AGENDA
CHARTER TOWNSHIP OF FENTON
PLANNING COMMISSION MEETING
THURSDAY May 14, 2020 – 7:00 PM
MEETING HELD ELECTORNICALLY VIA TELEPHONE CONFERNCE CALL

CALL TO ORDER
ROLL CALL   Cypher, Lewis, Marko, McGuirk, Mustola, Tucker

APPROVAL OF AGENDA:

PUBLIC HEARINGS:
SUP20-002 Keri Kostich, 1361 N. Long Lake Road.
The request if for a doggie day care at 1361 N. Long Lake Road, parcel #06-12-501-001.

R20-002 Avalanche Holdings, LLC, 128 N. Center St, Northville, MI
The request is to rezone the property at 3145 Thompson road from Avalanche Holdings PUD, to M-2, Light Industrial, parcel #06-03-400-008.

NEW BUSINESS
SPR20-003 Avalanche Holdings, LLC, 128 N. Center St, Northville, MI
The request is for preliminary site plan approval for a private road at 3145 Thompson Road, parcel #06-03-400-008.

SPR20-002 Lake Fenton Self Storage, LLC, 10316 Fieldstone Ct, Goodrich
The request is for Final Site Plan Approval for Self-Storage with outdoor storage at 11191 and 11175 Torrey Road, parcels #06-02-100-002 and 06-02-100-003.

UNFINISHED BUSINESS:
None

DISCUSSION:
None

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

COMMUNICATIONS:
None.

MINUTES:  February 13, 2020

ADJOURN:
NOTICE OF REGULAR PLANNING COMMISSION MEETING TO BE HELD ELECTRONICALLY
CHARTER TOWNSHIP OF FENTON GENESEE COUNTY, MICHIGAN
MAY 14, 2020

THIS HEARING WILL BE HELD TO CONSIDER THE FOLLOWING:

NEW BUSINESS:

**SUP20-002 Keri Kostich, 1361 N. Long Lake Road.**
The request is for a doggie day care at 1361 N. Long Lake Road, parcel #06-12-501-001.

**R20-002 Avalanche Holdings, LLC, 128 N. Center St, Northville, MI**
The request is to rezone the property at 3145 Thompson road from Avalanche Holdings PUD, to M-2, Light Industrial, parcel #06-03-400-008.

To the residents and property owners of Fenton Township, Genesee County, Michigan, and any other interested parties. Please take notice that a regular meeting of the Fenton Township Planning Commission will be held on Thursday May 14, 2020 at 7:00 p.m. by telephone conference call. In accordance with the Michigan Governor’s Executive Order 2020-15, the use of electronic remote access (telephone conference call) will be implemented in response to COVID-19 social distancing requirements and Michigan Governor’s Executive Order 2020-21. The public may participate in the meeting via telephone by calling into the following number:

**Phone Number:** (844) 855-4444 (toll-free)
**Access code:** 323110#

Members of the public will only be able to speak during the public comment portion(s) of the meeting and such comment will be limited to three minutes per person. To provide for orderly public participation, when the Chairperson or meeting moderator calls for public comment, a person wishing to speak must state their name and wait to be recognized before speaking. The Chairperson or moderator will recognize all persons wishing to speak during public comment. Prior to the meeting, if members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting, such persons may contact the Planning Commission members through Michael Deem, Zoning Administrator, by email at mdeem@fentontownship.org, or by mail at 12060 Mantawauka Drive, Fenton, MI 48430. A copy of the meeting material may be found on the Township website homepage at www.fentontownship.org.

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Robert Krug, Township Clerk, by email, phone, or mail at the below.

Robert E. Krug Fenton Township Clerk
12060 Mantawauka Drive Fenton, MI 48430-8817
**Phone:** (810) 629-1537 x6
**Email:** info@fentontownship.org

Publish date 04/26/2020
Doggie Day Care

APPLICATION NUMBER: SUP20-001
APPLICANT/PROPERTY OWNER: Keri Kostich

PUBLIC HEARING DATE: March 19, 2020
PROPERTY ADDRESS/LOCATION: 1361 N. Long Lake Road

BRIEF SUMMARY OF REQUEST
The Applicant will be operating a dog self-wash and grooming facility at 1361 N. Long Lake Road. In addition, the applicant is seeking a Special Use Permit to operate a doggie day care. The ordinance allows a doggie day care as a Special Use when operated as part of a dog grooming business.

- Up to 20 dogs per day.
- 714 square foot play area will be located indoors.
- Number of employees will vary, but two staff members will oversee the play area.
- Hours of operation will be between 7 am and 7 pm.

EXISTING ZONING: C-2, General Commercial
EXISTING LAND USE: Doctor's Office
SURROUNDING ZONING & LAND USE:
North: Fenton Wine
South: Residential
East: Commercial
West: Multi-Family

SITE IMPROVEMENTS: None
SIZE OF PROPERTY: 0.38 Acres

FUTURE LAND USE CLASSIFICATION: Medium Density Residential

STAFF RECOMMENDATION
APPROVE
APPROVE WITH CONDITIONS
POSTPONE FOR ADDITIONAL INFORMATION
DENY

COMPATIBILITY with the MATER PLAN
The intent of this Future Land Use is to provide denser housing options and closer proximity to essential services. The primary uses are single-family homes (detached and attached) and complementary uses for residential developments.

The proposed doggie day care is a complementary use for residential developments and is consistent with this classification.
COMPATIBILITY with the ZONING ORDINANCE

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.

The C-2 zoning district is intended to provide uses that serve residents from both nearby and far away. A doggie day care is permitted as a special use in this district and consistent with nearby area.

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.

A doggie day care would have less traffic than the previous use of a doctor’s office.

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.

The doggie day care will meet this requirement.

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.

The proposed use will operate within the existing building.

5. The use shall not place demands on public services and facilities in excess of current capacity.

A doggie day care home will not place a demand on public services higher than other C-2 uses.

