



# City of Fenton

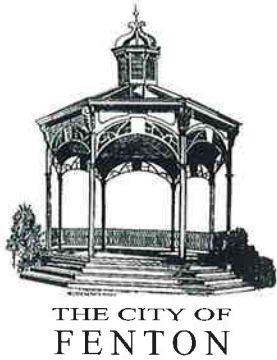
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301 South Leroy Street • Fenton, Michigan 48430-2196 • (810) 629-2261 • FAX (810) 629-2004

**COUNCIL WORK SESSION AGENDA**  
**Monday, December 3, 2012**  
**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 a street solicitation request from the Kiwanis Club of Fenton.
5. Discussion on the purchase of a new patrol vehicle for the Fenton Police Department.
6. Discussion on the re-zoning of the Old Fire Hall property.
7. Discussion on the transfer of property near the Old Fire Hall from the City of Fenton to the Downtown Development Authority.
8. Discussion on the revitalization of the Old Pump House at Mill Pond Park.
9. Update for the City Council on the Downtown Streetscape Project
10. Council Member Comments.
11. Call to the Audience.
12. Adjournment.

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



## Memorandum

**DATE:** November 30, 2012

**TO:** Lynn Markland, City Manager

**FROM:** Rick Aro, Chief of Police

**RE:** Street Sales

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The Kiwanis Club of Fenton has requested authorization to solicit donations to fund food baskets for the less fortunate members of our community. The baskets will be delivered during the Holiday Season.

The sponsors plan to place club members at the corner of S. Adelaide St. at North Road and S. Adelaide St. at High on Friday, December 7<sup>th</sup> from 1:00 P.M. – 5:00 P.M.

I recommend approval of this request.

**Rick Aro**

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**From:** Lynn Markland [lmarkland@cityoffenton.org]  
**Sent:** Thursday, November 29, 2012 4:27 PM  
**To:** Mark Suchowski; Rick Aro  
**Subject:** Re: Kiwanis Request to Collect for Christmas Basket Drive

Tomorrow is not possible. Monday is a City Council Work Session. The City Council does not normally take up issues to vote on at a work session. However, I will place it Mondays agenda for their consideration.

Lynn

Sent from my Verizon Wireless 4G LTE Smartphone

----- Reply message -----

From: "Mark Suchowski" <MSuchows@fenton.k12.mi.us>  
To: "lmarkland@cityoffenton.org" <lmarkland@cityoffenton.org>  
Subject: Kiwanis Request to Collect for Christmas Basket Drive  
Date: Thu, Nov 29, 2012 4:07 PM

Lynn,

Sorry I missed your call back earlier today.

Here is what Fenton Kiwanis is requesting for our Christmas food basket fundraiser:

- Permission to collect cash donations from drivers at the intersections of Adelaide & North Road and Adelaide & High Street
- Friday, November 30, 2012
- 1:00 pm – 5:00 pm
- Fenton Kiwanians plan to wear Santa hats and suits and distribute a Kiwanis flyer to all cash donors

My understanding is that the Fenton Kiwanis has conducted this activity for the last several years on the Friday before Jinglefest.

I now understand that the Fenton City Council must approve this activity. (I thought that Chief Aro was able to grant this request.)

If we are not able to receive permission for Friday, November 30, we would like to ask for permission to do so on Friday, December 7, 2012.

Feel free to contact me at work or on my cell:

(W) 810.591.2601

(C) 810.908.9094

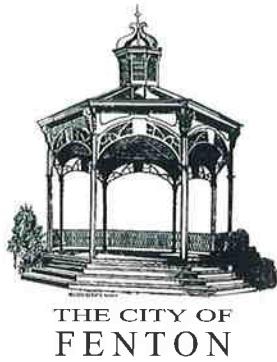
Thanks,

Mark Suchowski

President, Fenton Kiwanis

Principal, Fenton High School

11/30/2012



## Memorandum

**DATE:** November 30, 2012

**TO:** Lynn Markland, City Manager

**FROM:** Rick Aro, Chief of Police

**RE:** Patrol Vehicle Purchase

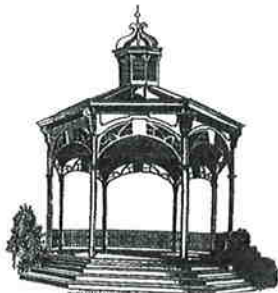
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I am requesting City Council approval to purchase and equip for service, a 2013 Chevrolet, Tahoe, 2WD Patrol Vehicle at a cost of \$33,244.09. This cost includes the vehicle cost, \$25,747.00 and the cost of the emergency equipment, \$7497.09.

