSEMBLIES, PERFORMANCES AND RESULTS DESIRED. IT IS NOT TO SPELL OUT MATERIALS AND METHODS IN DETAIL. CONTRACTOR TO PROVIDE A BUILDING READY FOR OCCUPANCY WITH ALL SYSTEMS FUNCTIONING.

SCOPE OF WORK INCLUDES ARCHITECTURAL. FURNISH ALL LABOR, MATERIALS, SUPERVISION SERVICES FOR A COMPLETE AND FINISHED PIECE OF WORK IN COMPLIANCE WITH PLANS AND SPECIFICATIONS.

MATERIALS COMPLIANCE WITH INDUSTRY SPECIFICATIONS. FURNISH, INSTALL, AND/OR ERECT ALL MATERIALS AND SYSTEMS AS PER MANUFACTURER'S RECOMMENDATIONS, TESTING SOCIETY STANDARDS, AND GOVERNING CODES AND REGULATIONS.

PROJECT COORDINATION CONTRACTOR TO EXAMINE SITE, COMPARE WORK CALLED FOR, WITH THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES FOUND, NOTIFY ARCHITECT.

CONTRACTOR TO COORDINATE ALL WORK FOR ALL TRADES USED ON PROJECT. PROVIDE SUPERVISION WITH COMPETENT PERSONNEL AT JOB SITE. TO PROVIDE AND PAY FOR ALL PERMITS, BONDS, INSPECTIONS, OR OTHER FEES REQUIRED BY LOCAL GOVERNING AUTHORITIES, AND PUBLIC UTILITIES. SUCH COSTS TO BE INCLUDED IN THE BID.

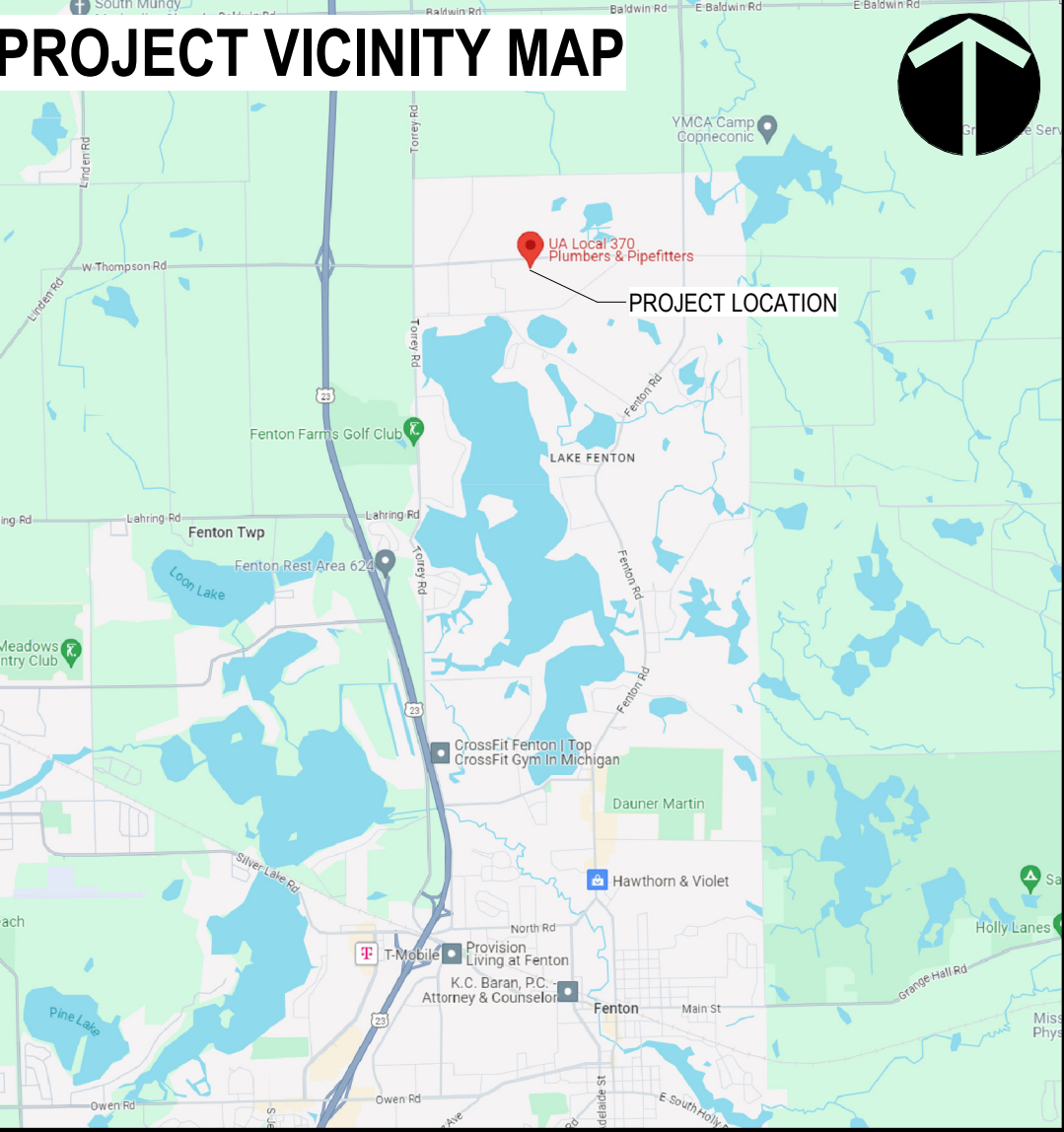
SAFETY GENERAL SAFETY RULES AND REGULATIONS FOR CONSTRUCTION, AS PER CONSTRUCTION SAFETY ACT #89, PUBLIC ACTS OF 1963 AS REVISED AND/OR AMENDED, APPLY IN FULL TO THIS PROJECT, IN ADDITION TO OSHA AND MIOSHA REQUIREMENTS.