6. The proposed use shall be so designed, located, planned and operated that the public health, safety and welfare will be protected.

The doggie day care will be indoors.

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.

The proposed use is consistent with the current use of the property.
Other Considerations

- **Parking:** The zoning ordinance does not have a parking standard for doggie day care. The closest would be a kennel. The parking requirement for a kennel is one space per employee at maximum shift and one space per 1,000 of usable square footage. The building is 4,600 square feet and there are 13 parking spaces. The amount of parking is adequate based on this standard.

- **Landscaping:** The site has the required number of greenbelt trees (3) for its frontage. The property is nonconforming for the buffer requirements for a C-2 property adjacent to RM or R-4 properties. The site has the required number of trees, but is lacking the required number of shrubs. Due to the size of the lot and number of trees, there little, if any, room for the installation of the required shrubs. The buffer requirement is determined by the zoning districts and not the specific use. The Planning Commission has the ability to determine if the existing landscaping is adequate for the proposed use.

- **Setbacks:** The existing building is legal non-conforming based on the buildings setbacks. A new building in the C-2 zoning district adjacent to a residential zoning district would be required to have a minimum of a 50-foot setback. The applicant is not looking to expand the non-conforming situation.

Recommendations

It is Staff’s recommendation to approve the Special Land Use request for a doggie day care at 1361 N. Long Lake Road for meeting the requirements of the Fenton Township Zoning Ordinance.
# Charter Township of Fenton
## Special Use Permit Application

### Applicant Information
- **Name:** Keri Kostich
- **Address:** 3120 Ponemah Drive
- **City:** Fenton
- **State:** MI
- **Phone:** 810-223-7502
- **ZIP:** 48430

### Property Owner (if different from applicant—if more than 1, list on separate sheet)
- **Name:**
- **Address:**
- **City:**
- **State:**
- **ZIP:**

### Property for which Special Use Permit is Requested
- **Street Address:** 361 N. Long Lake Road
- **Location:**
- **Parcel ID #:** 25-06-12-501-001
- **Zoning District:** C-2

### Brief Description of Special Use Requested (attach detailed description of your intent to use the property)
Use a portion of the building for dog day care.

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:** Keri Kostich

**Signature of Applicant:** Keri Kostich

**Print Name:** Keri Kostich

**Date:** 3/31/2002

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**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'

**Copies of Site Plan sent for review:**
- Date: Sent to Fire Department

**Planning Commission Decision: Special Use Permit**
- Approved
- Approved with Conditions

**Conditions:**

**Planning Commission Decision Preliminary Site Plan**
- Approved
- Approved with Conditions

**Planning Commission Decision Final Review**
- Approved
- Approved with Conditions

**Date of Hearing:** 07/25/2020 09:30AM
**Time:** 20002 /
**Other:**

**Date of Hearing:** 09/12/2020 10:00AM
**Time:** 20002 /
**Other:**

**Date of Hearing:** 11/18/2020 10:00AM
**Time:** 20002 /
**Other:**

**Date of Hearing:** 01/05/2021 10:00AM
**Time:** 20002 /
**Other:**
Following are five (5) standards which the Zoning Board of Appeals must use in considering your variance request and a place for you to explain how you meet these standards. You may use additional sheets to answer in more detail, but you **MUST** answer **ALL** of the questions.

1. The standard for which the variance is being granted would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.

Describe how strict compliance would prevent you from being able to use the property for its permitted purpose or how compliance would be unnecessarily burdensome as described in standard #1 above:

The additional square footage would help us store our private property indoors rather on the property.

2. The variance is the minimum necessary to provide adequate relief to the applicant and is not so large that it is unfair to similarly situated property owners who managed to comply with the requirements or make do with a smaller variance.

Describe how your request is the minimum necessary and not so large that it would be unfair to similarly situated property owners as described in Standard #2 above:

The minimum necessary to provide relief by allowing private property to be stored within the structure as opposed to outside on our property. The outbuilding should not be burdensome to any of our neighbors and is well beyond the required setbacks.

3. The problem is due to circumstances unique to the property and not to general conditions in the area.

Describe what is unique to your property that warrants a variance as described in Standard #3 above:

Our home is on a lake which comes with added personal property (Boats, trailers, etc) and we would like to keep them indoors and out of site.
4. The problem that resulted in the need for the variance was not a self-created hardship. In this instance "self-created" includes actions by the current owner or past owners of the property.

Describe why this problem should not be considered as self-created as described in Standard #4 above:

| The intent is not to create a problem, rather provide a solution that will be beneficial for us and neighbors by not having personal items sitting in the yard |

5. Issuance of the variance would still ensure that the spirit of the ordinance is observed, public safety secured and substantial justice done.

Describe how issuance of the variance would ensure the spirit of the ordinance is observed, public safety secured and no injustice is done as described in Standard #5 above:

| It would be minimal above ordinance and allow for traditional sized dimensions. Building will not be a burden for neighbors and will add value to property as well as our neighborhood. |
2/17/20

Request:
We intend to open a dog self-wash and grooming facility at our building, located at 1361 N. Long Lake Road. In addition to these services, we are requesting a special permit to add dog daycare.

Space:
714 square foot of the building will be dedicated for open play. We will use a formula of 50 - 100 square foot per dog, so the number of dogs, in the play area, will fluctuate based on the size of dogs registered that day. Dividers will be built and used to block areas for cleaning and to separate dogs by size. An additional area will be dedicated for dogs, at rest, in crates. Dogs will rotate, in 1.5-2 hour shifts, between these two areas. Assuming we will register varies sizes of dogs, we estimate our capacity to be a maximum of 20 dogs at once.

Staff:
The number of staff, in the play area, will fluctuate based on the number of dogs registered. On a day that maximum capacity is reach, 2 staff members will be schedule in the play area. Additional staff will be available as support for play area staff. Staff will be trained on dog body language, proper sanitation practices and techniques to discourage bad behavior.