The vehicle cost has increased only \$116.00 from 2011. The cost of the emergency equipment is more than in years past due to the fact that our old equipment either does not fit the new model year or is no longer serviceable

I am requesting your consideration in this matter.

**FENTON CITY COUNCIL  
MEMORANDUM**



THE CITY OF  
FENTON

**DATE:** November 29, 2012

**TO:** Lynn H. Markland, City Manager

**FROM:** Michael T. Burns, Assistant City Manager . MB

**RE:** Fenton Fire Hall Rezoning

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The City of Fenton Planning Commission held a public hearing regarding the rezoning of the proposed Fenton Fire Hall at their meeting on November 29, 2012. Currently the Old Fire Hall and the property surrounding it are zoned as Parks/Cemeteries. The proposed development needs to be rezoned as part of the Central Business District/Planned Unit Development zoning classification that is in the rest of the Downtown District.

The Fenton Planning Commission is recommending to the City Council that the property be rezoned into the CBD/PUD. I would like to inform the City Council of this at the work session prior to them considering approval of this request at their December 10, 2012 meeting.

Attached is information provided to the Planning Commission regarding this rezoning application.



# CIB PLANNING

Community Image Builders

October 22, 2012

Planning Commission  
City of Fenton  
301 South Leroy Street  
Fenton, Michigan 48430-2196

Attention: Brad Hissong, Building Official/ Zoning Administrator

Subject: **City of Fenton DDA Fire Hall Rezoning Review (Parks & Cemeteries to CBD/PUD)**  
Approximately 1.5 acres located at the southeast corner of South Leroy Street and Ellen Street

Dear Commissioners:

We have reviewed the above application from the DDA to rezone the former City of Fenton Fire Hall building from Parks and Cemeteries to Central Business District (CBD)/Planned Unit development (PUD). Proposed is the re-use of the building as an upscale restaurant with an addition and renovations included in the makeover. The rezoning request is only for the immediate building site and not the parking lot and park land to the rear. Parking will be provided in the lot to the rear of the building, the city hall parking lot, and on-street. This will all be public parking and meets the requirements of the zoning ordinance.

The site is currently zoned Parks and Cemeteries so the building can only be used for public purposes. It has been vacant for a number of years, since the new fire station was built nearby on Walnut Street. The DDA has actively sought redevelopment of the structure for some time and selected the current restaurateur from four proposal submissions. For the property to be utilized as a restaurant, it must be rezoned to CBD/PUD like much of the downtown area.

## LOCATION AND DESCRIPTION

The subject site is surrounded by a mix of government, business and institutional uses. To the north is the Methodist Church; to the west is the Post Office and Fenton Community Center; to the south is park land and City Hall; and to the east is a dance studio.

Surrounding Land Use and Zoning			
	Existing Use	Zoning	Future Land Use / Master Plan
<b>Subject Property</b>	Vacant	Parks & Cemeteries	Downtown

17195 Silver Parkway, #309  
Fenton, MI 48430

Phone: 810-335-3800  
Email: [avantini@cibplanning.com](mailto:avantini@cibplanning.com)

North	Methodist Church	CBD, Central Business District/PUD, Planned Unit Development	Downtown
South	Public	Parks & Cemeteries	Downtown
East	Business	CBD, Central Business District/PUD, Planned Unit Development	Downtown
West	Public	Parks & Cemeteries	Downtown

The following table summarizes the permitted and special land uses in both the existing and proposed zoning districts. Although the Planned Unit Development designation applies to the rezoning request, it is an overlay district and utilizes the underlying permitted and special land uses.

