

FENTON PLANNING COMMISSION MEETING
Thursday, June 22, 2006
7:00 P.M.

Chairman Morey called the meeting to order at 7:06 p.m.

Present: Carpenter, Grossmeyer, King, McHale, Morey, Ogger, Riggs, Stickel.
Absent: Clement.
Others Present: Brad Hissong, Building/Zoning Administrator; Carmine Avantini, LSL Planning; Nancy Padgett, Building/Zoning Secretary.

Motion Grossmeyer to approve the minutes of the regular meeting held May 25, 2006. Voice vote, motion carried.

Mr. Avantini introduced the two rezoning proposals for Torrey Road and Shiawassee. Mr. Avantini explained that the rezonings were the first in a series to come before the Planning Commission to set for Public Hearings. Mr. Avantini referred to the LSL letter dated April 19, 2006. Mr. Avantini said the Torrey Road property is currently zoned GBD (General Business District) and RDR (Rural Density Residential) and the proposed rezoning would zone the property GBD (General Business District) only.

Mr. Avantini explained that the Shiawassee property was a City initiated rezoning. Mr. Avantini said the property was always intended to be used for assisted living or something of that nature. The current zoning of the property is CBD (Central Business District) and the proposed zoning is MHR (Medium High Residential).

Mr. Avantini said there would be additional rezonings at meetings to come, in order to begin implementing changes which were identified in the Master Plan. Hissong explained that it was not necessary for the Planning Commission to approve the rezonings and Master Plan changes, nor was it necessary for a Public Hearing to be set, but that administration was not comfortable with that, so it was decided to bring all rezonings before the Planning Commission.

Motion King, seconded by McHale, to approve the rezoning for the Torrey Road parcel number 53-23-300-026, GBD (General Business District) and RDR (Rural Density Residential), to GBD (General Business District) and schedule for a Public Hearing at the next Planning Commission meeting.

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

NAYS:

ABSENT: Clement.

Motion carried.

Motion Grossmeyer, seconded by Ogger, to approve the rezoning for the Shiawassee property, parcel number 53-35-527-021, from CBD (Central Business District) to MHR (Medium High Residential) and schedule a Public Hearing for the next Planning Commission meeting.

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

NAYS:

ABSENT: Clement.

Motion carried.

CALL TO AUDIENCE

Dawn Overmeyer, 826 Southwood Drive, Fenton. Ms. Overmeyer stated that she felt the City Sign Ordinance is unfair to residents holding garage sales. Ms. Overmeyer complained about builders and real estate companies placing illegal signs throughout the City on weekends and the fact that the City Ordinance Enforcement Officer pulls illegal garage sale permits. Hissong addressed the issue and said that illegally placed signs are a safety issue that the part time Code Enforcer has to handle, along with all of the other complaints the City receives. Hissong also said that administration is currently working on amending the Ordinance and it will be presented to the Planning Commission at a future meeting. Grossmeyer suggested that a fine be assessed to anyone violating the Ordinance. Hissong said this is a policing issue.

ADMINISTRATIVE ITEMS

Mr. Avantini went over a letter dated June 19, 2006 regarding property on Fenway and N. Alloy Drive zoned OS (Office Space). Mr. Avantini said in the past there was talk of rezoning the property to GBD (General Business District), but that those uses were not desired in the industrial Park. Mr. Avantini also said that with the change in the economy since the Master Plan updates, there is less demand for corporate uses and the question is should the zoning still be office. Mr. Avantini said his letter recommends amending the district to allow more flexibility in the area. The Commissioners then gave feedback. Grossmeyer suggested that the zoning remain office use and limit the uses to research and development. King said that with the growing population, doctor office space is limited in the City of Fenton and surrounding area. It was suggested that OPD (Office Park District) be changed to include medical offices. Grossmeyer said if there are many uses allowed it would encourage more attractive buildings as opposed to limiting the use to medical offices. Mr. Avantini asked the Commissioners to think about the zoning of the property prior to the next meeting.

Hissong updated the Commissioners on the TSC (Tractor Supply Company). Hissong said that TSC made changes to the site plan and moved all outdoor goods to the screened area. Hissong said the applicant will resubmit and plan on going to the next meeting and that there would be a meeting with administration prior to the Planning Commission meeting. Grossmeyer expressed concerns about the oil drums at the current store. Grossmeyer said that customers bring in containers of oil and dump them at the store.

LSL ITEMS

Mr. Avantini said that Speedway has a curb cut that is not supposed to be there due to the construction at the Target site and that it is temporary for the fuel trucks use. Avantini said it will eventually be barricaded and the regular curbing put in place. Hissong said MDOT approved the temporary curb cuts. Hissong also said that updated plans for Speedway had been sent to all the consultants and he expected something from Owen Road BP on the following Monday.

COMMISSION MEMBER ITEMS

King informed the Commissioners of the Shiawassee River clean-up on Saturday, June 24th starting at 7:30 a.m. at the Fenton Community Center. King said breakfast, lunch and refreshments would be provided.

ADJOURNMENT

Meeting adjourned at 8:07 p.m.