Hours:
In order to accommodate clients work schedules, we would offer daycare between the hours of 7:00am and 7:00pm. This allows commuters and individuals, that don't work the traditional 9:00-5:00, time to drop off and pick up.
I hereby certify, based upon the records in my office, that there are no tax liens or titles held by the state, or by any individual, against the within description, and that all taxes due thereon have been paid for the 5 years next preceding the date of this instrument.

[Signature]

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Fenton 50, LLC a Michigan limited liability company whose address is P.O. Box 190331 Burton, MI 48519

Convey(s) and Warrant(s) to Scott Kostich and Keri Kostich, husband and wife whose address is 3120 Ponemah Dr., Fenton, MI 48430

the following described premises situated in the Township of Fenton, County of Genesee, and State of Michigan to-wit:

Lot 1, Hicks Haven, part of the NW 1/4, Section 12, T5N, R6E, Fenton Township, Genesee County, Michigan, as recorded in Liber 26, Page 44.

Commonly known as: 1361 N. Long Lake Rd, Fenton, MI 48430
Tax Parcel # 25-06-12-501-001

for the consideration of: Three Hundred Eighty Five Thousand and 00/100 Dollars ($385,000.00)

subject to easement, use, building, and other restrictions of record, if any.

Dated: January 30, 2020

Signed and Sealed:
Fenton 50, LLC
a Michigan limited liability company

By: [Signature]
William H. Dempsey, Authorized Member
Warranty Deed (page 2) dated: January 30, 2020
between Fenton 50, LLC a Michigan limited liability company, by William H. Dempsey, Authorized
Member Seller(s) and Scott Kostich and Keri Kostich, husband and wife, Purchaser(s).)

STATE OF MICHIGAN

COUNTY OF Genesee

The foregoing instrument was acknowledged before me on January 30, 2020, by , William H. Dempsey,
who is the Authorized Member of Fenton 50, LLC a Michigan limited liability company.

Notary Signature:  
Notary Name Printed:  
Notary Public  
Acting in County, Michigan
My term expires: ______________________

File No. 297454FLTS

<table>
<thead>
<tr>
<th>Drafted by: William H. Dempsey</th>
<th>Return to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>William H. Dempsey</td>
<td>Scott Kostich</td>
</tr>
<tr>
<td>P.O. Box 190331</td>
<td>3120 Panemah Dr.</td>
</tr>
<tr>
<td>Burton, MI 48519</td>
<td>Fenton, MI 48430</td>
</tr>
</tbody>
</table>

MAISON BURGESS TITLE AGENCY
5402 Gateway Centre, Suite A
Flint, MI 48507
(810) 396-3200
$30.00
Disclaimer: This map is for visual purposes only. Fenton Township, its administrators, employees or contractors are not responsible for any decisions made based upon the information on this map.
Hi Mike,

I’m emailing you regarding the proposed Doggie Day Care on North Long Lake Rd. We received notification in the mail that the township meeting scheduled for today to discuss this matter has been cancelled due to COVID-19. Do you know if another meeting will be scheduled once the restrictions are lifted around COVID-19?

I live at 1402 Eden Gardens Dr., directly behind the building where the Doggie Day Care is being proposed. I have many questions regarding this proposal and would like to speak with you directly about my concerns if the meeting is not going to be re-scheduled. I have spoken with my neighbors that have received notification of this proposed Doggie Day Care and we all stand in agreement that we are opposed to this business being in our backyards. Finally, it is concerning for the last month that work is being done on the building almost daily and that a decision might have already been made to allow the Doggie Day Care.

Please contact me by email or phone at your earliest convenience. My cell phone number is (313) 805-2428.

Thank you

Darrin H. Walker
Ford Motor Company
Body & Exterior Site Engineer
Supplier Technical Assistance
North American Vehicle
Telephone: (313) 805-2428
E-mail address: dwalker2@ford.com

“The information contained herein is FORD PROPRIETARY information and may include FORD CONFIDENTIAL information as defined in Ford's Global Information Standard II. Reproduction of this document, disclosure of the information, and use for any purpose other than the conduct of business with Ford is expressly prohibited”
Mr. Deem as the Fenton Township Planning Commission meeting of March 19, 2020 was cancelled, we felt it necessary to e-mail our response to the application of a Dog Day Care at 1361 N. Long Lake Road.

We are Very Much Against this Dog Day Care. These are our concerns:

1.) The noise level of 20 some dogs – yes this can be heard. One dog at a door wall in the apartments next door to the property in question, does echo and can be heard even now in the winter with all the doors and windows closed.
We do open our windows as much as possible in Spring, Summer and Fall, to enjoy the fresh air. Which brings us to our second concern.

2.) The stench from the dogs messes. This has to be collected and left in the garbage for a week! Especially in the summer heat the smell will be worse and travel to the homes behind (and the businesses along side) this building.
We have a wonderful neighbor who keeps his dogs messes cleaned up, yet on hot days you can still smell it in the garbage.

Mr. Deem, we believe your position is to protect the integrity of the area. We have well established a clean safe home environment and feel this is being compromised.

Perhaps the Dog Day Care would be better up on Thompson Road – where there is a Dog Park and commercial land that can accommodate them without infringing on peoples homes where we want peace and quiet.

Thank You for your serious consideration,
Frank and Janet Watson
1410 Eden Gardens Drive
Hi! I live at 1392 Eden gardens and I do not want a doggie daycare almost behind my house. That is something for a commercial area not around residents. I can just imagine barking all day. We planned on going to the meeting scheduled for tonight but since it was canceled we still wanted you to know we are against it, and hope there is something we can do to stop it.

Thanks!