Permitted and Special Land Uses		
	Parks and Cemeteries	CBD
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>▪ City Government Uses</li> <li>▪ Cemeteries</li> <li>▪ Parks</li> <li>▪ Essential Public Services</li> </ul>	<ul style="list-style-type: none"> <li>▪ Existing Single-Family Dwellings</li> <li>▪ Single-Family Attached Dwellings</li> <li>▪ Multiple-Family Dwellings</li> <li>▪ Two-Family Dwellings</li> <li>▪ Public Recreation Facilities</li> <li>▪ Banks without Drive-throughs</li> <li>▪ Business, Professional &amp; Personal Service Establishments</li> <li>▪ Offices &amp; Medical Clinics</li> <li>▪ Convenience Stores without Gasoline Service</li> <li>▪ Dry Cleaners, Retail Outlet</li> <li>▪ Newspaper &amp; Publisher's Offices</li> <li>▪ Personal Service Establishments</li> <li>▪ Restaurants, including Carry-out, Delicatessens, Fast-food &amp; Standard Restaurants</li> <li>▪ Retail Businesses &amp; Centers up to 18,000 sq. ft. GLA</li> <li>▪ Storage on Upper Levels</li> <li>▪ Art, Music, Dance Studios</li> <li>▪ Video Rental Establishments</li> <li>▪ Public &amp; Quasi-Public Institutional Buildings, Structures &amp; Uses</li> <li>▪ Essential Public Services</li> <li>▪ Accessory buildings, structures &amp; uses</li> </ul>

<p><b>Special Land Uses</b></p>	<ul style="list-style-type: none"> <li>▪ Not applicable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Home Occupations</li> <li>▪ Health Clubs &amp; Fitness Centers</li> <li>▪ Nursing &amp; Convalescent Homes</li> <li>▪ Senior Housing</li> <li>▪ Adult &amp; child residential care facilities</li> <li>▪ Outdoor Entertainment Facilities</li> <li>▪ Banquet or Conference Halls</li> <li>▪ Private Recreation Facilities, Theatres, Arcades, Bowling Alleys, Billiard Halls, etc.</li> <li>▪ Banking Centers, including ATMs which are Separate from a Financial Institution</li> <li>▪ Bars, Taverns, Lounges, Microbreweries (Accessory Only) &amp; Brewpubs</li> <li>▪ Kennels, Veterinary Clinics, Hospitals &amp; Grooming</li> <li>▪ Gas Stations, Auto Service, Washes and Dealerships</li> <li>▪ Bars, Taverns, etc.</li> <li>▪ Bed &amp; Breakfast Inns</li> <li>▪ Bus &amp; Rail Passenger Stations</li> <li>▪ Commercial Parking Lots &amp; Garages</li> <li>▪ Garden Centers</li> <li>▪ Funeral Homes &amp; Mortuaries</li> <li>▪ Hotels &amp; Motels</li> <li>▪ Restaurants with Open Front Restaurant Windows &amp; Seasonal Outdoor Seating</li> <li>▪ Outdoor Seating</li> <li>▪ Retail Business &amp; Centers exceeding 18,000 sq. ft. GLA</li> <li>▪ Churches, Temples, &amp; other Places of Worship or Public Assembly</li> <li>▪ Schools, Colleges, etc.</li> </ul>
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**FINDINGS**

The rezoning request was reviewed based on the criteria established in *Section 17.04 Criteria for Amendment of the Official Zoning Map (Rezoning)*.

- a. *Consistency with the goals, policies and Future Land Use Map of the City of Fenton Master Plan, including any subarea or corridor studies. If conditions have changed since the City of Fenton Master Plan was adopted, the consistency with recent development trends in the area.*

One of the goals of the Master Plan under “Community Facilities” is to “Find an alternate use for the old fire station building that complements the character of the civic center area of downtown.” Now that the DDA has met that goal, a rezoning of the site is needed to follow through on implementation. The Master Plan designates this site as Downtown on the Future Land Use Map, which is intended for traditional downtown uses in a walkable environment. Conditions have changes since the Plan was adopted because the Fire Hall



building is no longer used by the City and an alternate use is needed before the structure deteriorates. The Downtown Fenton Master Plan also encourages the rehabilitation of existing buildings in a manner that retains the character of the buildings.

- b. *Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*

The existing building is located next to the Shiawassee River/Mill Pond and, combined with the uses permitted in the zoning district, will be very compatible with the natural features in the area. While the subject site is located next to a floodplain, it is at a high enough elevation that it should not be impacted by seasonal flooding.

