

**FENTON PLANNING COMMISSION MEETING**  
**City Hall Council Chambers**  
**Thursday, February 23, 2006**  
**7:00 P.M.**

**Chairman Morey called the meeting to order at 7:05 p.m.**

**Present:** Carpenter, Grossmeyer, King, McHale, Morey, Ogger, Riggs.

**Absent:** Clement, Stickel.

**Others Present:** Brad Hissong, Building/Zoning Administrator; Abe Munfakh, Munfakh & Associates; Sara Schillinger, LSL & Associates; Nancy Padgett, Building/Zoning Secretary.

**Motion McHale, seconded by Grossmeyer, to approve the minutes of the special meeting held January 26, 2006, as amended, and the regular minutes of the January 26, 2006 meeting. Voice vote, motion carried.**

**SPECIAL LAND USE - Hamilton's Propane**

**The applicant, Robert Kratt, President, Hamilton's Propane, introduced Mr. Grant Ward, Grant Ward Surveyors, 655 Broadway, Davisburg. Mr. Ward explained that the project includes two above ground storage tanks and that there is adequate isolation between the tanks and anything combustible. Mr. Ward said that safety and fire codes were a main concern when applying for approval for the project. Mr. Ward also said that semi trucks would deliver propane to the tanks and a smaller truck would be used for home deliveries. Mr. Ward said that the security gate would be controlled by the driver of the trucks. Mr. Ward explained to the Commissioners that the project is a two phase process and that phase two would involve construction of an office building/showroom and a small picnic area for employees. Mr. Ward said that phase one would involve paving, tanks and storm drainage. Mr. Ward also said that a detention pond and three forebays would be included on the property and that a shallow flat area like a swill/ditch would serve to trap silt and other debris. Mr. Ward stated that according to the recommendation from LSL Planning, trees would be planted at the site in order to block visibility from US-23. Mr. Ward also said there would be a sign on the building visible from US-23 and one visible from Alloy Drive. Mr. Ward then asked if the Planning Commission had any questions. Chairman Morey asked Sara Schillinger, LSL Planning, to go over the review letter of February 9, 2006. Ms. Schillinger went over the major points of the letter which included the master plan, character of the area public facilities. Ms. Schillinger also said that the project would be heavily landscaped and the proposed project complies with City Ordinances.**

**Chairman Morey then opened the Public Hearing. Being no public comment, Chairman More closed the Public Hearing and brought the issue back before the Planning Commission. Mr. Kratt confirmed the hours of operation would be from 8:30 a.m. until 5:30 p.m.**

**Motion Grossmeyer, seconded by McHale, to accept the Special Land Use for propane tanks on Alloy Drive, with the conditions of the February 9, 2006 LSL letter and also pending Site Plan approval, the additional height of the trees/screening along US-23 and the reduction of the foot candles on the lighting.**

**YEAS: McHale, More, Ogger, Riggs, Carpenter, Grossmeyer, King.**

**NAYS:**

**Motion carried.**

#### **SITE PLAN REVIEW - Hamilton's Propane**

**Ms. Schillinger read from the LSL review letter dated February 9, 2006. Ms. Schillinger explained that the office for Hamilton's Propane would be constructed in phase two of the project and that phase one involves the drive-in and tanks. Ms. Schillinger pointed out that the area bulk of the project meets all set-back requirements. Ms. Schillinger also went over the landscaping and lighting and explained that the Planning Commission can elect to allow thirty (30) foot light poles as opposed to twenty (20) feet. Mr. Munfakh read from the review letter of February 10, 2006. Mr. Munfakh also went over the ECT, Inc. letter dated February 16, 2006. Mr. Ward explained that the irrigation will be from installed domestic wells and the wells will be used for irrigation only. Hissong went over the January 12, 2006 review letter from traffic consultant, Pete LaMourie. Hissong explained that the drive way had been shifted and a wider radius was created. Hissong also pointed out that Mr. LaMourie would review the plans again during phase two of the project to make sure that the applicant is in compliance. Mr. Munfakh read from the ECT letter of February 16, 2006. Mr. Ward confirmed that the tanks will be ten (10') by sixty-two (62') and hold thirty-thousand (300,000) gallons of propane. Hissong explained that the approval process involves the consultants reviewing final construction plans for the project. Hissong also explained that the applicant would come back before the Planning Commission for site plan issues once phase two is ready for construction.**

**Motion, Riggs, seconded by King, to approve the Hamilton's Propane Site Plan, conditioned upon the various recommendations made in the LSL letter of February 9, 2006: specifically the evergreen screening belt along US-23 be increased in height; the lighting plan not to exceed ten foot candles on site and approval from all other consultants, agencies and parties involved in the review process, including, but not limited, to the February 16, 2006 letter from Kelly Karll, the January 12, 2006 letter from Pete LaMourie**

of Progressive AE, as well as the letter from Abe Munfakh, dated February 10, 2006, including the curb and gutter being designed to City of Fenton standards. Also if it becomes necessary that the light poles be allowed to be up to twenty-eight and a half (28.5) feet.

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**YEAS: Morey, Ogger, Riggs, Carpenter, Grossmeyer, King, McHale.**

**NAYS:**

**Motion carried.**

**Mr. Kratt asked what the next step in the process would be. Hissong and Ms. Schillinger explained that the applicant needed to submit seven (7) sets of plans to the Building Department for administrative review and then a pre-con would be set-up by the applicant once the final plans are approved. Mr. Munfakh answered the applicant's questions regarding County permits.**

#### **CALL TO AUDIENCE**

**None.**

#### **ADMINISTRATIVE ITEMS**

**Hissong informed the Commission that Wal-Mart would be installing the 'no over night parking' signs at the site. Mr. Hissong also said that the store manager of Wal-Mart would be responsible to make sure that parking is maintained. Mr. Hissong also said that a sign on the southern most drive is not necessary.**

#### **LSL ITEMS**

**Ms. Schillinger said that she was busy working on recently submitted applications.**

#### **COMMISSION MEMBER ITEMS**

**Commissioner Grossmeyer presented a letter and a resolution from City of Linden Mayor, David Lossing, regarding the Southern Lakes Planning Initiative. The item was not on the agenda, but rather a hand-out that Grossmeyer presented to the Commission prior to the meeting. After brief discussion of the topic, the Planning Commissioners agreed that they did not have enough information on the resolution. Motion by King, seconded by McHale, to table the Southern Lakes Planning Initiative resolution until further information was presented to the Planning Commission. Voice vote, motion carried.**

#### **ADJOURNMENT**

**Meeting adjourned at 8:45 p.m.**

**Nancy M. Padgett**  
**Recording Secretary**