



AGENDA
CHARTER TOWNSHIP OF FENTON
PLANNING COMMISSION MEETING
THURSDAY MAY 9, 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:

None

PUBLIC HEARINGS:

Fenton Township 2024 Master Plan: Hold a public hearing and consider adoption of the 2024 Fenton Township Master Plan.

NEW BUSINESS:

CO24-002 Concept Plan for 4436 Rolston Road

SUP23-004 Gumma Group, West Bloomfield, MI: Requesting a Special Use Permit for an Automobile Service Station at 3340 W. Thompson Road, parcel# 06-03-100-014.

SPR23-004 Gumma Group, West Bloomfield, MI: Requesting Preliminary Site Plan Approval for an Automobile Service Station at 3340 W. Thompson Road, parcel# 06-03-100-014.

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

COMMUNICATIONS:

MINUTES:

April 25, 2024 Planning Commission Meeting

ADJOURN:

MEMO



To: Fenton Township Planning Commission

From: Michael Deem, AICP, Zoning Administrator

Date: April 19, 2024

Subject: 4436 Rolston Road

Danny Nemer has submitted a concept plan of a residential development for 4436 Rolston Road for discussion with the Planning Commission.

- The property is zoned AG
- The draft Master Plan has identified this area as Medium Density Residential
- The property is 100 acres
- The property would be serviced by water and sewer.
- Proposed 22% Open Space
- Proposed 173 lots
- 22 acres of open space
- Approximately 8 acres of wetlands
- An R-4 Open Space Development with 22% open space could potentially be allowed 142 units. A development with 50% open space could potentially be allowed 173 units.
- The zoning ordinance does not provide an bonuses for extending water.

N88°21'10"E 2390.71

NORTH

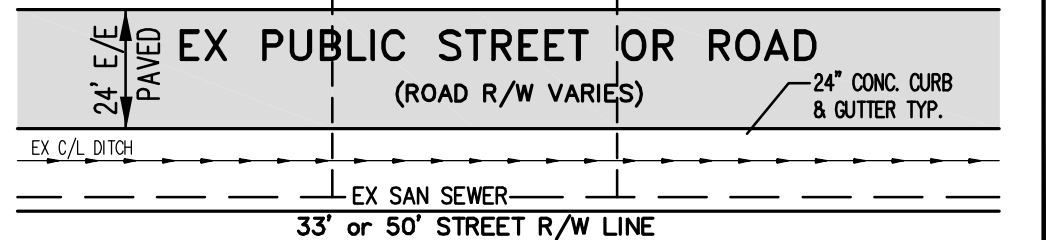
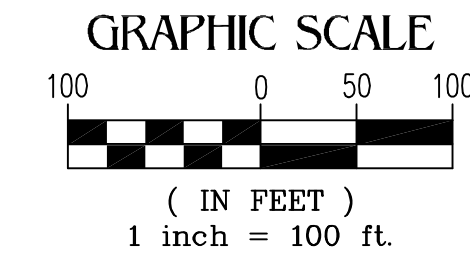


Diagram illustrating the proposed 4' concrete sidewalk and watermain layout. The diagram shows two building envelopes, each 80' wide and 150.00' deep. A 33' street right-of-way line is at the bottom. A 4' concrete sidewalk is proposed along the street. A watermain is shown running parallel to the sidewalk. A 10' utility easement for gas, telephone, and electric is shown on the right side of the building envelopes. Dimensions include 80' building width, 150.00' building depth, 10' side setback, 20' side total, 35' rear setback, 60' front setback, 30' front setback, 80' front setback, 10' utility easement, 33' street R/W line, 4' concrete sidewalk, and watermain.

SITE DATA

PROPOSED SITE ZONING = R-4 (MOD) (RESIDENTIAL DISTRICT)
(PROPOSED INTERIOR LOTS, LOT NO'S 29-173)
PROPOSED TOTAL NO. OF LOTS = 173 LOTS
MINIMUM LOT AREA = 12,000 SFT OR 0.275 ACRES
MINIMUM LOT WIDTH = 80 FEET
SETBACKS REQUIREMENTS:
FRONT = 30 FEET
SIDE = 10 FEET (TOTAL=20 FEET)
REAR = 35 FEET
MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HEIGHT = 29 FEET

REVISIONS	DRN. BY:	J.R.M.	04.12.2024	SHEET NO: 1 of 1
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

From: [Fenton Charter Township, MI](#)
To: [Michael Deem](#)
Subject: Rolston/Ripley road proposal - Developer
Date: Tuesday, April 23, 2024 10:43:33 AM

Name: Kevin Begola
Email: kbegola@yahoo.com

Message: Good morning Mike, I wanted to send over an email to you since we live in a neighborhood that is near the proposed site of the development of over 170 units at the corner of Ripley and Rolston roads. My residence is at 13138 Harborview Dr. (off Ripley road) and it our HOA has been made aware of what the developer is looking to do here. I am opposed to the idea of changing the land use to high density residential. It appears the main point of concern here is the Medium density that is currently in place on the Master plan and the idea that the developer would like to change to "High Density" to fit more units on the property. I am not upset about a development coming into this area but I feel as though we should stick to the Master plan and come up with something that makes more sense for the entire area. As you know we have alot of nice neighborhoods in this area and they have nice lot sizes as well. This should remain consistent in this same approach and we should not allow the developer to go to a high density plan here. The impact of a high density neighborhood on this site would bring a huge increase in traffic because nothing this dense exists in the area, Ripley road would be used more than ever and the dirt part becomes really tough as it is now. I am hopeful others will step up to oppose the requested change from medium to high density and that the Planning Commision will take into consideration the area and the Master Plan outline as it is currently written. Thanks for your time Kevin Begola 13138 Harbor View Dr Linden, MI 48451

From: [Fenton Charter Township, MI](#)
To: [Michael Deem](#)
Subject: Rolston/Ripley Rd. Development
Date: Wednesday, May 1, 2024 2:58:19 PM

Name: Fran Trecha
Email: ftrecha@hotmail.com

Message: Dear Mr. Deem, I am writing to let you know the concerns I have with the proposed Cedar Creek development. I always had a concern that when Ward's passed on that the land would be sold to a developer. Unfortunately it looks as if that is happening. The proposed project is overbearing with way too many home sites for less than 95 acres. Please also consider the 30 driveways that will have vehicles entering and exiting, the extra volume of traffic (346 if each home has 2 cars), congestion of traffic at the 2 way stop and no turn lanes. There is also a concern with noise, light, and water pollution with the potential run off into Loon Lake. The township master site plan states that area as "cozy country." That will be lost if this project continues forward. The beauty of the wildlife that we do enjoy will also be lost as there is no room for green space with all of the houses packed one on top of another. We have 2 families of sandhill cranes that live in the field and have visited our yard daily for the last six years. They will have no room and be driven off of their nesting area. I am not against progress, and I knew it would most likely happen, but going from agriculture to 173 homesites is way too drastic. Please consider a low density development with beautiful and spacious homesite similar to Liberty Shores or Loon Harbor Preserve. This will keep in line with the cozy county vision, and provide quality housing to potential new residents of our bucolic, beautiful, and safe Fenton Township lifestyle! Sincerely, Frances A. Trecha

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For more information please visit <http://www.symanteccloud.com>

From: [Fenton Charter Township, MI](#)
To: [Michael Deem](#)
Subject: Rolston and Ripley road Development
Date: Friday, April 26, 2024 8:34:13 AM

Name: Kevin and Mary Fiebernitz
Email: Ripleyest@hotmail.com

Message: Mr. Deem We have great concerns regarding the proposed development on Ripley and Rolston Roads. We realize that the acreage and listing price is of course indicative of a development but not 175 structures, Not 150 Structures, Not even 100 Structures that would destroy the environment in which we have lived for 25 years. The infrastructure will NOT support this. We are already seeing the effects from the Glades and the Linden Rd development by spring meadows resulting in Traffic congestion, poor road conditions and pollution And they are not even fully completed. We also heard there is another development that was denied and then approved at the end of Ripley Rd by Prices airport, that is astounding! What is this elected township commission trying to accomplish besides the GREED OF MONEY. If you allow this development to proceed with any more than 75 units you will be suffocating us! Our peace and tranquility of open space will have disappeared. Growth is inevitable, however it must accommodate the infrastructure and its Tax paying inhabitants. Please hear our VOICE OF CONCERN. Kevin and Mary Fiebernitz

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From: [Jeanette Fiebernitz](#)
To: [Michael Deem](#)
Subject: Fenton Twp Master Plan/4436 Rolston Rd
Date: Thursday, April 25, 2024 6:10:04 PM

Dear Mr. Deem,

I hope this email finds you well. I am reaching out to express my concerns regarding the proposed rezoning of certain areas within our township for medium density residential development.

I am a long-time resident of our community, residing on Ripley Rd. One of the things that drew my family here and kept is invested is the small-town feel that we cherish. Our township has always been a place where neighbors know each other, where children can play safely in the streets, and where the sense of community is palpable.

Introducing medium density residential developments (especially for 4436 Rolston Rd) threatens to erode this cherished small-town atmosphere. Such developments could lead to increased congestion, higher population density, and a loss of the charm and character that define our township. Which we have already felt with developments going on on Lahring and Linden Rd.