- c. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*

The current zoning district only allows for public use of the building. The design and age of the building makes it costly to rehabilitate for an alternate use; something that the City has neither the funding nor a space need to implement. Private development of the site under the CBD designation would allow for the rehabilitation of the building along with the ability to accommodate the uses identified in the proposed zoning district.

- d. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.*

All of the surrounding land uses are either governmental or downtown business and meet the intent of the Master Plan. The proposed rezoning would allow for compatible uses with regard to the above mentioned impacts. Parking is likely the greatest potential concern but peak hours will likely be at dinner time, evenings and weekends when the nearby city hall parking lot should have available parking spaces. On-street parking spaces will be available and better defined once the streetscape project is initiated and hopefully completed next year. The DDA has also been actively creating and improving public parking lots in the downtown to meet the demand from new businesses such as this.

- e. *The capacity of city infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City.*

The proposed rezoning should not increase demand for public services beyond what can reasonably be provided to the site.

- f. *The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand.*

Based upon the response to the Request for Proposals to redevelop and use this building, there is a demand for more restaurant space in Downtown Fenton. There is very limited availability of building space downtown and virtually none that can accommodate a new restaurant. A goal of the Fenton Downtown Master Plan is to create a concentration of uses to attract visitors,

shoppers and residents in a pedestrian-friendly environment. The proposed rezoning will help meet that goal and satisfy the apparent demand for these uses.

- g. *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.*

Since most of the downtown is zoned CBD/PUD, there really are no other zoning districts that would be appropriate for the subject site. The uses permitted in the proposed CBD/PUD District can be accommodated by the site and would be compatible with, and potentially enhance, the surrounding uses.

#### **RECOMMENDATION**

Given the above analysis, the proposed CBD/PUD rezoning is appropriate for the Old Fire Hall site and we recommend that the Planning Commission recommend approval to the City Council.

If you have any further questions, please contact us at 810-335-3800.

Sincerely,

**CIB PLANNING**



Carmine P. Avantini, AICP



# CITY OF FENTON

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

## Rezoning Application

### 1. Identification

**Applicant Name** City of Fenton Downtown Development Authority (DDA)  
**Address** 301 South Leroy Street  
**City/State/Zip** Fenton, Michigan 48430-2196  
**Phone** (810) 629-2261 **Fax** (810) (810) 629-2004  
**Interest in the Property (e.g. fee simple, land option, etc.)** Fee Simple Title

**Property Owner** (if other than applicant) \_\_\_\_\_  
**Address** \_\_\_\_\_  
**City/State/Zip** \_\_\_\_\_  
**Phone** ( ) \_\_\_\_\_ **Fax** ( ) \_\_\_\_\_

### 2. Property Information

**Property Street Address** 301 S. Leroy Street, Fenton, Michigan 48430-2196  
**Permanent Parcel Number** 53-36-506-072  
**Legal Description of Property**  
See attached legal description  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Zoning District** PC-Parks and Cemeteries  
**Area** 1.523 acres **Width** 81.05 ft **Depth** 62.65 ft.  
**Current Use(s)** Vacant (former City Fire Hall)  
**Zoning District of Adjacent Properties to the:**  
**North:** CBD/PUD **South:** Parks & Cemeteries **East:** CBD/PUD **West:** Parks & Cemeteries



**3. Information Required.** The applicant must submit the following maps and documents with the application (*Chapter 36 Zoning, Section 17 Rezoning, Zoning Ordinance, and Master Plan Amendment Review*):

**Rezonings (Amendment to the Official Zoning Map)**

- G A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties.
- G The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, or proof of consent from the property owner.
- G The existing and proposed zoning district designation of the subject property.
- G A site analysis site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slopes, drainage patterns, views, existing buildings, any sight distance limitations and relationship to other developed sites and access points in the vicinity of the property.
- G A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers, access spacing, any requested service drives and other site design factors.
- G A written environmental assessment describing site features and anticipated impacts created by the host of uses permitted in the requested zoning districts.
- G A traffic impact analysis should be provided if any use permitted in the requested zoning district could generate 100 or more peak hour directional trips, or 1,000 or more vehicle trips per day; the traffic study should contrast the daily and peak hour trip generation rates for representative use in the current and requested zoning district; the determination of representative uses shall be made by the Planning Commission with input from City staff and consultants.
- G A written description of how the requested rezoning meets *Section 17.04 Criteria for Amendment of the Official Zoning Map (Rezoning)*. This can be achieved by completing **Section 4. Rezoning Criteria** of this application form, or can be completed separately and attached to this form along with the materials listed above.
- G The site must be staked to clearly indicate the location of the requested rezoning. Flagged stakes shall be placed at each parcel corner.

