

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JULY 8, 2008**

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

Chairman Pro-Tem Root called meeting to order at 7:04 p.m.

Present: Carlson, Franz, McGuirk, Richard, Root, Spees

Recording Secretary McDonald

Absent: Tucker

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Root

Seconded by: Carlson

Ayes: Carlson, Franz, McGuirk, Richard, Root, Spees

Nays: None

Absent: Tucker

Motion carried

PUBLIC HEARING:

SUP08-001 Deville Properties, LLC, 1230 Combermere, Troy:

06-24-100-001

Special Use Permit: Woodworking

14283 Fenton Rd. formerly TSC

Secretary Carlson reviewed file. Paul Drainville, Deville Properties, LLC sworn in. He explained a request for woodworking to allow for a cabinet shop in the rear of the existing building at 14283 Fenton Rd. Drainville noted the proposal includes removing the existing barbed wire fence, changing the façade of the building and constructing the proposed woodworking shop. He noted they will be renovating the building to lease retail space and/or spaces in the front portion of the building. He added they will use the existing storage building on the property to store equipment and materials for the commercial cabinet business. He explained renovations to the inside of the building include a 2 hour sound wall between the cabinet shop and the retail area(s). He noted they do not use or store flammable materials. Drainville said they employ 4 cabinet makers and there will be office space for himself and his wife. He said they do commercial construction as well as make cabinetry, there will be no commercial construction equipment at this site. Carlson asked if the sidewalk could be located in front of the retention pond closer to Fenton Rd. Noonan, Design Resources, Clarkston explained they had explored that possibility and found there was not sufficient room and the grade made that location impossible. Carlson noted the landscaping falls short of the requirements of the ordinance. Root explained that because this use requires a special use permit it is required that the applicant submit and the Commission review a site plan. Section 10.01 of the landscape standards talks about compliance for pre-existing sites. It states in part, in cases where site plan review is required and the existing building and/or parking area is being increased by at least twenty five (25) percent over the originally approved site plan or the use is being changed to a more intense use, the site shall be brought into full compliance with the landscape standards. In situations where the increase in the existing building and/or parking area is less than twenty five (25) percent over the original site plan, the requirement of new landscaping shall be equal to four (4) percent of compliance for every one (1) percent of increase in building or parking footprint. Root noted the building and parking are not being increased, however this is considered to be a more intense use. Root said the ordinance also states that the Commission may also determine that dimensional conditions unique to the parcel would prevent development of required buffer zones, off street parking area, landscaping or green belts. If such a determination is made, the Commission may grant an exception from the landscaping provisions of the ordinance. The Commission discussed the physical constrains of the site and noted their preference for a sidewalk rather than additional landscaping. Drainville said it is there intention to make this site considerably more attractive with the changes to the façade and the introduction of the landscaping shown on the plan. He noted there is not a lot of area conducive to

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landscaping, the majority of the property is paved and there is a large retention area. Richard asked about the location of the side door. Drainville explained that will be the entrance to a service hallway between the cabinet shop and the retail space(s). Richard noted his concern about its location and the removal of an existing tree. Drainville noted that tree has fallen down and will have to be removed. Franz noted there are no restrooms shown for the retail portion of the building. Drainville explained they have not secured a tenant for the space yet and are not sure if they will have 1 tenant or up to 4, they will construct the restrooms according to the need at a later date. McGuirk asked about overnight storage of vehicles. Drainville said there will be no vehicles stored overnight. He added there will be no outdoor storage. McGuirk asked about lighting. Drainville stated there is no plan to change the existing lighting at this time. McGuirk stated concerns about granting a special use permit for woodworking for the entire building. He said he would like to see the front portion of the building used as retail which is permitted by right in the C-2 zoning. Drainville said he had no problem with limiting the scope of the permit to the area shown on the plan and the accessory building. Chairman Pro-Tem Root called for audience comments. There were none. Franz complimented the plan to construct a sidewalk which will now connect with the Dort Federal property and the City sidewalk. Root said he felt the request is reasonable and though he would like to see more landscaping the property as it stands does present limitations for addition plantings. McGuirk said he thought this was a nice presentation and complimented the proposed improvements to the site. Spees noted he would like to see the table of landscaping to be able to calculate compliance and know what concessions the Commission is excepting. Franz noted there is really not much area to landscape. In response to a question by Spees, Drainville said they have 9 employees total. Spees explained that parking will be reviewed based on the number of employees and the type of use for the retail area prior to it being occupied.

Motion to grant a special use permit for woodworking in the C-2 zoning district with the following conditions:

- The area for the woodworking is limited to that shown on site plan dated 6-6-08 and the existing accessory building
- Landscaping is deemed to be adequate and shall be installed according to the site plan dated 6-6-08

Motion by: Carlson
Seconded by: McGuirk
Ayes: Carlson, Franz, McGuirk, Richard, Root, Spees
Nays: None
Absent: Tucker

Motion carried

NEW BUSINESS:

SP08-003 Genesee County Drain Commissioner, G-4610 Beecher Rd., Flint:

06-19-300-015

14412 Hogan Rd.

Preliminary & Final site plan approval: vehicle storage building

Secretary Carlson reviewed the file. John O'Brien, Genesee County Drain Commissioners Office sworn in. O'Brien introduced Jeff Reynhout from Wade Trim who prepared the site plan. O'Brien explained request to construct a vehicle storage building in order to clean up the site. O'Brien said at this time vehicles are stored outside in various locations. The building will be steel and split face block and will house the vehicles and equipment used in conjunction with the district #3 waste water treatment plant. Chairman Pro-Tem Root called for audience comments. There were none. Franz asked about the building location and the berm along Hogan Rd. O'Brien said the location was chosen to minimize the visual impact of the building. Root asked about being able to see the building from Silver Lake Rd. O'Brien said the building will be visible from Silver Lake Rd. because the property is higher in elevation than the road. Spees asked about lighting. O'Brien said there will

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be lighting on the building only. Root asked if the overhangs on the building could be enclosed. O'Brien said they do not plan to enclose the area. McGuirk said that having the vehicles indoors in a central location will be more efficient and improve the property. In response to a question from McGuirk, O'Brien stated the building will be Drain Commission blue

Motion to grant preliminary and final approval for a vehicle storage building at the district #3 waste water treatment plant as requested

Motion by: Carlson
Seconded by: Spees
Ayes: Carlson, Franz, McGuirk, Richard, Root, Spees
Nays: None
Absent: Tucker

Motion carried

DISCUSSION ITEM:

Joint Meeting with the ZBA to discuss by-laws Wednesday, July 30, 2008 at 7:00 p.m.

MINUTES: June 10, 2008 stand approved as submitted

ADJOURN: 7:44 p.m.

Jim Root, Chairman Pro-Tem
Minutes Posted 07/14/08

Sandra Carlson, Secretary