PROJECT CLOSEOUT CONTRACTOR TO PROVIDE GUARANTEES AND WARRANTIES ON ALL WORK DONE TOGETHER WITH ONE YEAR WRITTEN GUARANTEE AGAINST DEFECTS DUE TO LABOR AND MATERIALS. BE RESPONSIBLE FOR ALL GENERAL CLEANUP. REMOVE ALL DRIPPINGS, FOREIGN MATERIALS, AND SOULS FROM ALL VISIBLE SURFACES. WASH EXTERIORS OF WINDOWS PRIOR TO DELIVERY TO OWNER.

EQUAL OPPORTUNITY. CONTRACTOR TO INSURE THAT EMPLOYEES AND APPLICANTS FOR EMPLOYMENT ARE NOT DISCRIMINATED AGAINST BECAUSE OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGINS. SUCH NON-DISCRIMINATION SHALL BE ACCORDANCE WITH EXECUTIVE ORDER 11246, EQUAL EMPLOYMENT OPPORTUNITY. CONTRACTOR TO COMPLY WITH EQUAL OPPORTUNITY AND AFFIRMATIVE ACTIONS AS LISTED IN AFORESAID ACT OF 1965. CONTRACTOR SHALL POST IN A CONSPICUOUS PLACE, NOTICE OF SECTION 202 OF SAID ORDER. THIS IS AN EQUAL OPPORTUNITY PROJECT.

OWNERSHIP OF DRAWINGS

ALL PLANS, DRAWINGS, AND SPECIFICATIONS (THE DOCUMENTS) ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. OWNER SHALL NOT USE THE DOCUMENTS ON OTHER PROJECTS, FOR EXTENSIONS OR ADDITIONS TO THE PROJECT, OR FOR THE COMPLETION OF THE PROJECT BY OTHER EXCEPT IN AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER. THE OWNER SHALL HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, ACTIONS, CAUSE OF ACTIONS, LIABILITY, LOSSES, DAMAGES, COST AND EXPENSE, INCLUDING ATTORNEY'S FEES AND COSTS ARISING FROM SUCH UNAUTHORIZED USE. REPRODUCTION COPIES CAN BE PROVIDED AT THE OWNERS REQUEST AND EXPENSE.