**Zoning Ordinance or Master Plan Amendment**

In the case of an amendment to the Zoning Ordinance or Master Plan, other than an amendment to the official zoning map, a general description of the purpose and intent of the proposed amendment shall accompany this form.



**4. Rezoning Criteria.** The applicant must provide written responses to demonstrate how the proposed zoning designation will meet the following criteria in the areas provided or on a separate sheet (*Section 17.04 Criteria for Amendment of the Official Zoning Map (Rezoning)*):

- a. Consistency with the goals, policies, and Future Land Use Map of the City of Fenton Master Plan, including any sub-area or corridor studies. If conditions have changed since the Plan was adopted, the consistency with recent developments trend in the area:

See attached narrative

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- b. Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district:

See attached narrative

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- c. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning:

See attached narrative

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- d. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values:

See attached narrative

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- e. The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City:

~~See attached narrative~~

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- f. The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand:

~~See attached narrative~~

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- g. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:

See attached narrative

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# **Fenton Fire Hall Building Rezoning Request Application Narrative**

## **From Parks & Cemeteries to CBD/PUD**

The City of Fenton Downtown Development Authority formally requests that the former City Fire Hall building and property be rezoned from Parks and Cemeteries to Central Business District (CBD)/Planned Unit Development (PUD). This building has been vacant for many years and the DDA has assembled a development package, and recruited a business operator, to convert the fire hall into an upscale restaurant. In doing so, the historic character of the building will be retained and add to the vitality of the downtown area.

The following are responses to the rezoning criteria in the attached rezoning application submitted on behalf of the City of Fenton DDA:

- a. *Consistency with the goals, policies, and Future Land Use Map of the City of Fenton Master Plan, including any sub-area or corridor studies. If conditions have changed since the Plan was adopted, the consistency with recent development trends in the area:*

The City of Fenton Master Plan identifies the property as Downtown on the Future Land Use Map and is intended for a mixture of uses including "entertainment, specialty, retailing, small offices and government buildings." The re-use of this former fire hall as a restaurant fits into the intent of the Downtown District and meets the goals and objectives for that area of the city. More specifically, a recommendation under goals section is to "Contact various real estate developers/agents to assess potential interest in building" and "Prepare a Request for Proposals to solicit the best redevelopment proposal." This step has been completed and the rezoning is needed to follow through on that effort.

- b. *Compatibility of the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district:*

The building is existing and located next to the Mill Pond and Shiawassee River; both attractions for a restaurant looking to create a unique ambience for diners. With the parking lot to the rear and nearby amenities, the site is not only compatible with the environmental features but it also promotes and embraces them.

- c. *Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning:*

The Parks and Cemeteries zoning designation is provided for city owned property for use in providing municipal services. As such, it is no longer functional for the city as either a fire hall or other department. A new fire hall was constructed, as was the public works facility, and no other potential re-use can be found. Without rezoning the building to match other downtown properties, it has no real value and cannot support the cost of rehabilitation for alternate uses.

- d. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values:*



Since the property is located in the middle of the downtown and all non-public buildings are planned Downtown and zoned CBD/PUD District, the potential uses are compatible with those in the surrounding properties. All of the potential impacts identified above will be controlled through the various provisions of the zoning ordinance and City Code. A development agreement between the DDA and restaurant operator will also be in place and be considered a part of the zoning approval process.

- e. *The capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare" of the City:*

All necessary city services are provided and capable of accommodating the uses that would be permitted in the CBD District, including a restaurant.

- f. *The apparent demand for the types of uses permitted in the requested zoning district in the City in relation to the amount of land in the City currently zoned to accommodate the demand:*

When the DDA solicited proposals to redevelop the property into a restaurant, they had four quality restaurateurs submit. Given recent slow economic times, this kind of response surely indicates an apparent demand for another upscale restaurant in downtown Fenton.


- g. *Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district:*


Given the surrounding zoning and master plan designations, the proposed rezoning is the only appropriate classification.