Lindsey Kaye
Sent from my iPhone
MICHAEL DEEM
FENTON TOWNSHIP PLANNING COMMISSION
RE: FENTON TOWNSHIP PLANNING COMMISSION PUBLIC HEARING
May 14, 2020

SUBJ: SUP20-0012 Keri Kostich 1361 N. Long Lake Road.
Request for a doggie day care at 1361 N Long Lake Road parcel #06-12-501-001

Thank you for forwarding the Kostich’s zoning request and proposed building layout. Having reviewed both I have some concerns.

Although you noted that the dog runs/play areas will be inside, I am sure that windows will be open to allow the pets fresh air. This means that while enjoying each others’ company the pooches will most certainly voice their pleasure /displeasure during their stay. It also means the aroma from .... dog poop, will also find its way out of the building. Having said that, I am sure that another petition will soon follow to allow a larger outside exercise area (which would serve as an outside poop-atorium)

The location of the proposed doggie day care is less than 400 feet of open space from my home on 1418 Eden Gardens Dr. As retirees we spend a great deal of time on our rear deck during the summertime. We enjoy hosting friends and family throughout the summer, as well. The windows that face the proposed day care are open on warm days, the same days the dogs will require fresh air.

Our subdivision does not allow outside storage of vehicles other than those needed for residents’ transportation. Outside storage on the subject property would also prove to lessen the desirability of home ownership in the Eden Gardens,

We are concerned about the loss of the quiet atmosphere, fresh air and well kept landscapes that we moved here to enjoy. While it is not our intent to move in the immediate future, we are convinced that granting this business request will lower our property value and thus its salability.

We absolutely object to the approval of this request.

Roger Boyer  Judy Boyer
CHARTER TOWNSHIP OF FENTON NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED OF A REGULAR PUBLIC HEARING TO BE HELD THURSDAY, MARCH 19TH, 2020 AT 7:00 PM BY THE FENTON TOWNSHIP PLANNING COMMISSION AT THE FENTON TOWNSHIP CIVIC-COMMUNITY CENTER, 12060 MANTAWAUKA. THIS HEARING WILL BE HELD TO CONSIDER THE FOLLOWING:

PUBLIC HEARINGS:

R20-002 Avalanche Holdings, LLC, 128 N. Center St, Northville, MI
The request is to rezone the property at 3145 Thompson road from Avalanche Holdings PUD, to M-2, Light Industrial, parcel #06-03-000-008.

YOUR OPINION MAY BE EXPRESSED VERBALLY AT THIS HEARING OR IN WRITING TO THE PLANNING COMMISSION PRIOR TO THIS HEARING. THE PLANNING COMMISSION ENCOURAGES YOUR PARTICIPATION IN THIS MATTER.

This notice is published in compliance with PA 267 of 1976 as amended (Open Meetings Act), MLA 41.72a (2) (3) and the Americans with Disabilities Act (ADA). Fenton Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 14 days notice to Fenton Township. Individuals with disabilities requiring auxiliary aids or services should contact Fenton Township by writing or calling the following: Fenton Township Office, (810) 629-1537, 12060 Mantawauka Drive, Fenton, Michigan 48430. Office hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 1:00 p.m. Friday. Ordinances, meeting schedules and other Township information are also available at www.fentontownship.org.

ROBERT E. KRUG
FENTON TOWNSHIP CLERK
Avalanche Holdings Industrial Park PUD

APPLICATION NUMBER: R20-002
APPLICANT/PROPERTY OWNER: Bob Landan, Avalanche Holdings LLC.

PUBLIC HEARING DATE: March 19th, 2020
PROPERTY ADDRESS/LOCATION: 3145 Thompson Road

BRIEF SUMMARY OF REQUEST
The applicant is requesting to amend the existing PUD which allows for 256 residential condominiums to instead permit up to 11 lots for an industrial park consistent with M-2 uses.

EXISTING ZONING:
Avalanche Holdings PUD

EXISTING LAND USE:
Vacant

SURROUNDING ZONING & LAND USE:
North: Industrial
South: Wetlands/Ag
East: Industrial
West: Industrial

SITE IMPROVEMENTS:
Industrial Park

SIZE OF PROPERTY:
49.8 Acres

FUTURE LAND USE CLASSIFICATION:
Mixed Use

STAFF RECOMMENDATION:
APPROVE
APPROVE WITH CONDITIONS
Postpone for Additional Information
DENY

COMPATIBILITY with the MATER PLAN
The intent of this Future Land Use District 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. An industrial park would be consistent with this classification.
COMPATIBILITY with the ZONING ORDINANCE

This property was originally zoned Ag and M-1 prior to the initial rezoning in 2004. The adjacent properties along Thompson Road are zoned M-2, consistent with the rezoning request.

The exact layout of the industrial park will be determined by the market. The site plan was developed for a maximum of 11 lots. The number of lots may be reduced if a user requires more land for their development.

The Planning Commission will review the individual site plans as the industrial park is developed.

Staff recommends that the Planning Commission make a recommendation to the Township Board to approve the amendment to the Avalanche Holdings PUD to allow an Industrial Park with up to 11 lots.
Avalanche Holdings Industrial Park Preliminary Site Plan Review

**APPLICATION NUMBER**
SPR20-003

**APPLICANT/PROPERTY OWNER:**
Bob Landan, Avalanche Holdings LLC.

**PUBLIC HEARING DATE:**

**PROPERTY ADDRESS/LOCATION:**
3145 Thompson Road

**BRIEF SUMMARY OF REQUEST**
The applicant is requesting preliminary site plan approval for a private road as part of the Avalanche Holdings Industrial Park.

**EXISTING ZONING:**
Avalanche Holdings PUD

**EXISTING LAND USE:**
Vacant

**SURROUNDING ZONING & LAND USE:**
North: Industrial
South: Wetlands/Ag
East: Industrial
West: Industrial

**SITE IMPROVEMENTS:**
Industrial Park

**SIZE OF PROPERTY:**
49.8 Acres

**FUTURE LAND USE CLASSIFICATION:**
Mixed Use

**STAFF RECOMMENDATION:**
APPROVE

**COMPATIBILITY with the MATER PLAN**
The intent of this Future Land Use District 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.