Moreover, as our community grows, there is a risk of overwhelming our existing infrastructure and services, which may not be equipped to handle the demands of a larger population. This could strain resources, increase traffic, and diminish the quality of life for current residents. 4 homes are already up for sale on Ripley and Loon Harbor due to the possibility of a medium density residential development at the corner of Rolston and Ripley Rd.

While I understand the need for growth and development, it is crucial that we strike a balance between progress and preserving the unique character of our township. Rezoning for medium density residential development may not align with the vision that MANY of us have for our community.

I urge you to carefully consider the long-term impacts of this rezoning proposal on our small-town feel, sense of community, and overall quality of life. Let us work together to explore alternative approaches that support responsible growth while maintaining the essence of what makes our township special.

Thank you for your attention to this matter. I trust that you will consider the concerns of residents like myself as you evaluate this proposal.

Warm regards,

Jeanette Fiebernitz
13195 Ripley Rd, Linden MI, 48451

From: [Fenton Charter Township, MI](#)
To: [Michael Deem](#)
Subject: Ward Farm re-zoning
Date: Wednesday, May 1, 2024 6:13:13 PM

Name: Simone
Email: simonedes@yahoo.com

Message: Good Day Mr Deam, The Ward Farm acreage is presently zoned AG. In the Master Plan, I believe it's on page 121, the housing action plan, goals and objectives, 2nd point reads, "preventing residential encroachment on agricultural land". This speaks directly to my objective in writing to you today. The Master Plan may well suggest the Ward Farm is situated in an area of "future use", medium density housing; but so is almost all of the vacant land in this area of Fenton Township. Byram Ridge off Linden Road was an example of an encroachment. Owen road is completely overused, dangerous, noisy and making any left turn is challenging. Cider Creek was another encroachment I believe. One of the most dangerous corners in our part of the Township is at the intersection of Linden Road and Lobdell Road. I fear the increased use of Owen Road is going to be problematic This particular section of Rolston Road to North Rd offers all the dangers: it is especially narrow, many homes are near the road, it is winding and I feel it does not need the inevitable increase in traffic. Page 128 of the Master Plan Appendix speaks to the "survey". When questioned, "farmland should be protected from non-agricultural development", nearly 39% strongly agreed with that statement and another 49% agreed. When asked "why you live in Fenton Township", the responses all speak to quality of life: low crime, quiet community, rural character. I so hope you and the other zoning board members will consider the future of our area over here, follow The MasterPlan guideline of preventing the encroachment on farmlands, and deny any request to rezone the Ward farm. Respectfully, Simone Des Marais 13268 Harborview Dr. 619.342.6596

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For more information please visit <http://www.symanteccloud.com>

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

W Thompson Road Gas Station

APPLICATION NUMBER:
SUP23-005

APPLICANT/PROPERTY OWNER:
Gumma Group/ Ezzet Rabban

PUBLIC HEARING DATE:
November 9, 2023

PROPERTY ADDRESS/LOCATION:
3340 W. Thompson Road

BRIEF SUMMARY OF REQUEST

The applicant is requesting a Special Use for automobile service station with 10 fueling pumps, 7,200 sq.ft of retail for a convenience store and two units for quick service restaurants w/ drive thru windows.

Future development would include 9,600 sq.ft. of retail and 2,200 sq.ft. of standalone quick service restaurant.



MAP SOURCE: Fenton Township GIS 2023

EXISTING ZONING:	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
C-3	Vacant	North: C-3, Storage South: C-3, Vacant East: C-3 Vacant West: M-2, Auto Repair	Gas Station with Commercial space	16.92 Acres

FUTURE LAND USE CLASSIFICATION	COMPATIBILITY with the MATER PLAN
Highway Service District	The intent is to concentrate the uses in the vicinity of the freeway interchange, as it allows the remainder of the corridor to take on a much different form and community character. This area would accommodate auto-oriented and light industrial uses around the interchange.

COMPATIBILITY with the ZONING ORDINANCE

The C-3 Highway Service zoning district is intended to permit more extensive business and entertainment activities than are permitted in the Local and General Business zoning districts. The permitted uses would need more off-street parking and loading and planning to integrate such zoning districts with adjacent residential areas. Businesses may be located along major streets, highways, and at freeway interchanges. Some uses permitted in this district are required to comply with specific design standards

Setbacks	Required	Provided
Front (Thompson Road)	25 ft.	208 ft.
Rear	20 ft.	415 ft.
Side	0 ft.	170 ft./95 ft.

Building	Required	Provided
Max Lot Coverage	30%	24% (including pavement)
Max Building Height	40 ft.	18 ft.

Parking	Required	Provided
Spaces	<u>Automobile Service Stations</u> 1 per each employee on the largest working shift, plus 1 per gas pump, plus 1 space per 500 sq.ft. of useable floor area. <u>Restaurants</u> 1 per 4 seats up to the maximum seating capacity as determined by the fire marshal, but not less than 5 plus 1 per 2 employees.	<u>Automobile Service Station</u> <ul style="list-style-type: none"> 3,200 square feet of usable : 7 spaces 2 employees: 2 spaces 10 gas pumps: 10 spaces <u>Restaurant</u> <ul style="list-style-type: none"> 16/16 seats: 8 spaces 10 employees: 5 spaces <u>Spaces Provided</u> <ul style="list-style-type: none"> 32 spaces for proposed development 53 spaces for future development 85 Total Spaces
Maneuvering Lanes	24 ft.	Condition met

Landscaping	Required	Provided
Parking Lot Landscaping	1 Canopy Tree per 7 Parking	<i>To be determined at Final</i>

	Spaces 182 spaces = 26 canopy trees.	<i>Site Plan</i>
Greenbelt	1 Canopy Tree per 30 Linear Feet of Frontage 718 feet of frontage= 24 canopy trees	<i>To be determined at Final Site Plan</i>
Section 10.07 Site Landscape Requirement	10%	<i>To be determined at Final Site Plan</i>

Pathways

The site plan does not include a pathway or sidewalk along Thompson Road. The Thompson Road Corridor Plan required a sidewalk on the north side of Thompson Road. Section 8.06 Conditions for Site Plan Approval require sidewalks along County primary roads.

Electric Charging Stations

The site plan does not include any areas for electric charging stations. Although the Township does not currently have requirements for charging stations, the Thompson Road Corridor Plan encourages the inclusion of electric charging stations for new fueling stations.

Traffic Impact

The traffic level of service on Thompson Road at US 23 is currently a level C for Northbound US-23 traffic and level D for Southbound US-23 traffic. The Township is currently conducting a Thompson Road Study to provide recommendations for improvements to Thompson Road/ US-23 interchange. Design recommendations are anticipated for Spring of 2024. Potential improvements could be completed in 2026 or 2027.

Water/Sewer

Municipal water is available to the property. Sewer will be available at Jennings Road. Future development of the vacant property to the south would likely bring sewer to Thompson Road.

Wetlands

The Site Plan Review Checklist noted that a wetland determination is being performed. Our GIS shows the potential for regulated wetlands for the south half of this property. The wetland determination will be required to ensure there are no regulated wetlands in the proposed developed area.



Thompson Road Corridor Plan Design Guidelines

This property is in the current Thompson Road Corridor Area. The Thompson Road Corridor Plan identifies this parcel as being in the Highway Service District.

- Front yard setbacks from Thompson Road should be between 65 feet and 135 feet from the centerline. Greater setbacks shall be permitted only when smaller liner buildings are placed in front of larger users that meet the setback range requirements. It recommends that parking be setback at least 65 feet from Thompson Road.
- Parking lots shall be setback a minimum of sixty-five (65) feet from the Thompson Road centerline and shall be setback a minimum of ten (10) feet from all other property lines.
- Encourage shared access to parcels and consolidate driveways where possible
- A continuous, 10' wide path should be constructed along the south side of Thompson Road, and a 5' wide path along the north side.

SECTION 11.10 Automobile service stations

Automobile service stations are permitted by special use permit in the C-3 zoning district provided:

- A. An automobile service station shall be located on a lot having a frontage along the county primary road of not less than one hundred (100) feet, and having a minimum area of not less than fifteen thousand (15,000) square feet.
This condition has been met.
- B. An automobile service station building housing an office and/or facilities for servicing, greasing and/or washing motor vehicles shall be located not less than forty (40') from any street lot line, and not less than twenty five (25) feet from any side or rear lot line adjoining a residentially zoned district.
This condition has been met.
- C. All driveways providing ingress to or egress from an automobile service station shall comply with Genesee County Road Commission standards.
- D. A raised curb six (6) inches in height shall be erected along all street lot lines, except for driveway openings.
- E. The entire lot, excluding the area occupied by a building, shall be hard-surfaced with concrete or a plant-mixed bituminous material except desirable landscaped areas which shall be separated from all paved areas by a low barrier or curb.
This condition has been met.
- F. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or over-hanging any public sidewalk, street or right-of-way.
This condition has been met.
- G. All exterior lighting, including illuminating signs, shall be erected and hooded or shielded so as to be deflected away from adjacent property.
A photometric plan will be required for final site plan approval.

- H. There shall be no outdoor storage of automobiles, parts or equipment.
This condition has been met.

- I. All underground storage tanks shall comply with state and federal laws concerning secondary containment, leak detection devices, etc.