**FENTON CITY COUNCIL**  
**MEMORANDUM**



**DATE:** November 29, 2012

**TO:** Lynn H. Markland, City Manager 

**FROM:** Michael T. Burns, Assistant City Manager 

**RE:** Fenton Fire Hall

The Fenton Fire Hall had a Site Plan Review on November 29, 2012. During this phase of the project, we learned they would like to make some additions to the building. These are outside the parcel that they retain the lease purchase option on with the Fenton Downtown Development Authority and in fact are owned by the City.

On the east side of the building, Union Joints would like to add an extension to the building for a stairwell, elevator, restrooms and to store mechanical and electrical equipment. A triangular portion of the addition (marked in red on the attached survey map) is on property owned by the City.

Abutting east of this is land owned by the City there is landscaping and a lawn that meets the driveway to the parking lot south of the building. Union Joints would like able to maintain the landscaping and lawn in that area (this area is marked on the survey map as Yard Maintenance Easement). Currently the DDA pays for the sprinkler system, lawn and landscape maintenance of this site.

East of the driveway abuts a small parcel that Union Joints would like to utilize for their refuse station (marked on the survey map as Refuse Station Easement).

On the west side of the building, Union Joints would like to add a walk-in cooler that extends approximately 8 feet from the building. The new building foundation for the cooler would abut the foundation to the walkway from LeRoy St. to the Shiawassee River.

Currently, the legal description of the Old Fire Hall building gives the DDA ownership of property to four feet west of the building. The additional 4 feet (marked in red on the attached survey map) that would be needed is on property owned by the City.

I have spoken to Attorney Schultz about this and there is method to address this situation if the City Council is supportive.

The City and the DDA can agree to quit claim deed the triangular property east of the building and for the additional four feet needed on the west of the building. The DDA would then take legal ownership of these pieces of property. This mechanism was the same mechanism that was used when the City Council sold the Fire Hall Building to the DDA in 2006. The DDA would then have to agree to amend the lease purchase agreement with Union Joints to include the property additions.

As for the landscaping area and refuse station, the City can enter into easement agreements for the landscaping and refuse station areas.

It should be noted that the construction plans for the cooler proposed on the west side of the building still needs to have some issues addressed by the City Planning Board Members, and is not completely finalized. Anyhow, discussion with the City Council is needed to determine if they are supportive of this proposed solution.