An industrial park would be consistent with this classification.
COMPATIBILITY with the ZONING ORDINANCE
The private road would serve up to 11 industrial lots.

SECTION 4.23 Private roads
D. The proposed private road shall meet the following standards:

1. The minimum right-of-way width shall be sixty (66) six feet. An applicant can request a reduction in right-of-way width in order to protect natural features or as a result of space saving features such as curb and gutter but approval of a right-of-way less than 66’ should take into account that in doing so, the street will not be able to be taken over by the county road commission at a later date. In no case may the right-of-way be less than fifty (50) feet.

   The applicant has provided a 70-foot-wide road easement.

2. The minimum grade for roadways shall be four tenths (0.4) percent. The maximum grade shall be six (6) percent. The maximum grade within one hundred (100) feet of an intersection shall be three (3) percent.

   This requirement will be confirmed during final site plan approval.

3. No fence, wall, sign, screen or any planting shall be erected or maintained in such a way as to obstruct the clear vision zone, as required in Section 4.14 of this Ordinance.

   This condition has been met.

4. Cul de sacs shall not exceed seven (7) times the average lot width or 1,000 feet in length, whichever is greater. The Planning Commission may approve a longer cul de sac under unusual topographic conditions, or other unusual situations. In approving a longer cul de sac the Planning Commission may impose conditions such as additional off-street parking, turn-arounds, etc to mitigate the impacts of the increased length.
The average lot width is 158 feet. The private road meets the 7 times the average lot width requirement for Phase I.

5. All driveways off of a private road shall be at least forty (40) feet from the intersection of the private road right–of–way and a public road right–of–way. This condition has been met.

6. Intersections of private roads with public roads shall be at an angle as close to ninety (90) degrees as possible, but in no case shall it be less than eighty (80) degrees or more than one hundred (100) degrees. This condition has been met.

7. The width of the roadway shall comply with the requirements of the design criteria standards established by the Genesee County Road Commission for residential streets. (See figures 4-4, 4-5, 4-6). A cross section with open ditch (figure 4-5) will only be permitted in developments where all of the lots abutting the open ditch cross section are a minimum of one hundred fifty (150) feet in width. This requirement will be confirmed during final site plan approval.

8. The minimum radius for circular cul–de–sacs roadway is fifty two (52) feet. An interior island is permitted in the center of the cul–de–sac, provided that the roadway within the cul–de–sac is no less than twenty six (26) feet wide. The cul-de-sac is 52 feet wide. The roadway provided is 26 feet wide.

9. A written maintenance agreement signed by the owners of each lot or residence to be served by the private road shall be recorded with Genesee County Register of Deeds. The agreement shall allocate the responsibility to maintain the private road between or among the owners, and shall be binding upon the successive owners of the lots or residences. It shall be the responsibility of the owners to enforce the terms of the agreement. This requirement will be confirmed during final site plan approval.

10. Sight distances on horizontal and vertical curves shall be a minimum of two hundred (200) feet measured at a point ten (10) feet from the edge of the traveled roadway at a height of forty two (42) inches to an object height of forty two (42) inches based on a posted speed of twenty five (25) mph. Proposed private roads with an anticipated posted speed greater then twenty five (25) mph shall be reviewed for appropriate sight distances. This requirement will be confirmed during final site plan approval.

11. Parcels fronting on private roads shall meet the required front yard setback and lot width for their zoning district. This condition has been met.

13. The private road shall comply with cross-sectional design criteria standards for road surfaces established by the Genesee County Road Commission for residential streets. (See figures 4-4, 4-5, 4-6). A cross section with open ditch (figure 4-5) will only be permitted
in developments where all of the lots abutting the open ditch cross section are a minimum of one hundred fifty (150) feet in width. The Planning Commission may waive the requirement for an asphalt or concrete pavement contained in the cross sections below with the recommendation of the Township Engineer for roads planned to provide access to six or fewer lots or units, where the private road is connected to a gravel public road and the Planning Commission determines that the waiver will not have a negative impact on the character of the neighborhood.

This requirement will be confirmed during final site plan approval.

Staff recommends granting preliminary site plan approval for a private road at 3145 Thompson Road.
An ordinance to amend ordinance No. 617, (Ordinance No. 617 is a previously adopted amendment to the Fenton Township Zoning Ordinance), which rezoned certain a parcel of land, 06-03-400-008 owned by Avalanche Holdings, LLC, to PUD, Planned Unit Development.

THE 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 3.02 A, of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

SECTION 3.02 A

The PUD conditions of Ordinance No. 617 are hereby amended to provide as follows:

The following uses shall be permitted on the subject property:

1) The property shall be subdivided to create no more than eleven (11) lots for an Industrial Park;
2) Uses shall be restricted to those permitted in the M-2 zoning district;
3) The area, height, and placement requirements shall be in accordance with the Schedule of Regulations for the M-2 zoning district.

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 ____ 2020 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.

Bonnie K. Mathis, Supervisor
Robert E. Krug, Clerk
Disclaimer: This map is for visual purposes only. Fenton Township, its administrators, employees or contractors are not responsible for any decisions made based upon the information on this map.
CHARTER TOWNSHIP OF FENTON
SITE PLAN REVIEW APPLICATION

Applicant Information
Name: AVALANCHE HOLDINGS LLC
Address: 88 N. CENTER ST.
City: NORTHVILLE
Date: 2-13-20
Phone: 248-344-1880
ZIP: 48167
State: MI

Property Owner (If different from applicant-if more than 1, list on separate sheet)
Name:
Address:
City:
Date:
Phone:
State:
ZIP:

Property for which Site Plan Review is Requested
Street Address: 3145 THOMPSON ROAD
Location: THOMPSON ROAD S & E OF US-23
Parcel ID #: 06-03-400-008
Zoning District: PUD-