SECTION 11.64 Retail establishments, convenience

Retail establishments, convenience are permitted by right in the C-1, C-2 and C-3 zoning districts provided:

- A. These establishments must be adequately buffered from adjacent land uses according to the requirements in Article 10 of this Ordinance.
- B. Ingress and egress shall be positioned in such a manner that the potential for conflict points or potential for traffic or pedestrian accidents are limited.
This condition has been met.
- C. Only one driveway shall be permitted and shared access with an adjacent parcel may be required.
- D. All parking and loading shall be in the side or rear yard.
Parking for the convenience store is located behind the fueling area.
- E. Establishments that are open for 24-hours a day 7 days a week shall orient lighting so that the lighting remains onsite and does not illuminate adjacent property.
A photometric plan will be required for final site plan approval.

Special Use Permit:

SECTION 9.10 Basis of determination

1. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the zoning district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing child-vehicle interfacing.
3. The proposed use shall be designed as to the location, size, intensity, site layout and hours of operation so as to eliminate any nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interface with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
5. The use shall not place demands on public services and facilities in excess of current capacity.
6. The proposed use shall be so designed, located, planned and operated that the public health, safety and welfare will be protected.
7. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or permitted land uses in the zoning district.

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 public hearing and findings of fact for the basis of determination;
- Deny the request for not meeting requirements of the basis of determination;
- Approve the Special Use Permit with Conditions based on the findings of fact; or
- Approve the application as submitted.

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: Gumma Group		Date: 09-26-2023	
Address: 7419 Middlebelt Rd. Suite 4		Phone: 248-865-5555	
City: West Bloomfield	State: MI	ZIP: 48322	

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

Name: Ezzet Rabban		Date: 09-26-2023	
Address: 4444 Darlene Dr		Phone: _____	
City: Commerce Twp.	State: MI	ZIP: 48382	

Property for which Site Plan Review is Requested

Street Address: 3340 W Thompson Rd	
Location: _____	
Parcel ID #: _____	Zoning District: _____

Type of Development Proposed

Development Type: Retail	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.

Signature of Property Owner: _____
Signature of Applicant: _____
Date: 09-26-2023

Ezzet Rabban
Print Name
John Gumma
Print Name

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: _____



www.GUMMAGROUP.net

7419 Middlebelt Rd, Suite 4
West Bloomfield, MI 48322
(248) 865-5555 Fax (248) 865-5015

Project:

Fenton Gas Station

3340 W Thompson
Fenton Twp., MI 48430

Designed _____

Drawn _____

Approved _____

Scale AS NOTED

Notes

All drawings and written material appearing herein
constitute original and unpublished work of Gumma Group
and may not be duplicated, used or disclosed without the
written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If
not shown, verify correct dimensions with Gumma Group.
Contractor shall check and verify all dimensions and
conditions at job site.