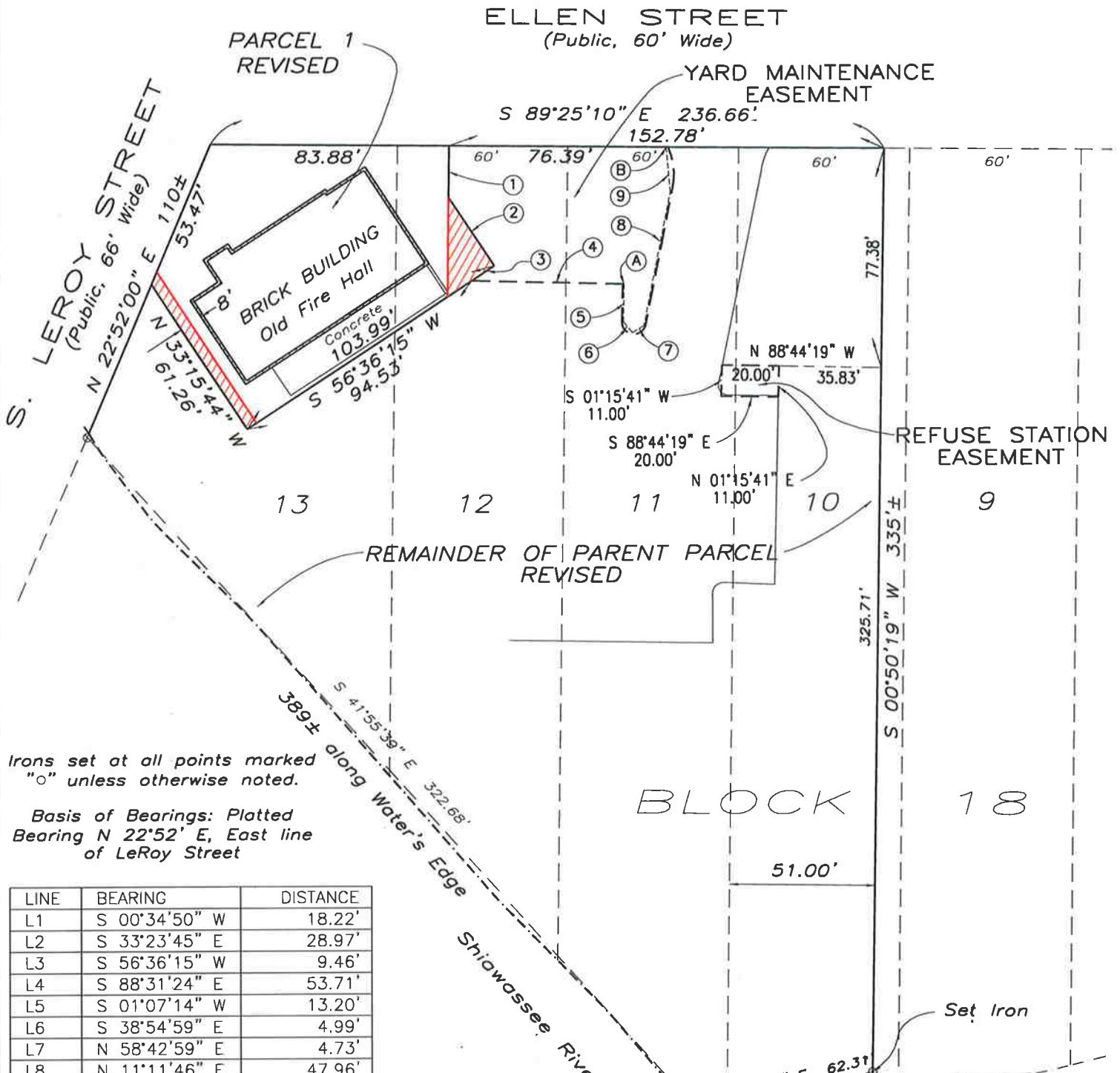
CERTIFICATE OF SURVEY

Certified to: City of Fenton Downtown Development Authority 301 S. LeRoy Street Fenton, MI 48430  
 Parcel I.D. No 53-36-506-072

Parent Parcel Description as Transcribed from Lawyers Title Insurance Corporation,  
 File No. 121006LTC-11690-02-78-78  
 The West 51 feet of Lot 10, Block 18, and Lots 11 and 12, Block 18, and Lot 13, Block 18,  
 except a parcel of land beginning S 22°52' West 305.20 feet from the Northwest corner of Lot 13,  
 Block 18; thence S 68°11' E 74.80 feet; thence S 21°10' W 39 feet; thence N 68°11' W 76 feet;  
 thence N 22°52' E 39 feet to the place of beginning.

SURVEYOR'S NOTE: The exception described above does not lie within Block 18.

SEE SHEET 2 FOR PARCEL DESCRIPTIONS

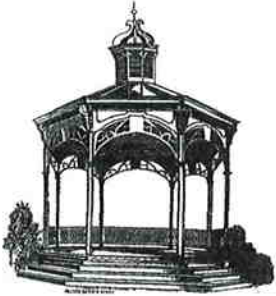


Irons set at all points marked "o" unless otherwise noted.

Basis of Bearings: Platted Bearing N 22°52' E, East line of LeRoy Street

LINE	BEARING	DISTANCE
L1	S 00°34'50" W	18.22'
L2	S 33°23'45" E	28.97'
L3	S 56°36'15" W	9.46'
L4	S 88°31'24" E	53.71'
L5	S 01°07'14" W	13.20'
L6	S 38°54'59" E	4.99'
L7	N 58°42'59" E	4.73'
L8	N 11°11'46" E	47.96'

**FENTON CITY COUNCIL  
MEMORANDUM**



THE CITY OF  
FENTON

**DATE:** November 29, 2012  
**TO:** Lynn H. Markland, City Manager *LM*  
**FROM:** Michael T. Burns, Assistant City Manager *MB*  
**RE:** Request by Union Joints to revitalize Old Pump House

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The Fenton Fire Hall is currently going through the Site Plan Review process. Curt Catallo from Union Joints has expressed interest in possibly restoring the Old Pump House along the Shiawassee River between the Fire Hall and the Gazebo. He will be making a presentation to the City Council regarding his request.