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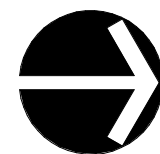
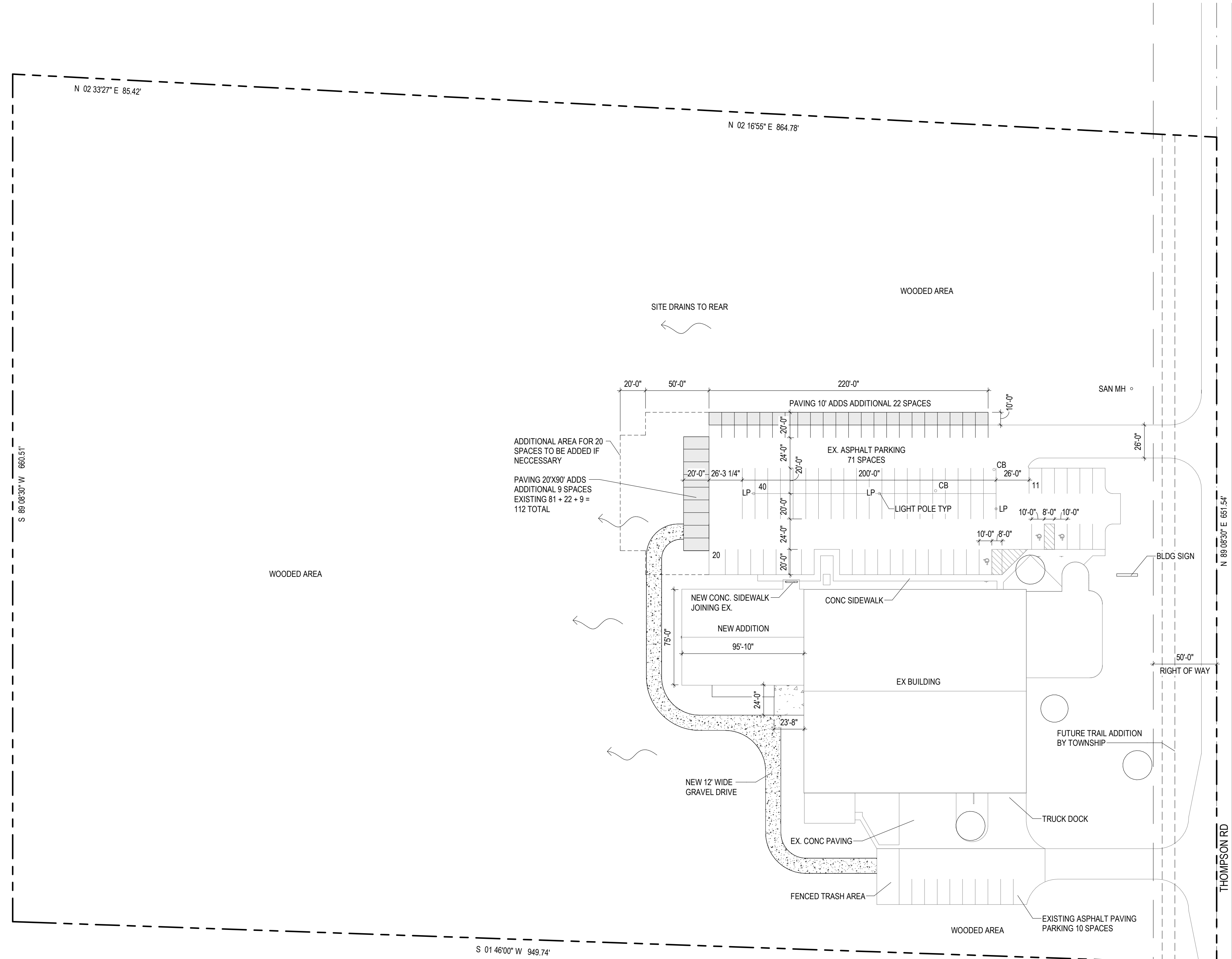


REVISIONS	
Date	Description

Project
UA Local 370 Union Hall Addition
2151 W Thompson Rd, Fenton, MI 48430

DRAWN BY:	LJK
CHECKED BY:	JSF
PROJECT NUMBER	24-005
DATE	04/02/24
SCALE	1" = 40'-0"
SHEET NUMBER	A0.0

Drawing
Cover Page



1 | Site Plan

\$1.0 | 1" = 50'-0"