Project No. **2022005**

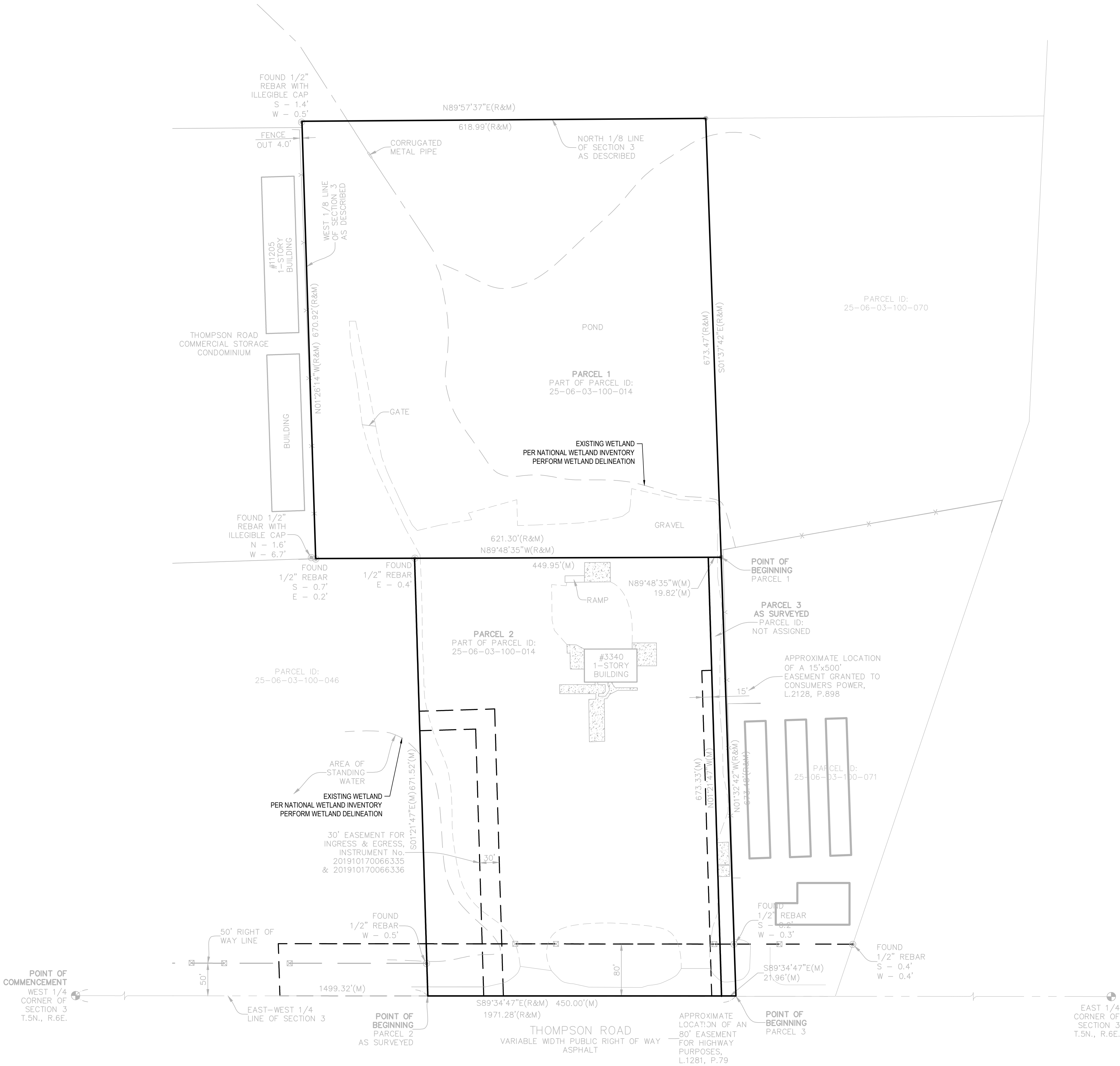
Issued

09/13/2023 Site Plan Preliminary Review

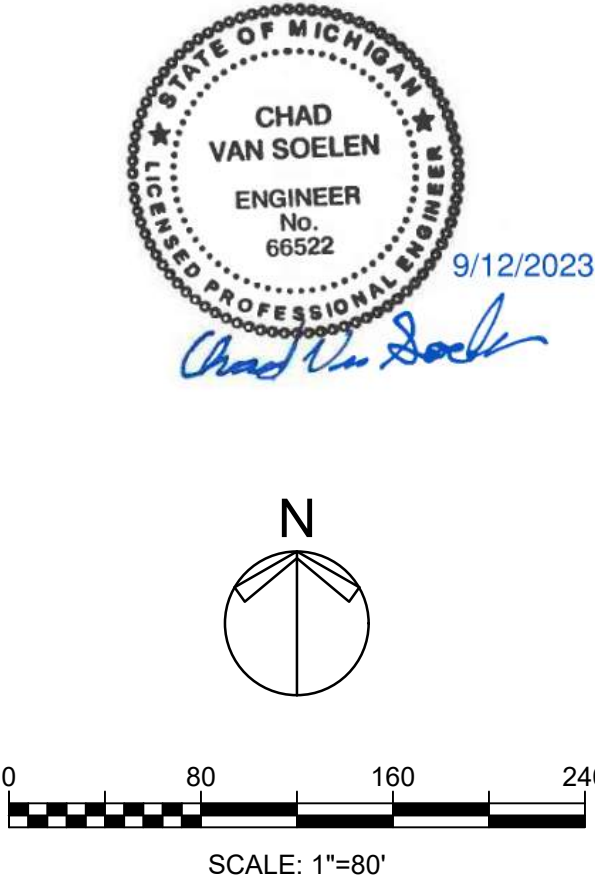
Sheet Title
and Number

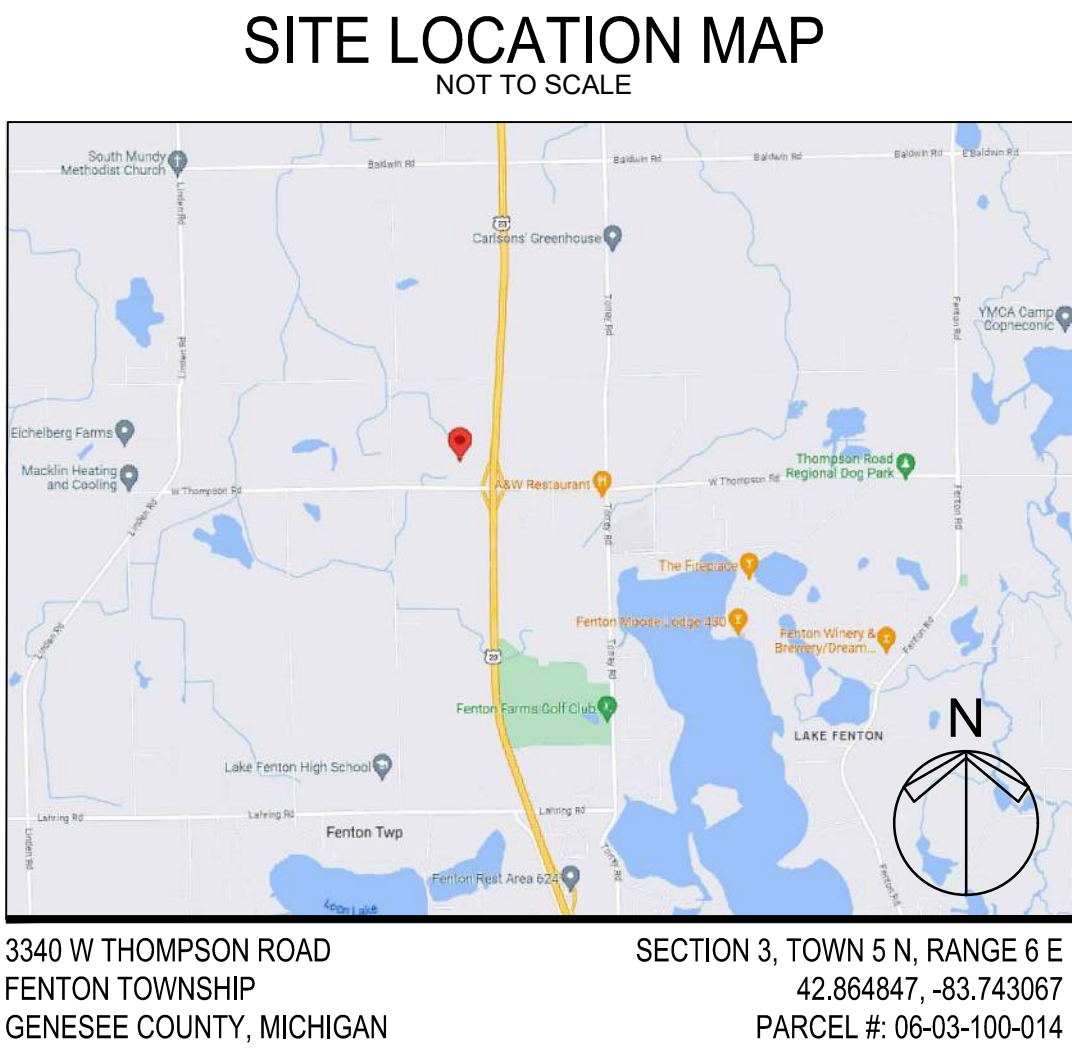
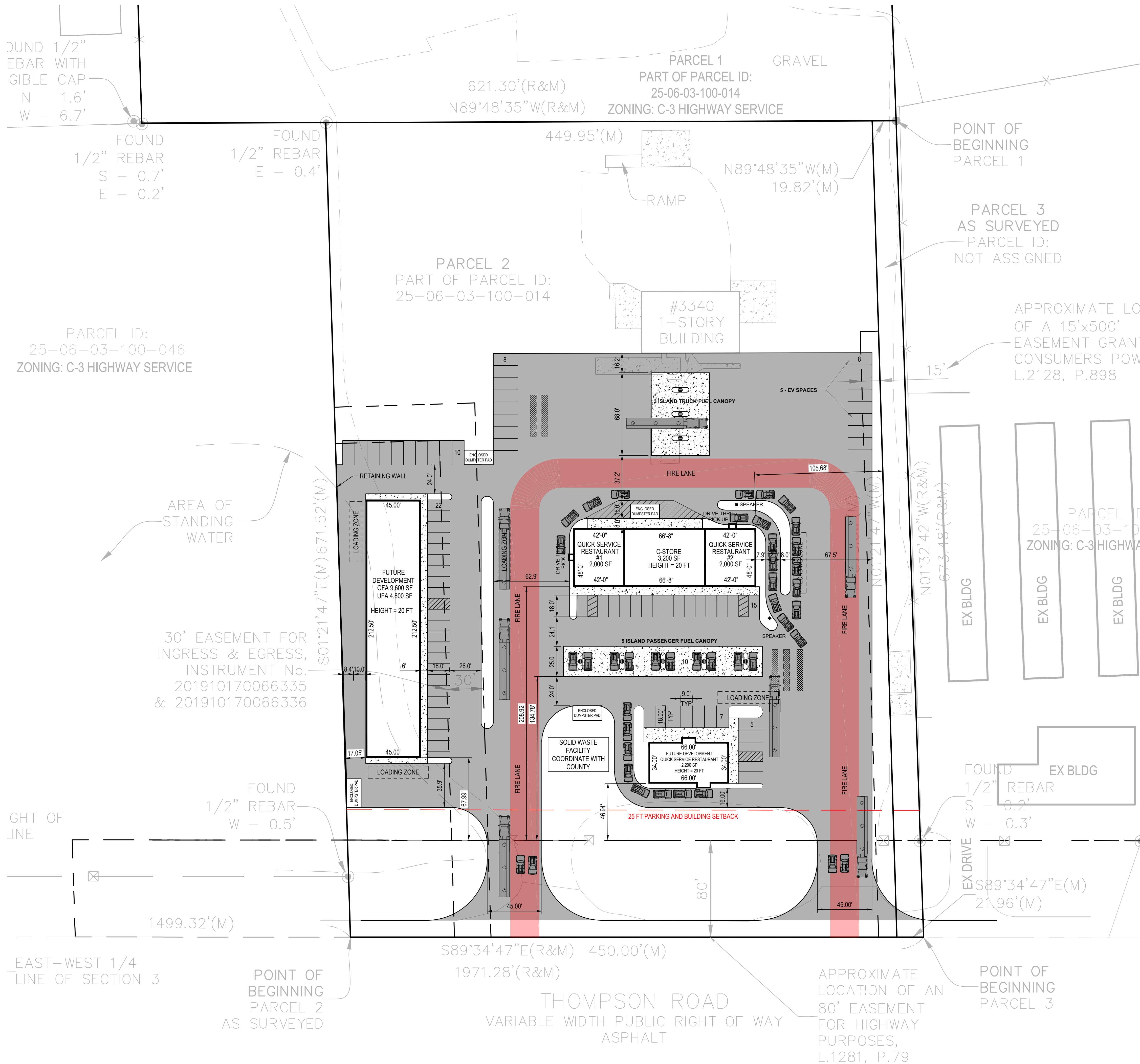
EXISTING CONDITIONS

C101



NOT FOR CONSTRUCTION





SITE DATA:
SITE: 16.83 GROSS ACRES (PARCEL 2 7.26 ACRES + PARCEL 1 9.57 ACRES)
ZONED: C-3 - HIGHWAY SERVICE
USE: AUTOMOBILE SERVICE STATION, RESTAURANT DRIVE-THRU, RETAIL ESTABLISHMENT NEIGHBORHOOD

MINIMUM LOT AREA:	XX SFT
MINIMUM LOT WIDTH:	66'
MAXIMUM BUILDING HEIGHT:	40'
MAXIMUM LOT COVERAGE:	~ (MAXIMUM NOT LISTED IN ORDINANCE)

FRONT BUILDING SETBACK: 25' (LOADING SPACE AND PARKING SPACES SHALL NOT BE LOCATED FRONT YARD)
SIDE BUILDING SETBACK: 0'
REAR BUILDING SETBACK: 20'

BUILDING COVERAGE: ~ (MAXIMUM NOT LISTED IN ORDINANCE)
PROPOSED LOT COVERAGE: 24% (INCLUDES PAVEMENT AND BUILDING AREA)

PARKING DATA:
REQUIRED PARKING: 78 SPACES
AUTO SERVICE STATION = 2 + 10 @ PUMP + 7 = 19 SPACES
1 PER EACH EMPLOYEE + 1 PER GAS PUMP + 1 PER 500 SFT UFA
RESTAURANT, DRIVE-THRU #1 = 4 (16 SEATS) + 5 EMPLOYEES = 9 SPACES
RESTAURANT, DRIVE-THRU #2 = 4 (16 SEATS) + 5 EMPLOYEES = 9 SPACES
FUTURE RESTAURANT, DRIVE-THRU = 4 (16 SEATS) + 5 EMPLOYEES = 9 SPACES
1 PER 4 SEATS, NOT LESS THAN 5 PLUS 1 PER EMPLOYEE
FUTURE RETAIL ESTABLISHMENT, NEIGHBORHOOD = 32 SPACES (4,800 SFT USEABLE FLOOR AREA)
1 PER 150 SFT USEABLE FLOOR AREA

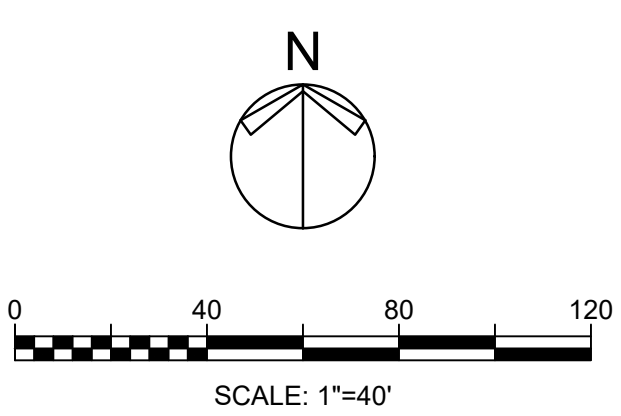
PROPOSED PARKING: 85 SPACES
PROPOSED DRIVE-THRU STACKING = 10 STACKING (EMPLOYEES INCLUDED IN RESTAURANT ABOVE)
1 PER EMPLOYEE + 8 STACKING SPACES 1ST WINDOW + 2 STACKING PER 2ND WINDOW

PARKING SPACE: 10' x 20'
DRIVE AISLE: 24' MIN
LOADING SPACE: 10' x 50' x 14'

FRONT PARKING SETBACK: 25'
SIDE PARKING SETBACK: -
REAR PARKING SETBACK: -

FLOODPLAIN DATA:
THERE IS NO KNOWN FLOODPLAIN ON THE SUBJECT PROPERTY.

