



City of Fenton

301 South Leroy Street · Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

COUNCIL WORK SESSION AGENDA

Monday, October 3, 2011

City Hall Conference Room

301 South Leroy Street

7:30 PM

1. Call to Order.
2. Roll Call.
3. Citizen Comments: Request by citizens to speak on specific agenda items.
4. Discussion on the Fenton Community and Cultural Center.
5. Discussion on the request to accept the dedication of Pine Creek Drive as part of the City's street system.
6. Council Member Comments.
7. Call to the Audience.
8. Adjournment.

IF ACCOMMODATIONS ARE NEEDED DUE TO A DISABILITY, PLEASE CONTACT THE CITY CLERK'S OFFICE.

Memorandum



THE CITY OF
FENTON

DATE: September 14, 2011

TO: Lynn Markland, City Manager

CC: Brad Hissong

FROM: Daniel Czarnecki, Public Works Director

RE: Pine Creek North Development

I have been contacted by Mr. James Galbraith with a request that the City of Fenton accept the dedication of Pine Creek Drive from Eddy Lake Rd to the Plat of Pine Creek North. This section of roadway is approximately 2000 ft in length. There is no indication of the right-of-way width Mr. Galbraith would like us to be responsible for.

It is my understanding that when the area was developed and constructed this section of roadway was to be private, even though it connects to the Pine Creek North plat. The City of Fenton agreed to accept the streets in the Pine Creek North plat into our street system once the street construction work is completed and it has met all our requirements. At this time the plat streets still have not been completed and the City DPW does not do any maintenance work on them, however, there are signs of distress and settlement of these platted streets. We also do not snow plow them.

I do not want to see this new portion of Pine Creek Drive added to our street system. I do not believe the minimal increase in Act 51 funds for this small section of street will cover the costs of routine maintenance and future repairs and resurfacing. The Fenton Department of Public Works already has over 35 miles of local streets to maintain. This street would add an additional 2,000+ feet of roadway to the local streets system. The top course of asphalt on Pine Creek Dr. has not yet been placed. While the street is fairly new, it will not be long before routine maintenance will be necessary to maintain this street. It is already showing signs of distress in the asphalt base material. Currently, someone cuts the grass from the curb to the tree line, the area looks like a park. The City does not have the equipment, manpower, or time to continue this type of routine maintenance in this area of right-of-way. The drainage for this street goes into a pond towards the east end of their property. It appears there are other wetlands that flow through this pond area. Who will be responsible for the maintenance of this waterway? There is an island in the middle of the street at Eddy Lake Dr. that has plantings and a sign. The City DPW does not want to be responsible for the maintenance of this.

When new streets and plats are constructed, the City of Fenton has very specific requirements for materials to be used. There are also procedures that need to be followed for inspections. The

roadway Mr. Galbraith wants the City to accept did not go through the City requirements for construction. How do we know to what standard the street was constructed to? You only need to look at Eagle Dr. in the Eagles on the Water's Edge condo area to see a failing roadway. Eagle Dr. is a private road that was not built to City standards and not inspected during construction. The City does not want to be responsible for streets in that condition.

**PINE CREEK NORTH DEVELOPMENT COMPANY, L.L.C.
31550 Northwestern Highway, Suite 220
Farmington Hills, Michigan 48334
(248) 851-2700**

August 15, 2011

VIA FEDERAL EXPRESS

Mr. Daniel Czarnecki
Director of Public Works
City of Fenton
301 South Leroy Street
Fenton, Michigan 48430-2196

**RE: DEDICATION OF PINE CREEK DRIVE
FROM THE PLAT OF PINE CREEK
NORTH EAST TO EDDY LAKE ROAD**

Dear Mr. Czarecki:

Consistent with my meeting of August 9, 2011 with Brad Hissong, we herewith request that the City of Fenton accept dedication of Pine Creek Drive from Eddy Lake Road to the plat of Pine Creek North as shown on the enclosed sketch.

Please confirm the documentation that is required to process this request. I am available to meet with staff personnel and the city's engineer and planning consultants to discuss this request in further detail.

