

CITY OF FENTON COUNCIL WORK SESSION PROCEEDINGS
Monday, December 4, 2017
City Hall Conference Room
301 South Leroy Street
7:30 PM

Mayor Osborn called the meeting to order at 7:30 PM.

ROLL CALL

Present: Bottecelli, Draves, Grossmeyer, Lockwood, McDermott, Osborn, Smith.
Absent: None.
Others Present: Lynn Markland, City Manager; Michael Hart, Assistant City Manager, Dan Czarnecki, Director of Public Works and Mike Reilly, Zoning Administrator.

CITIZENS COMMENTS – None.

OWEN ROAD REZONING

Reilly stated this is a Planning Commission initiated rezoning request. This will create a PUD overlay for the properties located on the north side of Owen Road and change the zoning designation for a portion of the Fenton Schools property on the south side of Owen Road from Low Density Residential (LDR) to General Business District (GBD)/Planned Unit Development (PUD) District. The Planning Commission held a public hearing on April 27th and no public comment was received. The proposed rezoning will allow greater flexibility with redevelopment of properties and allow commercial development of the school district site, which was recommended in the US-23/Owen Road Study and the City of Fenton Master Plan. The Planning Commission unanimously recommended approval to the City Council with a 9-0 vote.

Following discussion, item will be place on Monday's agenda for consideration.

AMENDMENT TO WHISPERING PINES P.U.D.

Reilly stated a request has been received to amend the approved Preliminary PUD Site Plan for Whispering Pines. The applicant appeared before the Planning Commission on November 30, 2017 to present the proposal and no public comment was received. The proposed new units will be similar to the duplex units that were originally approved, but will contain upgraded construction materials and will have three bedrooms instead of two. The Planning Commission recommended approval to City Council by a vote of 5-3. He clarified this is only a preliminary review and this item will return to Council during the final site plan review process. He is here tonight to take any comments received from Council back to the Planning Commission and applicant.

Markland asked if this amendment applies to both parcels in the development, one that has infrastructure installed and one that does not. Reilly responded yes.

Markland suggested that different types of developments be considered for each parcel since they are not connected. He thinks the Planning Commission should look at requiring a different style of development on the parcel that does not have infrastructure installed since the parcel that has infrastructure installed to accommodate duplexes is having difficulties being developed.

Osborn expressed concerns about financing.

Grossmeyer asked how many units each building contains. Reilly responded two per building.

Grossmeyer commented he prefers to see single family homes in this development rather than duplexes.

McDermott stated the developer indicated he cannot building single family homes cost effectively on this property. What is being proposed are 2,000 square foot condos priced at \$199,000.

Lockwood stated this is a difficult piece of property to develop and would like the developer and City Planner to attend a meeting to answer questions.

Reilly stated this has to come back to Council during the final site plan review process; he will invite the planner and developer to that meeting.

SOUTH LEROY SEWER EXTENSION

Czarnecki stated Administration met with the homeowner at 902 S. Leroy (Tom Halligan). Mr. Halligan has decided to build a new house on his property. To do so, the property needs to be split into five lots. One lot contains Mr. Halligan's current residence, the other four are vacant. Mr. Halligan would like the sanitary sewer extended south on South Leroy Street so he can access it from his new house. Czarnecki reviewed where the existing City sewer is in the area and what would be involved with extending it. Administration has talked with OHM Advisors about the cost to design this proposed extension. Czarnecki reviewed the details of the proposal submitted by OHM, who provided a not to exceed cost of \$7,000. He stated the City's ordinance indicates if a property line is within 100 feet, the property is required to hook to sewer; state law specifies if sewer is within 200 feet of a building, hook up is required.

Czarnecki stated Administration also discussed with OHM the possibility of designing public sanitary sewer for the south end of the City since there are many properties along South Leroy, Adelaide and East Streets, as well as the surrounding area that are on septic. Such a project would take longer to develop and it was decided to start with the short sewer extension design on South Leroy with the possibility of returning to Council at a later date to discuss further sanitary sewer development at the southern end of the City.

Smith stated if sewer is run to the Halligan's property, it would possibly put surrounding properties within 100 feet of the sewer, requiring them to hook up to sewer. She also asked if this is an expense the City would be paying for. Czarnecki stated funding options need to be addressed.

Markland stated the City will eventually need to look at putting together a plan for a lift station and a sewer system to service the southern part of the City.

Lockwood asked if a public meeting would have to be held to inform area residents who may be affected by the sewer extension, who would then be within 100 feet of the sewer line.

Osborn stated she doesn't have a problem with Mr. Halligan's request provided he is willing to pay for it but the City needs to look at the implication to the surrounding lots.

Following discussion, Administration will look at ordinance requirements and how surrounding properties will be affected. Item will come back to the January work session.

REDEVELOPMENT READY COMMUNITIES MEMO OF UNDERSTANDING

Hart stated the Michigan Economic Development Corporation (MEDC) developed an economic best practices program called Redevelopment Ready Communities (RRC). He gave Council an overview of the program requirements. The next step Council needs to take is to

approve a Memo of Understanding with the MEDC to authorize the City's continued participation in the RRC Program.

A motion was made by McDermott and seconded by Lockwood to approve the Redevelopment Ready Communities Memo of Understanding with the Michigan Economic Development Corporation authorizing the City of Fenton to continue its participation in the Michigan Economic Development Corporation Redevelopment Ready Communities program and authorize the City Manager to sign on behalf of the City. Motion carried by a unanimous voice vote.

LIBRARY SCULPTURE PURCHASE – Hart stated the Library Board is in favor of fundraising to raise the monies needed to buy the sculpture. Funds need to be raised by March so the City can let MSI know not to put the sculpture back into circulation. The Library Board established a committee to undertake the fundraising effort. The sculpture price is \$12,000. Council clarified this purchase would be wholly funded by private donations.

COUNCIL COMMENTS – Smith suggested something be placed on the City's website regarding the overnight parking restrictions that are in effect during the winter months.

Draves gave an update on the Dog Park.

Lockwood commented on the Dog Park grand opening and stated City residents donated \$15,000 towards the Park. She recapped Jinglefest and stated the critique meeting will be held Friday.

Councilmembers discussed Jinglefest and commented what a wonderful event it was.

CALL TO THE AUDIENCE – Anthony Brown, 318 W. Caroline thanked the City for tearing down the house at 324 W. Caroline. He expressed complaints about the signage placed along Caroline Street for the Jinglefest parade.

Doug Tebo, 409 Bent Oak, stated the Memory Tree is up at Oakwood Cemetery.

Sean Sage, 612 S. East Street, inquired about the sidewalk project along Shiawassee and suggested the City utilize youth liaisons on Boards and Commissions.

Meeting adjourned at 9:24 PM.

Mayor Sue Osborn

City Clerk, Renee Wilson

Date approved:

January 8, 2018