WETLAND DATA:
THERE MAY BE WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING BY THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS, BUT NO FIELD DELINEATION HAS BEEN PERFORMED.
THE SITE IS WITHIN 500 FEET OF A LAKE, RIVER, STREAM, DRAINAGE COURSE. EGLE JPA PERMIT WILL BE REQUIRED



GUMMA GROUP
DESIGNERS BUILDERS
www.GUMMAGROUP.net
7419 Middlebelt Rd, Suite 4
West Bloomfield, MI 48322
(248) 865-5555 Fax (248) 865-5015

Project: **Fenton Gas Station**

3340 W Thompson
Fenton Twp., MI 48430

Designed: _____
Drawn: _____
Approved: _____
Scale: **AS NOTED**

Notes

All drawings and written material appearing herein constitute original and unpublished work of Gumma Group and may not be duplicated, used or disclosed without the written consent of Gumma Group.

Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No. **2022005**

Issued

09/13/2023 Site Plan Preliminary Review

Sheet Title and Number

SITE LAYOUT PLAN

C102



www.GUMMAGROUP.net

7419 Middlebelt Rd. Suite 4
West Bloomfield, MI 48322
(248) 865-5555 Fax (248) 865-5015

Project:

Fenton Gas Station

3340 W Thompson
Fenton Twp., MI 48430

Designed _____

Drawn _____

Approved _____

Scale AS NOTED

Notes

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Project No. 2023035

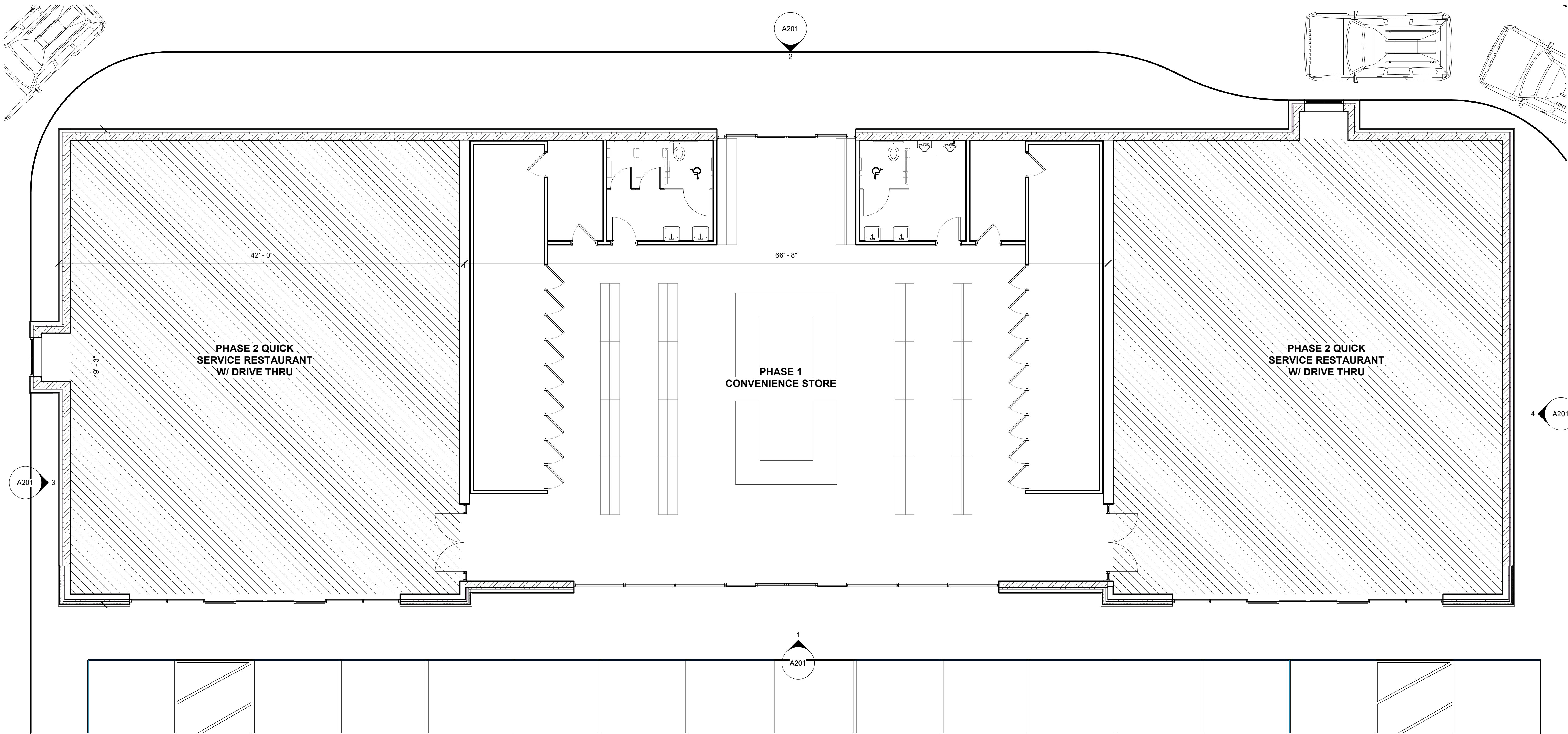
Issued

SPA SET 2023_0925

Sheet Title and Number

PROPOSED PLAN

A101



1 | FLOOR PLAN
A201 | Scale: 3/16" = 1'-0"



Project:

Fenton Gas Station

3340 W Thompson
Fenton Twp., MI 48430

Designed _____

Drawn _____

Approved _____

Scale AS NOTED

Notes

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Do not scale drawings. Use given dimensions only. If not shown, verify correct dimensions with Gumma Group. Contractor shall check and verify all dimensions and conditions at job site.

Project No. **2023035**

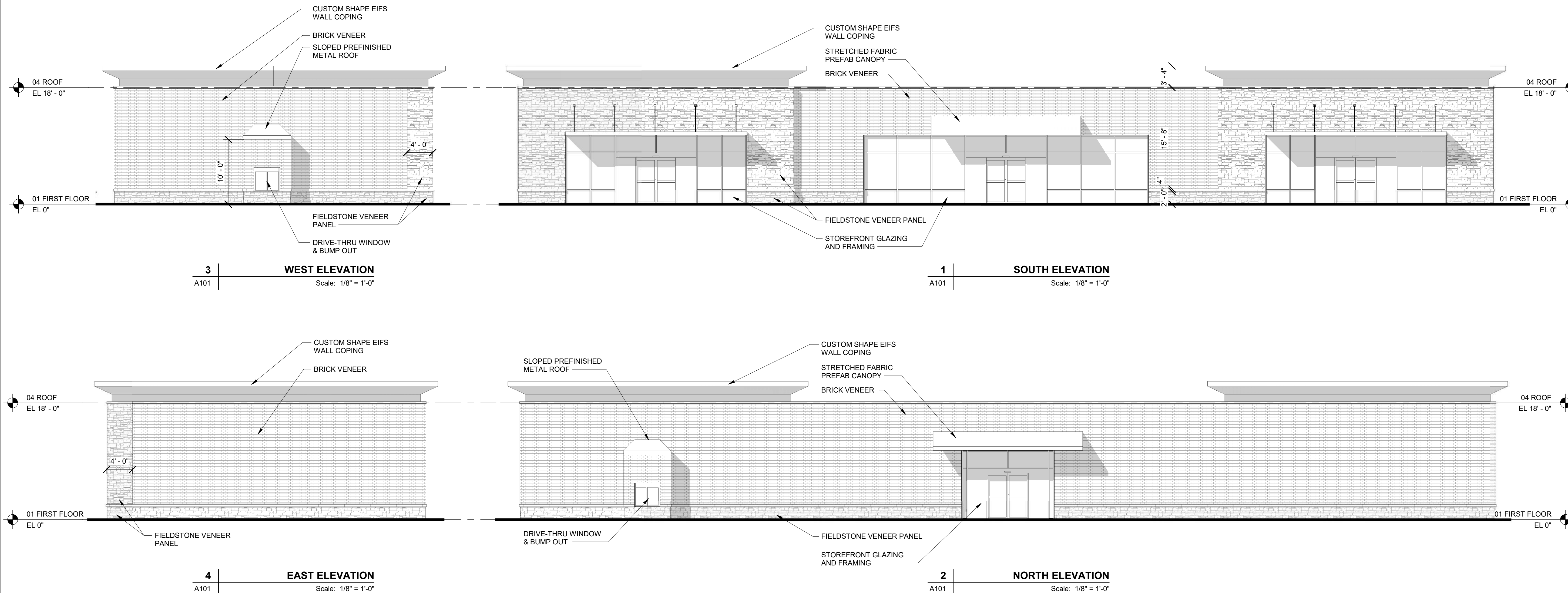
Issued

SPA SET 2023_0925

Sheet Title
and Number

EXTERIOR VIEWS

A201



PROPOSED 3D RENDERING



North Side of Thompson Road, West of US 23

Existing Land Use

This area consists of storage facilities and vacant properties along Thompson Road and single family residential homes along Jennings Road.