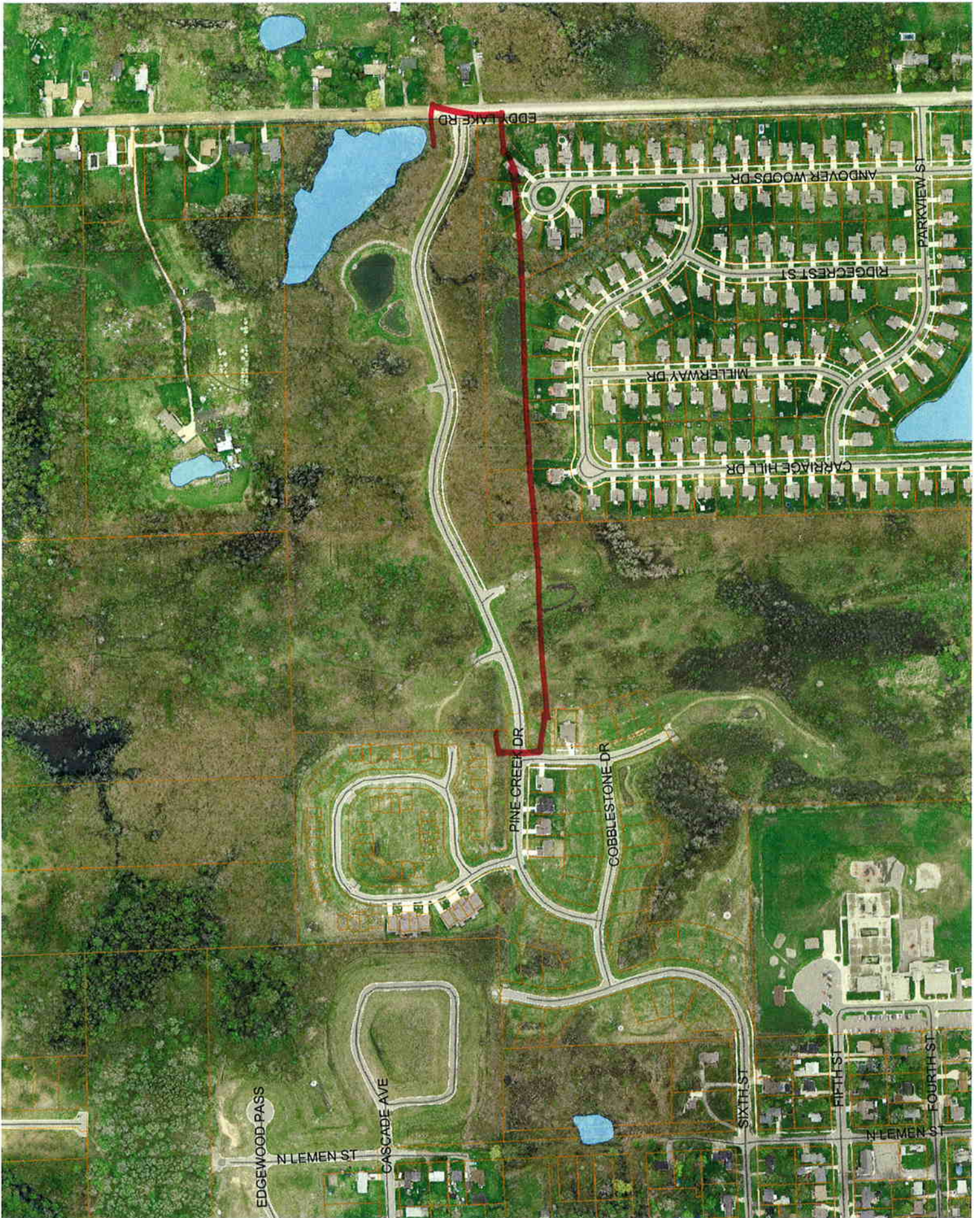
Please contact me at (248) 737-1478 or by e-mail to jgalbraith@lautrecld.com.