DRAWN BY: SJS
CHECKED BY: JSF

PROJECT NUMBER **24-005**
DATE **04/02/24**
SCALE **1" = 50'-0"**
SHEET NUMBER

\$1.0

Project

UA Local 370 Union Hall Addition
2151 W Thompson Rd, Fenton, MI 48430

Drawing

Site Plan



ARCHITECT

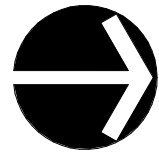
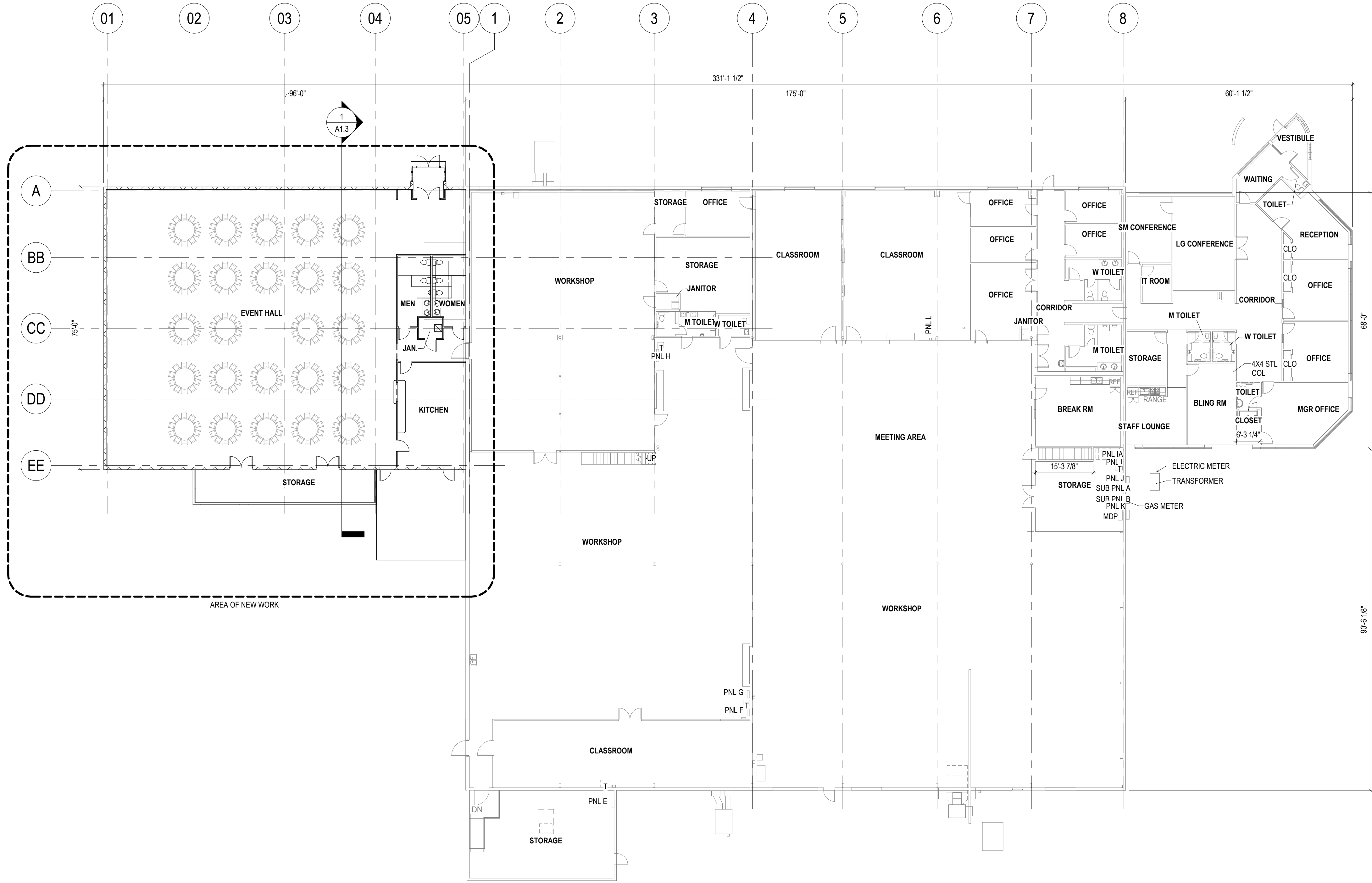
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REVISIONS

[illegible]



1 Proposed First Floor Plan

A1.0 1/16" = 1'-0"