Existing Land Use Map



Future land Use Map

Future Land Use

Highway Service District

The intent is to concentrate the uses in the vicinity of the free way interchange, as it allows the remainder of the corridor to take on a much different form and community character. This area would accommodate auto-oriented and light industrial uses around the interchange.



Existing Land Use

Improvements Needed

Future development of Thompson Road will require improvements to the US 23 interchange, widening of Thompson Road Bridge, upgrading Thompson Road, and sewer capacity upgrades.



Future Land Use

Thompson Road Corridor Existing Conditions

Thompson Road and US 23 Interchange

Intersection	Approach	Lane	Existing LOS	Delay	Proposed LOS	Delay	Change (seconds)	Change (%)
US 23 NB On/Off Ramps and Thompson Road (Signal Controlled)	Intersection Overall		C	23.1	D	41.2	18.1	78.35
	EB	LTR	C	28.2	D	42.9	14.7	52.13
	WB	T	C	28.0	C	32.8	4.8	17.14
		R	A	3.9	A	4.2	0.3	7.69
	NB	LTR	B	13.9	E	71.1	57.2	411.51
US 23 SB On/Off Ramps and Thompson Road (Signal Controlled)	Intersection Overall		D	44.3	E	59.9	15.6	35.21
	EB	TR	C	32.5	C	33.9	1.4	4.31
	WB	LT	E	66.3	F	106.2	39.9	60.18
	SB	LTR	C	34.1	E	75.8	41.7	122.29
		R			B	13.0	N/A	

A Traffic Impact Study was conducted in January 2022 for the Thompson Road US-23 interchange. The current Level of Service is either failing or nearly failing. **Any additional development will cause the Level of Service to Fail.**

The results of the Traffic Impact Study noted the following improvements would be required to prevent a Failing Level of Service:

- Thompson Road will need to be reconstructed to an all-season road per AASHTO standards including paved shoulders.
- Right Turn Lane for South Bound Ramp US23
- Left Turn Lane for East Bound Left movement at US23 North Bound Ramps and Thompson Road.

The Thompson Road overpass is only two lanes and the physical limitations of the bridge would prevent a left turn lane from being installed. Without improvements to the overpass bridge, no new development could occur west of the Thompson Road Interchange.

Design Guidelines

Parking



Highway Service District

- Parking lots shall be setback a minimum of sixty-five (65) feet from the Thompson Road center-line and shall be setback a minimum of ten (10) feet from all other property lines

Town Center District

- Parking lots shall be located in non-street side yards and rear yards only. Where this is not possible, a limit of 2 rows of parking is permitted in the front yard. Front yard parking may be implemented, then additional landscaping would be required to properly screen the parking area.

Entire Corridor

- The number of parking spaces required should consider actual need based on use to prevent excessive parking requirements.
- If parking in the side and rear of a property is not feasible, the Planning Commission may consider additional locations if parking is adequately screened from the road.
- Designs should consider Low Impact Development designs, such as permeable pavement, for new parking lots, including for parking spaces in excess of the required amount.
- Shared parking is encouraged between adjacent sites or mixed-use developments on the same site.

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 checked="" type="checkbox"/>	no dwellings
2 Gross square footage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
3 Number of bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no dwellings
4 Number of employees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
5 Gross acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.83 ac see C-102 Site Layout Plan
6 Buildable area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
7 Lot coverage as a % of total area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
8 Density - Dwelling unit per acre	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	see C-102 Site Layout Plan
9 Parking calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
10 Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
11 North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
12 Location map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
13 Lot dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
14 Lot square footages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan (in acres)
B. Location of proposed and existing buildings with setbacks				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
C. Vehicular & pedestrian circulation features				
1 Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
2 Drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
3 Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
4 Streets and driveways within 100-ft. of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
D. Location dimensions and type of surface				
1 Parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
2 Maneuvering lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
3 Loading spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
--------------------------------	-------------------------------------	--------------------------	--------------------------	----------------------------

L. Buildings within 100-ft. of the boundary of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
---	-------------------------------------	--------------------------	--------------------------	----------------------------

M. Existing natural features

1 Streams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no streams on site
-----------	--------------------------	--------------------------	-------------------------------------	--------------------

2 Marshes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
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3 Ponds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
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4 100-year floodplain boundaries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no regulated floodplain on site
----------------------------------	--------------------------	--------------------------	-------------------------------------	---------------------------------

5 Limits of any wetland including attachment of a wetland determination

by a recognized consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	in process of performing
----------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

6 Note if the site is within 500-ft. of a lake, river, stream, drainage course

or other waterway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
-------------------	-------------------------------------	--------------------------	--------------------------	----------------------------

7 Significant wood lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	no significant wood lots on site
-------------------------	--------------------------	--------------------------	-------------------------------------	----------------------------------

N. Outdoor storage or activity areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
--------------------------------------	-------------------------------------	--------------------------	--------------------------	----------------------------

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
----------------------------------	-------------------------------------	--------------------------	--------------------------	----------------------------

U. Designation of fire lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	see C-102 Site Layout Plan
------------------------------	-------------------------------------	--------------------------	--------------------------	----------------------------

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"/>	
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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

Mike: I did not enlarge the entire parcel with the information as it appears they are not improving the back parcel at this time. Concerned regarding site plan and reference as no regulated wetlands on sight on information in packet and this information regarding wetlands on the State of Michigan wetland maps.



HUC Data

3 Result(s) Found

Map Information

Mitigation Watersheds:	32B FLINT
Eco-Region:	VI.4.1
Historic Landcover:	MIXED HARDWOOD SWAMP
Delineation Supplement Region:	Northcentral and Northeast

Part 303 Wetland Data

- Wetland (Hydric) Soils
- National Wetlands Inventory 2005
- MIRIS 1978 Wetlands

CSUDGO Soils



CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 202

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

ROLL CALL:

Present: Cypher, Tucker, Pfeiffer, McGuirk, Marko

Zoning Administrator Deem

Absent: Lewis

APPROVAL OF AGENDA

Motion approve the agenda

Motion by: Cypher

Seconded by: Pfeiffer

Ayes: Tucker, Marko, Cypher, Pfeiffer, McGuirk

Nays: None

Absent: Lewis

Motion approved.

PUBLIC HEARINGS:

R23-004 Don and Nicole Stilson, 13252 Ripley Road, Linden: Requesting a Conditional Rezoning from R-3, Single Family Residential to AG, Agriculture, limiting the keeping of animals to miniature horses, at 13252 Ripley Road, parcel # 06-17-200-039.

Mr. Deem noted that the applicant was unavailable to attend the meeting and requested the item be postponed to the November 30th meeting.

Chairperson McGuirk opened public comment. There were no comments.

Motion to POSTPONE R23-004 to the November 30th Planning Commission meeting at the applicant's request.

Motion by: Cypher

Seconded by: Pfeiffer

Ayes: Tucker, Marko, Cypher, Pfeiffer, McGuirk

Nays: None

Absent: Lewis

Motion approved.

SUP23-004 Gumma Group, West Bloomfield, MI: Requesting a Special Use Permit for an Automobile Service Station at 3340 W. Thompson Road, parcel# 06-03-100-014.

NEW BUSINESS:

SPR23-004 Gumma Group, West Bloomfield, MI: Requesting Preliminary Site Plan Approval for an Automobile Service Station at 3340 W. Thompson Road, parcel# 06-03-100-014.

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 202

John Gumma, the Gumma Group, presented his application for a gas station with convenience store at 3340 W Thompson Road. The site would accommodate additional retail space and a standalone restaurant site.

Mr. Deem reviewed the staff report, noting that this property is located in the Thompson Road Corridor and the Future Land Use Classification is for Highway Service. An automobile service station with retail and restaurants is consistent with this land use classification. A five-foot sidewalk is required as part of the Corridor Study. The property is zoned C-3, Highway Service, where an automobile service station is allowed as a special use.

Mr. Deem reviewed the previous traffic study conducted for Thompson Road, noting that the level of service is at or near failing. The Township is working with MDOT to prepare an updated traffic study with recommended improvements to the US23 / Thompson Road Bridge and interchange. The Township has already received funding to improve the interchange. The study is expected to be completed in the Spring of 2024 and potential construction completed by 2027-2028.