Sincerely,

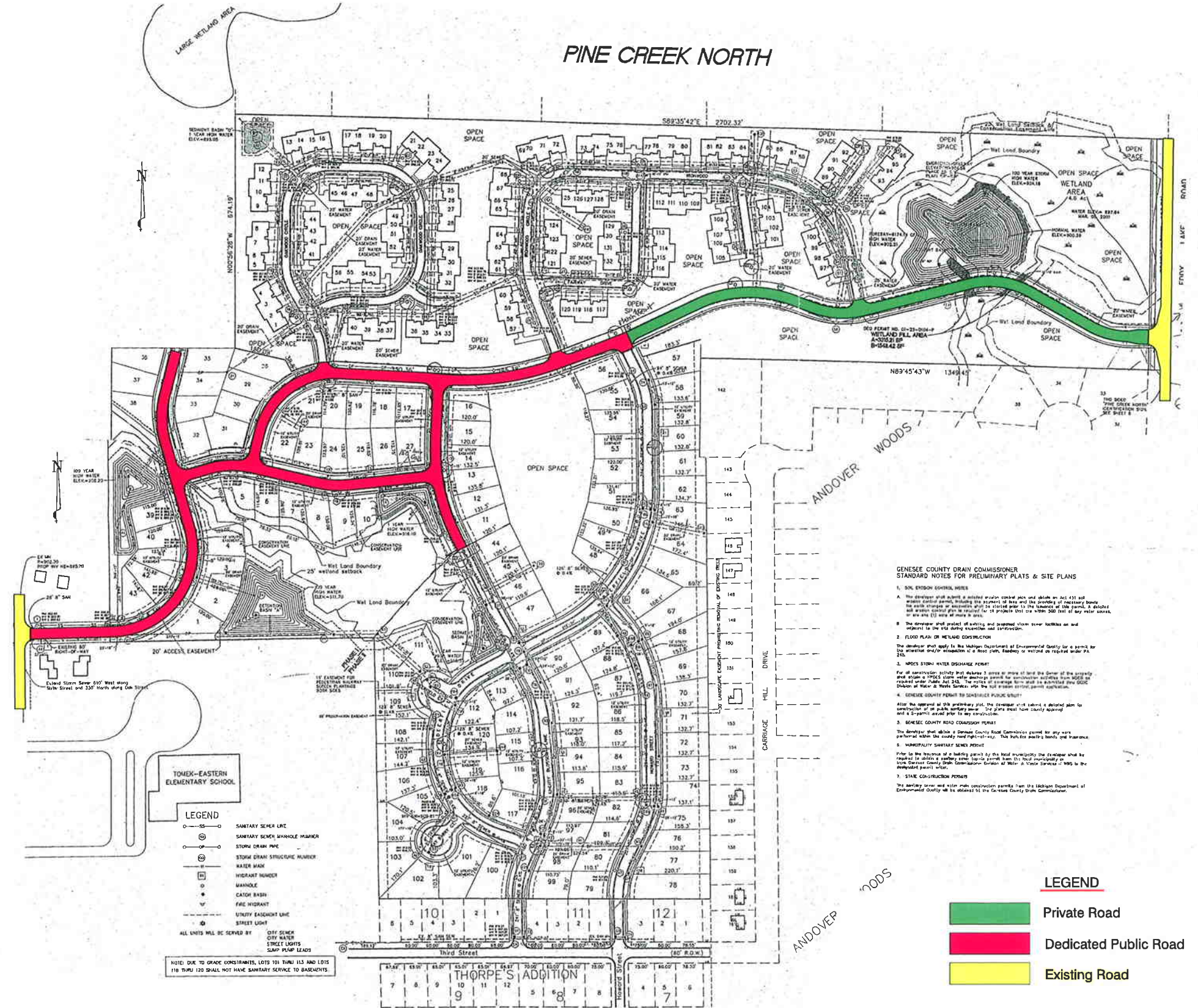

James M. Galbraith

JMG:Imm

cc Brad Hissong



PINE CREEK NORTH



- LEGEND**
- SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE MARKER
 - STORM DRAIN PIPE
 - STORM DRAIN STRUCTURE NUMBER
 - WATER MAIN
 - HYDRANT NUMBER
 - MANHOLE
 - CATCH BASIN
 - FIRE HYDRANT
 - UTILITY EASEMENT LINE
 - STREET LIGHT
- ALL UNITS WILL BE SERVED BY CITY SEWER CITY WATER STREET LIGHTS SLUMP PUMP LEADS

NOTE: DUE TO GRADE CONSTRAINTS, LOTS 101 THRU 113 AND LOTS 118 THRU 120 SHALL NOT HAVE SANITARY SERVICE TO BASEMENTS

- GENESEE COUNTY DRAIN COMMISSIONER
STANDARD NOTES FOR PRELIMINARY PLATS & SITE PLANS**
1. SOIL EROSION CONTROL MEASURES
 - A. The developer shall submit a detailed erosion control plan and obtain an Act 451 soil erosion control permit, including the removal of trees and the planting of necessary trees to stabilize slopes or structures and to protect water in the watershed of the project. A detailed soil erosion control plan shall be submitted for 100% of the project area within 300 feet of any water course or any site (1) area of erosion.
 2. FLOOD PLAN OR WETLAND CONSTRUCTION
 - A. The developer shall apply to the Michigan Department of Environmental Quality for a permit for the construction and/or installation of a flood plain, floodway or wetland as required under PA 205.
 - B. The developer shall provide a detailed plan and schedule showing storm water facilities on and adjacent to the site during construction and operation.
 3. WPCIS STORM WATER DISCHARGE PERMIT
 - A. For all construction activities that discharge storm water to any water body, the developer shall obtain a WPCIS permit from the Michigan Department of Environmental Quality. The permit shall include a detailed plan for construction of the public sanitary sewer. The plan shall have clearly marked and a 2-foot wide buffer zone.
 4. GENESEE COUNTY PERMIT TO DISCHARGE PUBLIC UTILITY
 - A. After the approval of this preliminary plat, the developer shall submit a detailed plan for construction of the public sanitary sewer. The plan shall have clearly marked and a 2-foot wide buffer zone.
 5. GENESEE COUNTY ROAD CONSTRUCTION PERMIT
 - A. The developer shall obtain a Genesee County Road Construction permit for any work performed within the county road right-of-way. This includes utility poles, lines, and structures.
 6. MUNICIPALITY SANITARY SEWER PERMIT
 - A. Prior to the issuance of a building permit by the local municipality, the developer shall be required to obtain a sanitary sewer service permit from the local municipality or from the Genesee County Drain Commissioner. Genesee County of Water & Sewer Service is the designated public utility.
 7. STATE CONSTRUCTION PERMITS
 - A. The sanitary sewer and water main construction permits from the Michigan Department of Environmental Quality shall be obtained by the Genesee County Drain Commissioner.

- LEGEND**
- Private Road
 - Dedicated Public Road
 - Existing Road

PINE CREEK NORTH
CITY OF FENTON
GENESEE COUNTY, MICHIGAN