Type of Development Proposed
Development Type: INDUSTRIAL
Number of Units: UP TO

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
Print Name: BOBLANGAN

Signature of Applicant
Print Name: AVALANCHE HOLDINGS, LLC
Date 2-12-2020

3/31/2002

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

<table>
<thead>
<tr>
<th>Name</th>
<th>AVALANCHE HOLDINGS LLC</th>
<th>Date: 2-13-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>128 N. CENTER ST.</td>
<td>Phone: 248-344-1880</td>
</tr>
<tr>
<td>City</td>
<td>NORTHVILLE</td>
<td>State: MI</td>
</tr>
<tr>
<td>ZIP:</td>
<td>48167</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
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</table>

<table>
<thead>
<tr>
<th>Address</th>
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</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Property for which Rezoning is Requested

<table>
<thead>
<tr>
<th>Street Address</th>
<th>3145 THOMPSON ROAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>THOMPSON ROAD S SIDE: E OF U.S. 23</td>
</tr>
<tr>
<td>Parcel ID #:</td>
<td>06-03-400-008</td>
</tr>
<tr>
<td>Zoning District:</td>
<td></td>
</tr>
</tbody>
</table>

## Requested Zoning Change

<table>
<thead>
<tr>
<th>From:</th>
<th>To:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD - MULTI FAMILY</td>
<td>PUD - M-2</td>
</tr>
</tbody>
</table>

---

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:**

**Print Name:** BOB LANGAN

**Signature of Applicant:**

**Print Name:** AVALANCHE HOLDINGS LLC

**Date:** 2-13-2020

3/31/2002

---------- FENTON TOWNSHIP OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE ----------
Lake Fenton Self Storage PUD

APPLICATION NUMBER: SPR20-001
APPLICANT/PROPERTY OWNER: Brian and Jeanette Tait
PUBLIC HEARING DATE: PROPERTY ADDRESS/LOCATION: 11191 and 11175 Torrey Road

BRIEF SUMMARY OF REQUEST

The applicant is requesting final site plan approval to construct a self-storage facility with outside parking for boats, RVs and other recreational type trailers.

The Township Board approved the PUD rezoning based on the Planning Commission recommendation at the April 20, 2020 Township Board meeting.

The Township Engineer had reviewed and approved the engineer drawings for storm water management. After that approval, the applicant determined that they were unable to secure an easement required as part of the approval. Revised drawing have been submitted to the Township Engineer for final approval on May 7, 2020. We anticipate the Township Engineers comments early next week.

MAP SOURCE: Fenton Township GIS 2020

EXISTING ZONING: PUD  EXISTING LAND USE Vacant
SURROUNDING ZONING & LAND USE  North: R-3, Residential South: PUD East: R-3, Residential West: R-3, Residential
SITE IMPROVEMENTS Self-storage/outdoor storage
SIZE OF PROPERTY 16.25 Acres

STAFF RECOMMENDATION
APPROVE  APPROVE WITH CONDITIONS  Postpone for Additional Information  DENY

Conditions for final approval:
• Approval from Township Engineer
• There shall be no storage of hazardous materials.
• Approval from County Agencies
### Future Land Use Classification

**Mixed Use**

**Compatibility with the Mater Plan**

The intent of this Future Land Use District 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. Self-storage is a low intensity commercial/industrial use that would be consistent with this classification.

### Compatibility with the Zoning Ordinance

Self-storage is a commercial or industrial use that generates low traffic and water use. When properly screened, self-storage facilities can act as a buffer between residential and more intensive commercial uses.

#### Setbacks

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>25 ft.</td>
<td>45 ft. to the office.</td>
</tr>
<tr>
<td>Setback from Residential</td>
<td>50 ft.</td>
<td>50 ft. to the north from the outdoor storage. 119 ft. to the west from the closest storage building.</td>
</tr>
</tbody>
</table>

#### Building

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Lot Coverage</td>
<td>30%</td>
<td>15.4%</td>
</tr>
<tr>
<td>Max Building Height</td>
<td>19 ft.</td>
<td>19 ft.</td>
</tr>
</tbody>
</table>

#### Parking

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spaces</td>
<td>1 space per 2,000 sq. ft. of open storage space, 1 per 100 storage units and 2 per residential caretaker.</td>
<td>There are 181 dedicated parking spaces and a total of 455 parking spaces including spaces for RVs, boats, and other recreational vehicles.</td>
</tr>
<tr>
<td>Maneuvering Lanes</td>
<td>12 ft.</td>
<td>There is 32 feet between storage units. This provides for two rows of 10 foot wide parking spaces and a 12 foot maneuvering lane.</td>
</tr>
</tbody>
</table>

#### Landscaping

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lot Landscaping</td>
<td>1 Canopy Tree per 7 Parking Spaces 10 spaces = 2 canopy trees. 2/3 of plantings must be in the interior of the parking lot.</td>
<td>The landscape plan provides for 3 parking lot trees.</td>
</tr>
<tr>
<td>Greenbelt</td>
<td>1 Canopy Tree per 30 Linear Feet of Frontage 697 feet of frontage= 23 canopy</td>
<td>There are 24 greenbelt trees shown on the landscape plan.</td>
</tr>
</tbody>
</table>
Buffer Zone

Type A or 5 Foot High Wall or Berm

Type A = Two (2) deciduous canopy trees and four (4) large shrubs, or (1) canopy tree, one (1) evergreen tree and four (4) large shrubs per each twenty (25) linear feet along the property line. All property line distances shall be rounded upward to the nearest foot.

Under the PUD, the Planning Commission has the ability to require additional landscaping if necessary.

The applicant has provided a 6 foot, wooden fence along the north property line. Under section 10.03 D, a fence meets the standards for a wall.

The applicant is preserving 35 mature trees along the east property line adjacent to the residential homes on Main Road. An additional twelve trees are planted on the south half of the east property line. The Planning Commission should review this area to determine if the existing wooded area off site is an adequate buffer.