GENERAL FLOOR PLAN LEGEND	
	PROPOSED WALL TO 6" ABOVE CEILING
	PROPOSED DEMOLISHED WALL
	PROPOSED 1-HR RATED ASSEMBLY
	PROPOSED PARTIAL HT. WALL
	EX. WALL
	WALL TYPE TAG NOTE: ALL WALLS IN INDIVIDUAL ROOMS SAME TYPE U.N.O.
	SEMI-RECESSED FIRE EXTINGUISHER CABINET

SEAL OF ARCHITECT

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Date	Description

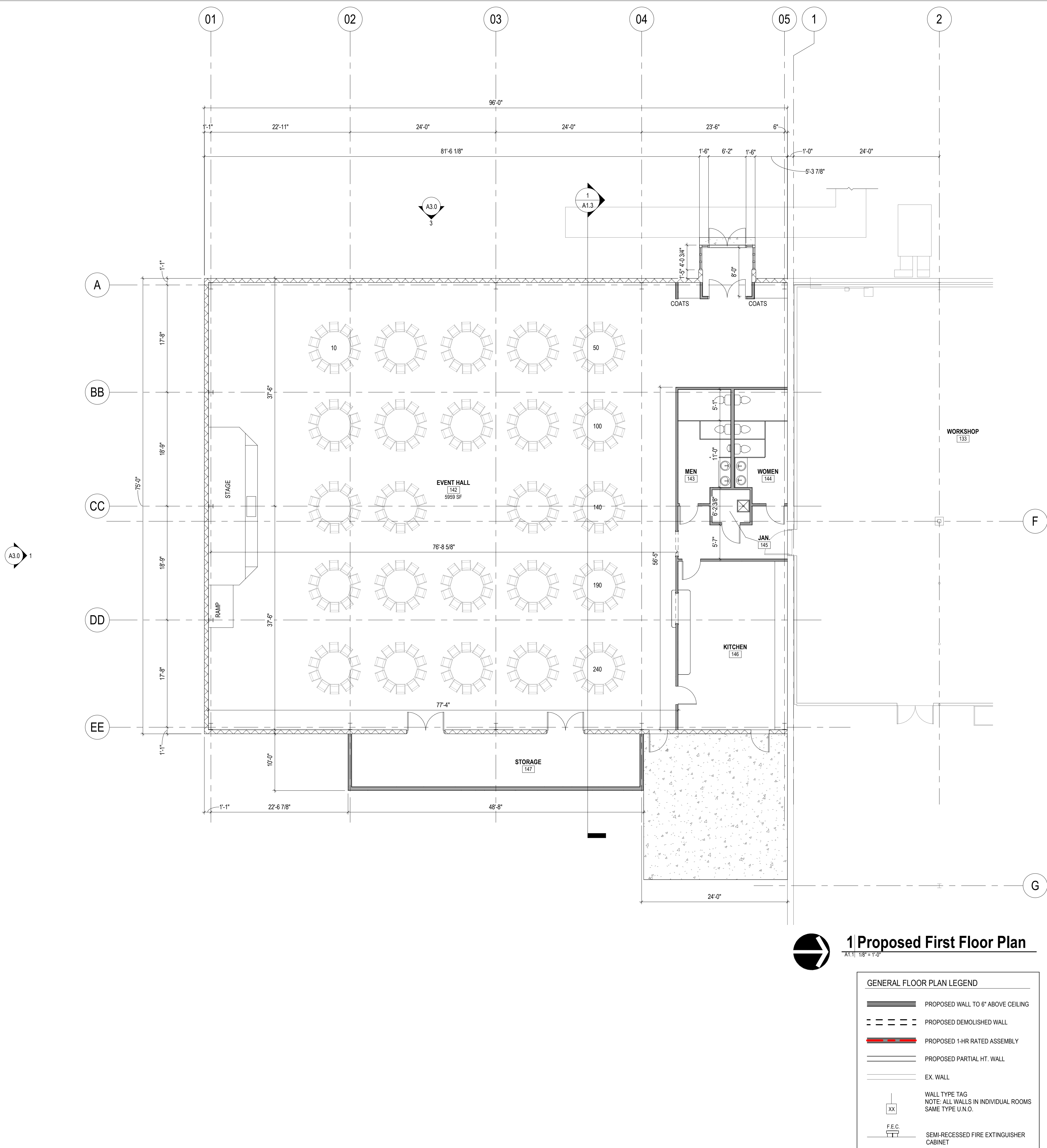
Project
UA Local 370 Union Hall Addition
2151 W Thompson Rd, Fenton, MI 48430