Sewer is not currently available to this property. Sewer will be extended from Lahring Road, north along Jennings Road to Thompson Road. When the property directly across the street is developed, sewer will be required to extend along Thompson Road. There is no time line for sewer to be extended.

The wetlands map shows a potential for wetlands along the north and west of the property. A wetland delineation is required to determine if there are regulated wetlands on the site. Prior to final site plan approval, a photometric plan and landscape plan would be required.

The Planning Commission discussed the applications, noting the existing traffic issues and the ongoing traffic study conducted in partnership with MDOT. Some Planning Commission expressed concern that the application is too early based on the infrastructure improvements needed for this part of Thompson Road.

Chairperson McGuirk opened the public hearing.

Don McKeon, 7055 Ray Road, noted that there is a country drain located on the north part of the property.

Herbert Deplanty, 3399 Thompson Road, sought clarity on the location of the gas station, originally believing the proposed gas station would be next to their property. Mr. Deplanty was informed that the gas station is proposed to be located across the street.

Mark Lemon, 5207 Fisk Street, expressed concern over the additional traffic potentially being added to a failing situation.

Chairperson McGuirk closed the public hearing.

The Planning Commission further discussed the proposed use, noting that the location was appropriate, but it is likely traffic improvements would be necessary to allow a new business to construct on W Thompson Road. The Planning Commission determined that a traffic study would be required to move forward with the request prior to infrastructure improvements to Thompson Road. The traffic study may determine that the amount of traffic generated for the proposed use does not have a significant impact on the existing traffic conditions. The Planning

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 202

Commission also suggested that postponing the case for the traffic study would allow further determination for the wetlands and investigate the lack of sewer issue.

Motion to POSTPONE SUP23-004 and SPR23-004 to allow the applicant an opportunity to conduct a traffic study for the proposed use and the effect the use will have on Thompson Road.

Motion by: Cypher
Seconded by: Pfeiffer
Ayes: Tucker, Marko, Cypher, Pfeiffer, McGuirk
Nays: None
Absent: Lewis

Motion approved.

Z023-001 Short-Term Rental Ordinance: Review draft ordinances

The Planning Commission reviewed the changes to the draft ordinance including:

- Complaint procedure: This section was not changed as it is written to operate similar to complaints relating to Special Use Permits. The intent is to not have every complaint reviewed by the Planning Commission. Instead, Staff will work to seek compliance with the ordinance and if compliance were not met, the complaint would be elevated to the Planning Commission. Complaints will be tracked and be reviewed as part of the annual review of a permit.
- Transfer of Ownership: The section has been revised to allow the transfer of ownership with Planning Commission approval for transfers between non-family members.
- Length of Stay: The minimum length of stay has been described as three nights as opposed to four days.
- Quiet Hours: Quiet Hours have been revised to 10 pm to 8 am.

The Planning Commission next discussed how to regulate short-term rentals in multi-family buildings and zoning districts. The Planning Commission debated the pros and cons of allowing short-term rentals in a multi-unit apartment building. The Planning Commission discussed potential issues of short-term rentals in duplex, triplexes and quadplexes. The Planning Commission referred to previous public comment about a resident concerned about multiple short-term rentals in their complex. It was noted that the draft ordinance limits the number of short-term rentals and requires a 1,500-foot distance from short-term rentals. These requirements would prevent multiple short-term rentals in the same building/ attached housing. After further discussion, the Planning Commission suggested that the 1,500-foot distance would not be appropriate for RM and Commercial Zoning Districts, but each individual unit would require a separate license.

Chairperson McGuirk opened public comment.

Jim Root, 12558 Cussewago Dr., noted that the residents of Lake Fenton are not in favor of short term rentals.

George Dyball, 2462 Crane Wood Dr., noted that other communities have limited short-term rentals to their non-residential zoning districts and the Township should consider similar restrictions

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF NOVEMBER 9, 202

Don McKeon, 7055 Ray Road, suggested that agricultural properties would be appropriate for short-term rentals due to the size and location.

Mr. Deem informed the Planning Commission that he would revise the ordinances based on discussion and seek further input from staff on the ordinances. The goal would be to have a draft for public comment beginning at the second Planning Commission meeting in January.

COMMUNICATIONS:

Mr. Deem provided an update on the public access launch zoning amendment. The Township Attorney suggested clarifying the standards used for limiting or prohibiting motors or engines. Mr. Deem noted that he would include language protecting the health, safety, and welfare of the residents and bodies of water.

MINUTES:

October 26, 2023 Planning Commission Meeting

The minutes were approved as submitted.

ADJOURN:

The meeting was adjourned at 7:47 pm.

From: [John Gumma](#)
To: [Michael Deem](#)
Subject: FW: Traffic count
Date: Friday, April 5, 2024 11:58:43 AM

Hello Mike,
Please see below revised traffic count. Please advise

Sincerely,
John D. Gumma

Gumma Group
7419 Middlebelt Rd.
Suite 4
West Bloomfield, MI 48322

(248) 865-5555 office
(248) 640-5001 Mobile
www.GUMMAGROUP.net
John@gummagroup.net



"PROMISE only what you can deliver"
"DELIVER more than you promise"

From: Louie <grandblancshell@yahoo.com>
Sent: Thursday, April 4, 2024 1:54 PM
To: John Gumma <John@gummagroup.net>
Subject: Fwd: Traffic count

Sent from my iPhone

Begin forwarded message:

From: "Julie M. Kroll" <jkroll@fveng.com>
Date: April 4, 2024 at 1:27:06 PM EDT
To: Louie <grandblancshell@yahoo.com>
Subject: RE: Traffic count

Hi Louie,
The trip generation for your site is below.

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Fast Food Restaurant w/Drive Through	934	4,000	SF	1,870	91	87	178	69	63	132
Pass-by Trips (50% AM/55% PM)				1,029	53	36	89	36	37	73
Gas Station with Convenience Market (GFA 2-4k)	945	10	VFP	2,433	81	80	161	92	92	184
Pass-by Trips (76% AM/75% PM)				1,825	61	61	122	69	69	138
Total Trips				4,303	172	167	339	161	155	316
Pass-by Trips				2,853	114	97	211	105	106	211
Total New Trips				1,450	58	70	128	56	49	105

Daily new trips: 1,450 vpd
Existing Traffic volumes: 5,884 vpd

Total projected daily traffic on Fenton Road: 7,334 vpd +25% increase

Julie M. Kroll, PE, PTOE

Traffic Engineering | Group Manager, Associate

FLEIS & VANDENBRINK

DESIGN. BUILD. OPERATE.

C: 248.342.5786

From: Louie <grandblancshell@yahoo.com>

Sent: Thursday, April 4, 2024 12:58 PM

To: Julie M. Kroll <jkroll@fveng.com>

Subject: Traffic count

[You don't often get email from grandblancshell@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: **EXTERNAL EMAIL** DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Cybercrime attempts have increased during the COVID-19 Pandemic. This includes "spoofing" the origination of email addresses. If you receive an unexpected message with links or attachments, consider first verifying with the sender before opening.

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For more information please visit <http://www.symanteccloud.com>

CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION

MINUTES FOR THE REGULAR MEETING OF APRIL 25, 2024

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

ROLL CALL:

Present: Forsberg, Pfeiffer, McGuirk, Tucker, Lewis, Marko

Others Present: Zoning Administrator Deem, Attorney Belzer

Absent: Cypher

APPROVAL OF AGENDA:

Mr. Deem informed the public that the concept plan for 4436 Rolston Road has been postponed to the May 9th meeting.

Motion to approve the agenda as revised.

Motion: Marko

Second: Forsberg

Ayes: Marko, Tucker, McGuirk, Forsberg, Pfeiffer, Lewis

Nays: None

Absent: Cypher

NEW BUSINESS:

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

The Planning Commission reviewed the revised Sign Ordinance with the Township Attorney. The Planning Commission determined that the section relating to the substitution clause was not necessary and should be removed.

Based on the Township Attorney's recommendation, the Planning Commission determined that all references to specific laws and ordinances should be replaced with a general statement that signs should comply with all Federal, State, and Local regulations.

The Planning Commission reviewed the billboard section of the ordinance and determined that the setback sections should clarify the requirements for non-electronic billboards and electronic billboards. The ordinance should also clarify that the intent of the ordinance is to permit no new billboards in the Township.

The Planning Commission reviewed the sign regulations to the zoning districts chart and requested the chart be revised to clarify the types of signs allowed in residential districts.

Mr. Deem informed the Planning Commission that he would revise the draft ordinance based on the discussion at this meeting and would likely have the draft ready for the May 23, 2024 meeting.

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

The Planning Commission reviewed the Zoning Board of Appeals request to amend the Zoning Ordinance to create regulations for the reapplication of a denied variance with the Township Attorney. The ZBA requested the following language be added to the Zoning Ordinance:

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“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 intent of the amendment is to prevent an application from slightly changing their request and not advance the denied request to Circuit Court. While reviewing the ordinance, the Planning Commission recommended that Section 13.07.E remove the heading “Appeal of special use permit decision”.