Section 10.07 Site Landscape Requirement

10% 41 existing mature trees are being preserved with a credit equal to 105 trees based on Table 10-4 of the zoning ordinance.

Lighting

<table>
<thead>
<tr>
<th>Lighting</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Vehicular Use Areas</td>
<td>0.5 Footcandles</td>
<td>The photometric plan shows a 0.5 for access ways, with the remainder of the site has 0.0 footcandles.</td>
</tr>
<tr>
<td>General Parking and Pedestrian Areas</td>
<td>0.2 Footcandles</td>
<td></td>
</tr>
</tbody>
</table>

Other Notes:

According to the applicant, the drive and gate located on the north side of the property are required for Consumer Energy access to the powerline easement due to the fence being installed across it. The gate will be locked unless Consumers Energy needs to work on the powerline, otherwise the gate will not be used.

SECTION 11.71 Storage facilities

Storage facilities (excluding outdoor storage) are permitted by right in the C-2 and C-3 zoning districts; storage facilities (with outdoor storage) are permitted by special use permit in the C-2 and C-3 zoning districts provided:
A. Minimum parcel area for the entire development is four (4) acres. This condition has been met.

B. Access to the facility shall be from a county primary road. Access is provided from Torrey Road.

C. All outdoor storage areas shall be appropriately screened from surrounding property, as determined by the Planning Commission.

D. Maximum building height shall be nineteen (19) feet. Elevation drawings of the proposed buildings are required to determine building height.

E. Parking for the storage leasing office and a caretaker's residence shall meet the parking requirements in Article 6 of this Ordinance's parking regulations. A ten (10) foot wide parking strip shall be required in front of each row of storage units and a twelve (12) foot wide travel lane provided between buildings (see Figure 11-1).

Figure 11 - I

The site plan meets this requirement.
Chairperson McGuirk called the meeting to order at 7:00 p.m.

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

APPROVAL OF AGENDA:
Motion to amend the agenda to move case SPR20-001 after case SUP20-001.

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

The motion passed.

PUBLIC HEARINGS:
SUP20-001 Charles Mueller, 6036 Lobdell Road,
The request is for a Special Use Permit to allow Communication Tower at 6036 Lobdell Road, parcel #06-31-400-002.

Amy Rodriguez, a representative of Telecad Wireless on behalf of Verizon Wireless, was sworn in and reviewed their application. The proposed monopole is 150 feet tall, located in a 100’ x 100’ lease area. The monopole will be surrounded by a six foot tall fence and landscaping. The FAA has reviewed the plans and determined that lighting was not necessary. The monopole is setback more than 100% of the height of the tower from the property lines. The proposed tower will be available for colocations.

Chairperson McGuirk opened the Public Hearing. There were no comments.

Mr. Deem reviewed the staff report stating that the zoning ordinance essentially looks at three factors when reviewing cell towers:
1. Is there a need?
2. If there is a need, are there alternatives?
3. If there are no alternatives, will the tower allow colocations for additional antennas?

Mr. Deem explained that the applicant submitted the required information showing that there is a gap in cell service for this area that cannot be met by collocating on existing towers. All existing towers are greater than 1,500 feet from the proposed cell tower and there are no existing structures in the area that would be appropriate to host antennas. The applicant has agreed to allow for colocations on the cell tower. Based on the information provided, the staff recommendation is to approve the Special Land Use request.

Treasurer Tucker began discussion of the site plan, focusing on the landscape plan. He noted that the plan provided the appropriate amount of evergreen trees on the sides and rear of the tower, leaving the front of the tower unscreened. The Planning Commission
agreed and felt that additional landscaping on the north side of the entry drive should be required as part of any site plan approval.

The Planning Commission discussed different methods of camouflaging cell towers such as designing the tower to look like an evergreen tree. It was determined that this was not necessary for the proposed tower as this type of design would make the cell tower stand out more than a traditional cell tower.

Motion to approve SUP20-001 for a Communication Tower at 6036 Lobdell Road, parcel #06-31-400-002.

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

Motion carried.

NEW BUSINESS
SPR20-001 Charles Mueller, 6036 Lobdell Road.
The request is for Preliminary and Final Site Plan Approval for a Communication Tower at 6036 Lobdell Road, parcel #06-31-400-002.

Motion to approve SPR20-001 for Preliminary and Final Site Plan Approval for a Communication Tower at 6036 Lobdell Road, parcel #06-31-400-002 with the condition that additional trees are to be planted on the north side of the access drive to screen the front of the leased area.

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

Motion carried.

PUBLIC HEARINGS
R20-001 Lake Fenton Self Storage, LLC, 10316 Fild Stone Ct, Goodrich
The request is to rezone the property at 11191 and 11175 Torrey Road from Virk Land Development PUD, to Lake Fenton Self Storage PUD, parcels #06-02-100-002 and 06-02-100-003.

Brian Tait of Lake Fenton Self Storage was sworn in and reviewed his rezoning request for a self-storage facility with outdoor storage. Mr. Tait reviewed his market research explaining the need for this type of use in the area and noted that the Master Plan has identified this area with a mixed use classification where this type of use would be appropriate. The site plan has been developed to limit the impact on the neighbors. The location of the self-storage buildings have been placed to provide maximum setbacks and to block lighting to neighboring properties. The stormwater management will detain water on site before it is released into the Dawe drain.
Chairperson McGuirk opened the Public Hearing.
William Downer, 11111 Torrey Road, Expressed concerns regarding the views from the property including blight and lights. Additionally, he had a concern regarding the storage of hazardous materials and storm water management.

Chairperson McGuirk closed the Public Hearing.

Mr. Deem reviewed the staff report. He noted that the property had previously been zoned as a PUD for a senior living community. The recent Master Plan update classified this area for mixed use development which would include self-storage and outdoor storage.