Drawing
First Floor Overall Plan

DRAWN BY: SJS
CHECKED BY: JSF

PROJECT NUMBER **24-005**
DATE **04/02/24**
SCALE **As indicated**
SHEET NUMBER

A1.0



SEAL OF ARCHITECT

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REVISIONS	
Date	Description

Project

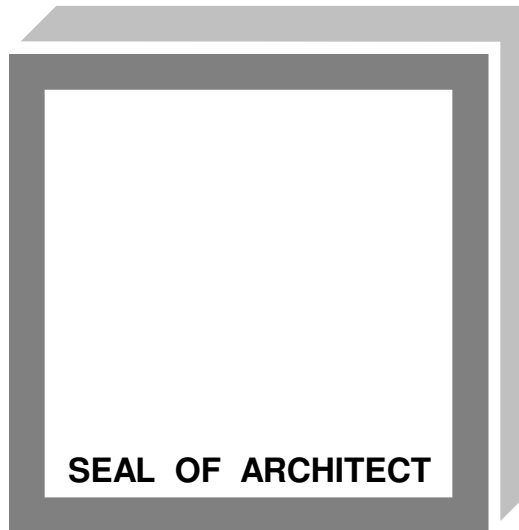
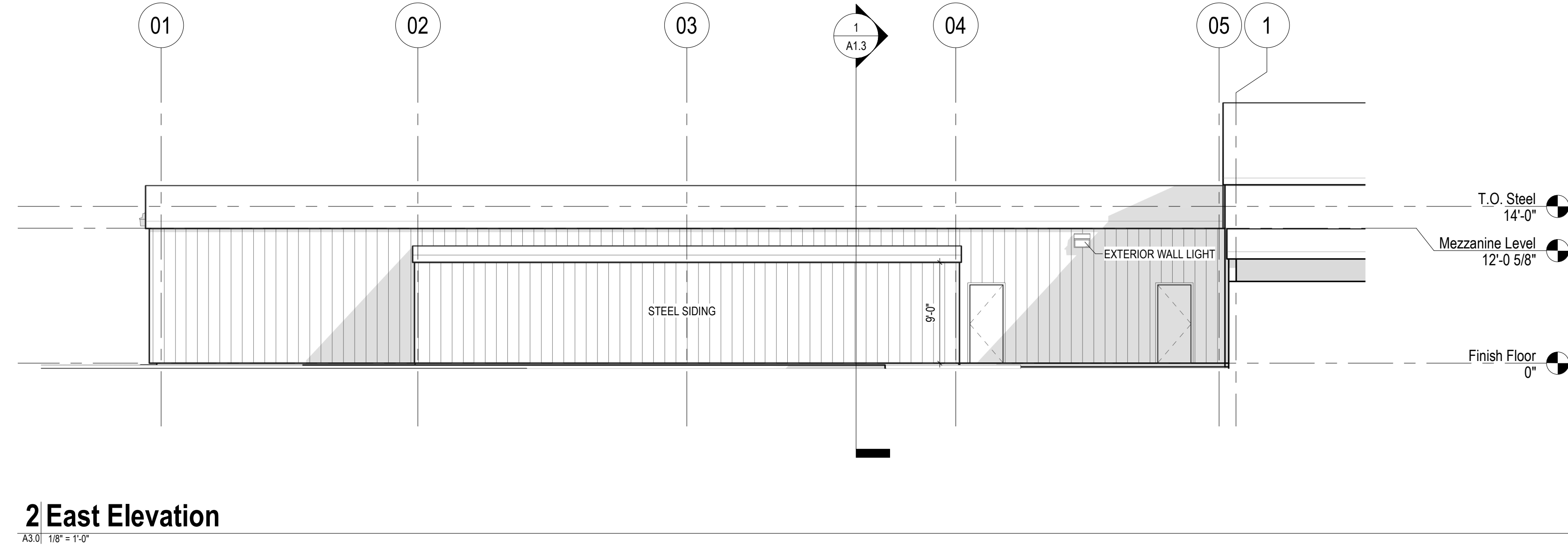
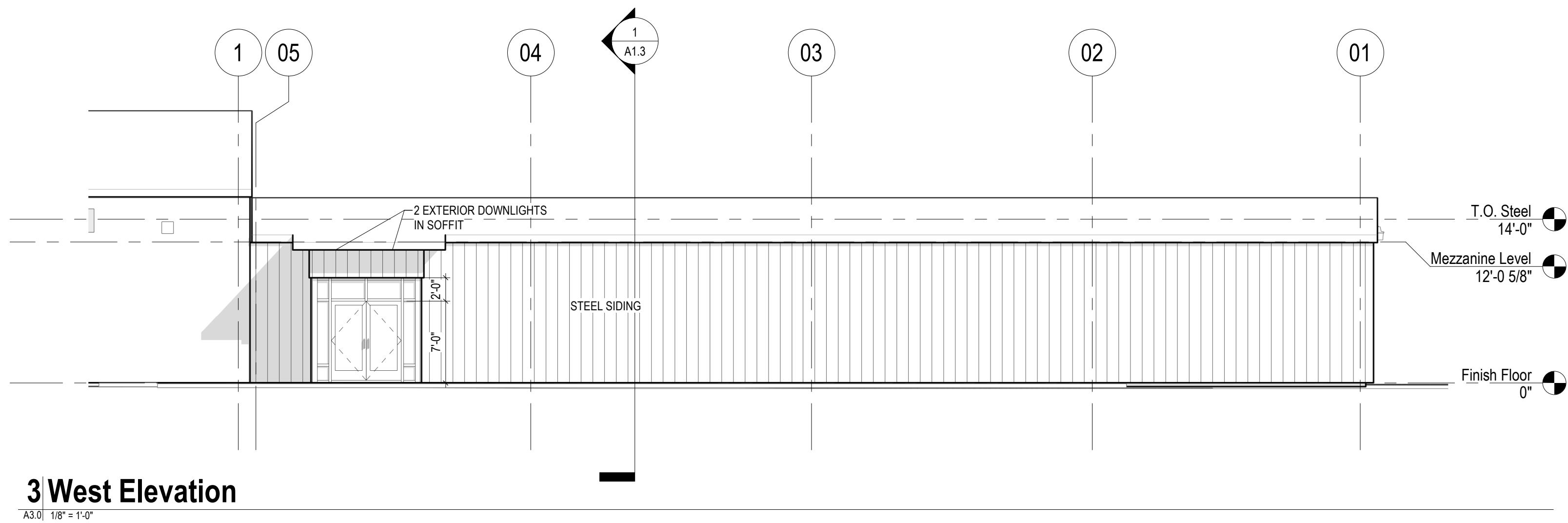
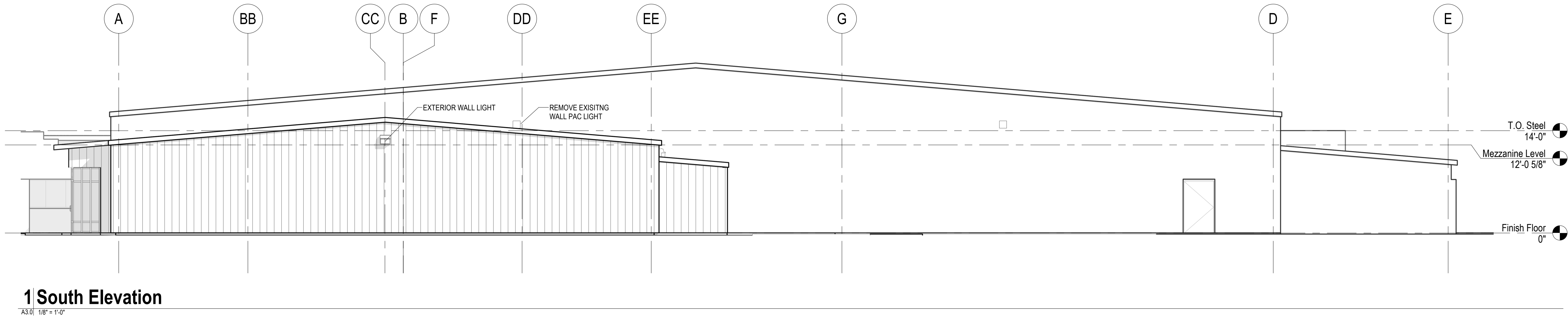
UA Local 370 Union Hall Addition
2151 W Thompson Rd, Fenton, MI 48430