The Township Attorney suggested the ZBA could amend their bylaws and include the proposed provision there. The Township Attorney questioned if the Planning Commission and Township Board should be overseeing the practices of the Zoning Board of Appeals, as the ZBA is the body that reviews appeals of the Planning Commission and Township Board’s decisions. Treasurer Tucker noted that the ZBA has requested the Planning Commission review the amendment and update the Zoning Ordinance. The Planning Commission reviewed similar Zoning Ordinance regulations from Mundy and Grand Blanc Township. The Planning Commission reached a consensus that the Zoning Ordinance should be revised to include language to prevent reapplication of denied variances unless conditions have changed. Planning Commission directed Staff to revise the amendment based on the discussion and to discuss the revisions with the Zoning Board of Appeals.

CO24-001 Concept Plan for 15135 Pinewood Trail

Scott Avendt, Niles Industrial Coatings, presented a concept plan for 15135 Pinewood Trail, the former Hagerman’s horse barn property. Mr. Avendt stated that Ryan Niles, the company owner, has purchased the property and gave an overview of the company.

Mr. Avendt reviewed the concept plan. The existing barn would be used as an event barn, with meeting space. Potential uses would include corporate retreats, corporate training, weddings, family gatherings, Christmas parties, and partnering with Southern Lakes to hold events such as a farmers market or educational opportunities. There would be gardens where food and flowers would be grown.

Potential new building could include housing for events relating to the barn and a new corporate headquarters for Niles Industrial Coatings. The office would have a similar appearance as the barn. They would not keep their industrial vehicles or inventory at this site.

They would like to incorporate the wetlands and clean up that area, if possible. They currently have lunches on the property and their employees walk the property with their dogs. They would like to incorporate interior walkways with the LAFF Pathway running across the property. The former horse pastures could serve as overflow parking for larger events.

Mr. Deem gave an overview of the property stating that it is zoned AG, agriculture and the current Master Plan has this area identified as Medium Density Residential. The Township has review previous applications for this site, including a potential boat sales use. That rezoning was denied because the rezoning was inconsistent with the Master Plan. During that process, Mr. Deem informed the public that the Planning Commission is reviewing the Master Plan for the Township, and there is a potential to change the Future Land Use category for this property. The Planning Commission is holding a public hearing on May 9, 2024 to take comment on the

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draft Master Plan. Mr. Deem noted that the conditions in the area; the availability of water and sewer, the pathway, access to the highway, and location on a County thoroughfare are conditions typically found for more intensive uses than agriculture.

Chairperson McGuirk observed that the potential office building was larger than the existing barn, which is nearly 30,000 square feet. Chairperson McGuirk expressed concern about a potential 40,000 to 120,000 square foot, depending on height, office building. Mr. Avendt stated that when developing the concept plan, they didn't take the scale of the office building into consideration, instead, developing a plan as a general reference. Chairperson McGuirk informed Mr. Avendt that the neighbor have previously expressed concern about noise relating to wedding events. Mr. Avendt answered that they would keep their events, such as weddings, inside the barn with no outdoor amplified sound.

Chairperson McGuirk opened the meeting for public comment.

Ross Merchant, Silver Lake Road, lived across the street and noted that the marsh area is a federally regulated wetland that supports the drainage in the area. Mr. Merchant also expressed concern about traffic on Silver Lake Road.

Resident on Pinewood Trail, expressed displeasure that the office would be directly in front of her house and does not want to look at an office building.

Ken Arble, questioned if the property was still for sale, as it was listed on a real estate website for sale. Mr. Avendt responded that it was not for sale.

Christine Johnson, Heritage Lane, expressed concern about the appearance of the development, effect on house values and recommended the owners have a meeting with the neighbors to discuss the concept plan in more detail.

Wendy and Gary Domke spoke via ZOOM and expressed concern with noise, the office use, the wetland, and recommended the owners meet with the neighbors to discuss the concept plan.

John Wentworth, expressed concern about property values and having a non-residential use next door.

Chairperson McGuirk closed the public comment.

The Planning Commission reviewed the existing conditions of the area and reminded the public that there will be a public hearing on the Master Plan on May 9, 2024.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:

None.

COMMUNICATIONS:

Mr. Deem reminded the Planning Commission that the Master Plan public hearing would be held on May 9, 2024.

MINUTES:

The minutes of the April 11, 2024 Planning Commission Meeting were approved as submitted.

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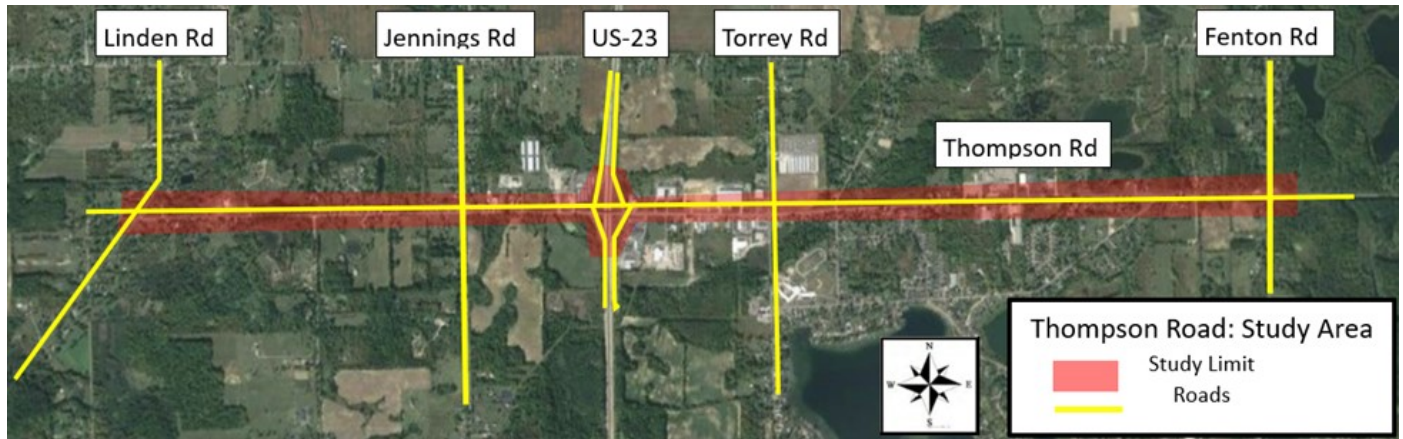
MINUTES FOR THE REGULAR MEETING OF APRIL 25, 2024

ADJOURN:

The meeting was adjourned at 8:17 pm.

Thompson Road Corridor Study

Fenton Township



Project Details:

This Corridor Study on Thompson Road extends 3.8 miles from Linden Road to Fenton Road. This study explores potential design alternatives and improvements that will help alleviate current and anticipated future congestion along the corridor. Currently, the interchange of US-23 and Thompson Rd. experiences rush hour traffic delays for the northbound and southbound US-23 exit ramps that can back up to US-23. A main cause of this is the lack of roadway capacity between the two Thompson Road traffic signals, often leading to backups from one signal through the other. Addressing the traffic congestion and safety issues at the US-23 Interchange is an urgent priority.

Project Traffic and Safety Improvement Goals:

The traffic operations and safety improvement goals include—

- Reduce traffic delays at the US-23 Interchange, including the northbound and southbound exit ramp backups along with the Thompson Road backups between and approaching the two US-23 ramp intersections.
- Improve safety at the Thompson Road intersections with high-crash rates. These three intersections are at southbound US-23 ramps, northbound US-23 ramps, and Torrey Road.
- Improve Thompson Road outside of the US-23 Interchange to encourage development. These options include widening, for a center left turn lane, upgrading traffic signals, and roundabouts.



FOR MORE INFORMATION:

Mike Deem, Zoning Administrator
810-629-1537
Fentontownship.org

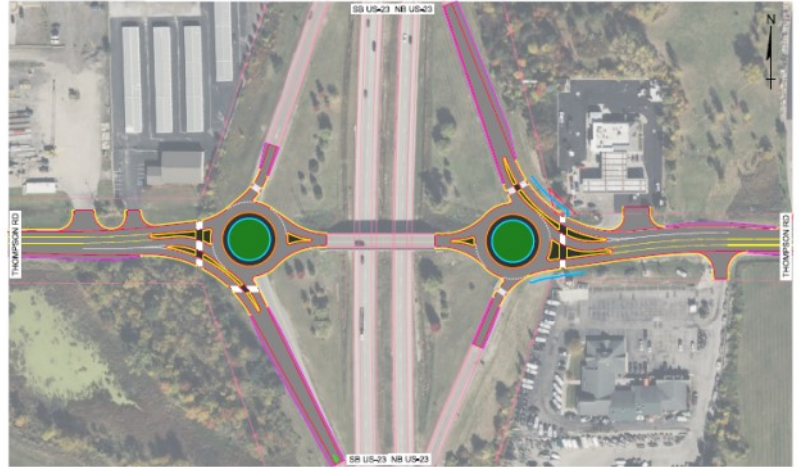


Scan for Project
Website

Safety Improvements

Roundabouts at US-23

- Operates efficiently with reduced delay and increased capacity over a traditional four-way stop or signalized intersection.
- Roundabouts reduce all crashes by 55% with fatal and injury-related crashes reduced by 78%
- Number and severity of crashes are reduced due to lowering speeds and angle of impact.



Center Left-Turn Lane (Jennings to US-23)

- Reduced rear-end crashes
- Simplified left-turns
- Smoother flow of traffic and increased capacity
- Important for future development
- Smooth transition into roundabout



Preliminary Schedule