Mr. Deem reviewed the draft PUD Ordinance noting that the requirements for building height were taken from the existing zoning requirements for self-storage buildings. The ordinance would also allow outdoor storage as a principal permitted use as opposed to a Special Land Use. The reasoning behind this is that this is a known use that is being discussed at this public hearing. Mr. Deem further explained that the PUD Ordinance and the site plan go hand in hand and that it is necessary to discuss the site plan prior to making a recommendation on the draft PUD Ordinance.

The Planning Commission asked what would happen to the existing PUD. Mr. Deem explained that the remaining property would stay in the existing PUD. Any development that came in would require a rezoning based on the project that was presented.

Mr. Tait reviewed the site plan. He explained that the proposed office would have the appearance of a barn. The closest storage building will be 120 feet from the east property line. The intent is to preserve as many trees as possible along the property lines. A berm will be installed between the detention pond and the property line to help minimize the view. There will be a drainage swale along the north property line to take away storm water and direct it to the Dawe Drain. The storm water management plan should lessen the amount of storm water the neighbors currently have during rain events. There is a gate along the north property line to provide Consumers Energy access to their easement that cuts across the north half of the property.

The storage buildings will have shielded wall mounted lighting. The building closest to the east property line will not have lighting that faces the neighbors. Mr. Tait presented a photometric plan that showed the lighting at the property line to be 0.0 footcandles.

A six foot tall wood fence is proposed along the north property line for the first 185 feet. The storage buildings will have doors on the east and west side of the buildings except the building closest to the east property line will not have doors facing the neighbors.

The initial development would be the six self-storage facilities and the outdoor storage area. The outdoor storage area would have crushed bituminous aggregate. Future plans include building a climate controlled building along Torrey Road.

Chairperson McGuirk reopened the Public Hearing.
Dale Pattillo, 2467 Ray Road, expressed his concern about the fence stopping before his property and the potential of headlights shining into his yard. Mr. Tait said that he could extend the fence to the rear of the property.

Dennis Weston, 11124 Main Street, expressed his concern regarding an open detention area. The Planning Commission informed Mr. Weston that the detention area will have to conform to the Genesee County Drain Commission standards for detention ponds.

A comment from the audience asked the applicant about hours of operation. Mr. Tait responded that the facility will be opened 24 hours by code access to the site.

The public hearing was closed.

Mr. Deem reviewed the site plan and noted that many of the issues brought up tonight would be addressed during the final site plan review. He noted that this use would require a Type A buffer along the north and east property lines. The proposed fence would meet this standard. The full landscape plan would be required to determine if the type of buffer has been met along the east property line with the existing trees and proposed berm. A greenbelt buffer is required along Torrey Road and the 10% site landscape requirement will have to be met.

The parking lot landscape should focus on the areas of actual parking and not the outdoor storage area. This would include landscaping along the parking by the office and potentially as endcaps to the storage buildings.

The site plan review staff report was done utilizing the C-2 zoning standards and the zoning requirements for self-storage. The proposed plan meets the C-2 setback requirements. There is a maximum height of 19 feet for the storage buildings, the proposed height is 11 feet, meeting this requirement.

Mr. Deem noted that based on the staff review and the comments made during the meeting, the three main issues are storm water management, the storing of hazardous materials and screening. Storm water management will be reviewed by the Township Engineer. The applicant has stated that the storage of hazardous materials is not allowed. The landscape plan, along with the photometric plan, will be reviewed for the final site plan.

Treasurer Tucker explained the role of the Planning Commission in reviewing the PUD Rezoning and Preliminary Site Plan. He noted that the Planning Commission makes a recommendation to the Township on rezonings based on the Master Plan and development plan. Many of the broad concerns expressed at the meeting will be reviewed as part of the final site plan review. Mr. Tucker also explained that there would not be any additional public hearing notices for the site plan. Any neighbors that are interested in the case should follow upcoming Planning Commission agendas to find out when the final site plan will be reviewed.

The Planning Commission discussed the PUD Ordinance text. There was consensus to add two additional conditions to the PUD text. The first is that no hazardous materials shall be stored at the facility. The second is that the landscaping and buffering shall be subject to the Planning Commission approval.
CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR MEETING OF FEBRUARY 13, 2020

Motion to recommend approval of R20-001 to rezone the property at 11191 and 11175 Torrey Road from Virk Land Development PUD, to Lake Fenton Self Storage PUD, parcels #06-02-100-002 and 06-02-100-003 to the Township Board with the following seven conditions:

1. Permitted principle & accessory uses shall be restricted to self-storage with outdoor storage.
2. There shall be no storage of hazardous materials.
3. Setbacks shall conform to the C-2, General Business District.
4. The maximum height of storage buildings shall not exceed 19 Feet.
5. All mechanical equipment, including but not limited to heating, ventilating and air conditioning equipment shall be screened from view.
6. The landscape and buffering plan shall be subject to Planning Commission approval.
7. The Planning Commission & Township Board will evaluate this request in 5 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property consistent with this ordinance.

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

Motion carried.

NEW BUSINESS
SPR20-002 Lake Fenton Self Storage, LLC, 10316 Fild Stone Ct, Goodrich

The request is for Preliminary Site Plan Approval for Self-Storage with outdoor storage at 11191 and 11175 Torrey Road, parcels #06-02-100-002 and 06-02-100-003.

Motion to approve SPR20-001 for Preliminary Site Plan Approval for Self-Storage with outdoor storage at 11191 and 11175 Torrey Road, parcels #06-02-100-002 and 06-02-100-003 with the condition that the Township Board approves rezoning case R20-001.

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

Motion carried.

UNFINISHED BUSINESS:
None

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit
No public comment.
COMMUNICATIONS:
Zoning Administrator Deem provided the Planning Commission with information regarding dwelling units, accessory dwelling units, and short term rentals for discussion at the March Planning Commission meeting.

MINUTES: December 12, 2019 minutes stand approved as submitted

ADJOURN: 8:37 p.m.

Jim McGuirk, Chairperson

Phil Lewis, Secretary

Minutes Posted