Drawing

First Floor Plan

DRAWN BY: SJS
CHECKED BY: JSF

PROJECT NUMBER **24-005**
DATE **04/02/24**
SCALE **As indicated**
SHEET NUMBER **A1.1**



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REVISIONS	
Date	Description

Project

UA Local 370 Union Hall Addition
2151 W Thompson Rd, Fenton, MI 48430

Drawing

Elevations

DRAWN BY: SJS
CHECKED BY: JSF

PROJECT NUMBER 24-005
DATE 04/02/24
SCALE 1/8" = 1'-0"
SHEET NUMBER

A3.0

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF MARCH 28, 2024

The meeting was called to order at 6:00 pm.

ROLL CALL:

Present: Forsberg, Tucker, McGuirk, Cypher, Lewis

Others Present: Zoning Administrator Deem

Absent: Pfeiffer, Marko

APPROVAL OF AGENDA:

Motion to approve the agenda as submitted:

Motion: Cypher
Second: Forsberg
Ayes: Marko, Cypher, McGuirk, Forsberg, Tucker
Nays: None
Absent: Pfeiffer, Lewis

NEW BUSINESS:

Z023-005 Sign Ordinance: Proposed amendments to the Fenton Township Ordinance No. 693, Sign Regulations to regulate signs within Fenton Township.

Mr. Deem provided an update on the Sign Ordinance amendments, stating that the Township Board reviewed the draft sign ordinance at their March 5th meeting. The Township Attorney provided a letter with comments regarding the draft ordinance. Based on discussion, the Township Board passed a 90 moratorium on the issuing of new sign permits to allow more time for the Planning Commission to review the sign ordinance and address the comments provided by the Attorney.

Mr. Deem noted that he revised the Sign Ordinance based on recommendations from the Township Attorney. Additional Attorney Comments should be reviewed by the Planning Commission. The Planning Commission reviewed the comments and suggested the following changes:

- Exempt lawful billboards from prohibited signs that contain off-premise commercial content;
- Include light intensity standards to section 7.3;
- Remove the condition that digital signs shall not use red as the predominate color;
- Remove the restriction of a digital sign being limited to 50% of a sign face;
- The non-conforming sign section should be expanded based on examples from Van Buren Township discussed during the meeting; and
- Section 11. Variances should remove the additional three standards for approval and should follow the standard variance procedure.

The Planning Commission requested the Township Attorney attend the April 25, 2024 meeting to further review the Sign Ordinance.

Z024-001 Reapplication of Variance: Proposed amendments to the Fenton Township Zoning Ordinance to create regulations for the reapplication of a denied variance.

Mr. Deem explained that the Zoning Board of Appeals has requested the Planning Commission consider amending the Zoning Ordinance to limit the reapplication of a denied variance.

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF MARCH 28, 2024

Currently, an applicant could slightly amend their request and keep applying to the ZBA, delaying enforcement or advancing to Circuit Court. The ZBA offered the following language for consideration:

“A previously denied variance request shall not be reheard by the Zoning Board of Appeals (ZBA) unless it has a 20 percent reduction in the dimensional variance request. All township decision appeals are final and will not be heard by the ZBA.”

The Planning Commission discussed the Township fees for a variance. The Planning Commission noted that the \$200 fee may be too low and staff should research the variance fees of other communities. The Planning Commission recommended forwarding the proposed language to the Township Attorney and to discuss the request at the April 15 meeting.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:

None.

COMMUNICATIONS:

Mr. Deem informed the Planning Commission that Niles Industrial Coatings has purchased the former Hagerman's Barn property. They have developed a concept plan for potential uses for the property and would like to present it to the Township prior to the Master Plan public hearing on May 9. The Planning Commission recommended having a presentation at the April 25 meeting and to notify the neighbors of the meeting.

MINUTES:

March 14, 2024 Planning Commission Meeting

The minutes were approved as submitted.

ADJOURN:

The meeting was adjourned at 7:37 pm.