



**Thursday, February 23, 2023
7:00 P.M.**

Chairperson Rossmassler called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Rossmassler, Grossmeyer, Anderson, Campbell, Siwik, Senyko
Absent: Csapo, Steffey
Others Present: Jason Payne, Building/Zoning Administrator, Carmine Avantini
CIB Planning & Consulting, Steve Guy, Fenton Water Plant
Supervisor

MINUTES

Motion by Campbell, supported by Grossmeyer, to approve the minutes from the January 26, 2023. Motion passed.

BUSINESS

- A. PSPR23-0001 – Site Plan for 315 Walnut Street. Corlin Builders is requesting a lot combination with 121 First Street building along with adding onto and constructing a new building.**

The applicant, Ghassan Saab, began with passing out two new renderings for the parking of this building prior to Mr. Avantini's review.

Carmine Avantini, CIB Planning, gave the following report:

Per your request, we have completed our review of the above final PUD site plan to construct a two (2) story, traditional mixed-use building in downtown Fenton. The first floor will be occupied by 2,220 s.f. of retail space; an additional 750 s.f. of one-story storage space for the retail shops on First Street; and the second floor with two (2) residential units at 1,027 s.f. each. Six (6) parking spaces are proposed, including one (1) barrier-free space.

The property is zoned CBD/PUD and Retail Businesses & Centers up to 18,000 sq. ft. GLA as well as offices and multiple-family dwellings are permitted uses in the CBD, Central Business District. As part of a PUD, Downtown Fenton is also covered by a Preliminary Planned Unit Development Plan that requires multi-story traditional buildings. This plan is in compliance with the Preliminary PUD Plan and can therefore move directly to Final PUD Site Plan Review.

DISCUSSION

Section 36-16.05 of the City of Fenton Zoning Ordinance lists the submittal requirements for site plan review and the Downtown Design Guidelines also apply. Based on our review of the proposal, a meeting with the applicant, a review of the zoning ordinance and design guidelines, and discussions with Mr. Jason Payne, Building Official/Zoning Administrator, we offer the following comments for your consideration:

1. Area and Bulk Requirements. The only area and bulk requirement in the CBD District is a maximum building height of 35 feet. The application proposes a building that is two (2) stories in height, with a maximum height of 25 feet. The building must also maintain a floor to area ratio of four to one, which is met.

2. Development Agreement. *Section 36-13.08(c), Final PUD site plan submittal requirements,* calls for the submission of a written PUD development agreement, unless the Building Official/Zoning Administrator determines that one is not necessary. Since this is a relatively small building, we are of the opinion that a development agreement is not needed and make that recommendation.

3. Building Design. The proposed building is attractive, complements surrounding structures, and meets the requirements of the Downtown Design Guidelines. It is anticipated that the building exterior will utilize a “brick masonry wall surface” as the primary material along with decorative wall tiles along the base of the building. Material samples must be submitted for Planning Commission review and approval.

4. Second floor Balconies. Details must be provided for the proposed metal railing system.

5. Signage. Any building-mounted signage must utilize either indirectly illuminated signs or those with individual internally illuminated letters, per the Downtown Design Guidelines, and box signs are prohibited.

6. Parking. The parking calculations indicate that 14 parking spaces are required and that six (6) are provided on Walnut Street, including one (1) barrier-free space. *Section 36-19.02,*

General requirements, of the ordinance state that “*Within the CBD, off-street parking shall be either on the same lot, lot(s) under the same ownership and control, open public parking lots, or on the street within 500 feet of the building it is intended to serve, measured from the nearest point of the building entrance to the nearest point of the off-street parking lot.*” A public parking lot is located within approximately 300 feet of the subject site and parking supply information is needed to ensure that adequate spaces are available.

It should be noted that the six (6) proposed parking spaces in front of the building extend about one (1) to two (2) feet into the Walnut Street easement. There is, however, the required seven (7) foot sidewalk in front on the building to accommodate vehicle overhang. The parking layout has been reviewed by the City's traffic consultant, Pete LaMourie, and he recommends that 60-70 degree angled spaces be used instead of the proposed 90 degree spaces. Improvements are also proposed south of the subject building, next to the Cheese Lady building. They include a brick paver area for 2-3 parking spaces, a sidewalk and four (4) landscaped planting beds. While this is an attractive parking addition, it will also have to be reviewed and approved by the City's traffic consultant, Pete LaMourie. In addition, the proposed sidewalk must be a minimum of five (5) feet wide.

7. Dumpster Enclosure. The proposed dumpster enclosure meets ordinance requirements, with a brick exterior to match the building. The City of Fenton Fire Chief, Robert Cairnduff, has indicated that the enclosure must be five (5) feet from the abutting building to the north.

8. Other Approvals. The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

1. Details being provided for the proposed metal railing system;
2. Final review and approval of the off-street and on-street parking layout by the City traffic consultant, Pete LaMourie. Avantini added that he is still not comfortable with the parking based on the comments of Mr. LaMourie and not having resolution to the dumpster enclosure. He feels this is a great project but there are still items that need to be addressed before approving and would like to table it for a month to iron out these issues.

The applicant, Ghassan Saab, 2332 Willow Ct., Grand Blanc, added that they read the reviews before coming so they tried to come prepared specifically about the parking situation. His number one focus is to definitely have reserved parking on their site without infringing on the right-of-way which would be the angled parking with 5 total and one handy capped parking space. This would leave two for the upstairs residents and the rest for retail that will be on the first floor. Mr. Saab presented two renderings of possible ways for parking. He also had a conversation with Mr. Gerych, who owns the building north of this project. He has no problem with Mr. Saab's project or possibly sharing a dumpster with him.

Rudy Quaderer, of Griggs Quaderer Inc., went over the two different parking renderings. After several more questions and comments regarding the parking and dumpster placement; sharing a dumpster with Mr. Gerych's property would not be possible where it is now because it is

placed in the right-of-way with no enclosure and it will have to be moved. Avantini also brought up to possibly share a dumpster with the Fenton Hotel, making their enclosed dumpster larger to accommodate the new building. Mr. Saab stated he had not approached the Hotel yet but is something he will look into.

John Costa, Engineer for the project, asked if the dumpster is required. Avantini stated that you could use roll-a-ways, but it is typically based on the demand of the uses in the building. If you

have retail or a restaurant on the first floor then you might need a dumpster. Costa then asked about the parking and whether or not they could use the right-of-way parking. Avantini answered stating if they want to use the right-of-way parking, it may have to be approved by City Council first which is another added step to approving this project.

Commissioner Senyko added that they should figure out their dumpster situation first because he believes that having one will take away from their parking and take away from the appearance of the project. Even though it will be enclosed, the neighbors across the street don't want to look at a dumpster every day. And as far as parking, you will never hear him be concerned about parking. People back out onto the street every day, so he is not concerned about the parking. He believes there are enough parking spaces. He feels what the applicant needs to worry about is if the parking is within the right-of-way and they are seeking approvals for these spaces, this will only add another layer of complexity which they would rather avoid, so, they need to find a way to accommodate parking that would help speed up their project. In terms of the quantity of parking or the actual location, he thinks their site plan looks great; the street scape looks great, the elevation of the building looks great and it would be a dramatic improvement to the area and the neighbors would appreciate it as well. Senyko suggested to the Commission that they shouldn't get bogged down too much in the location of five parking spots. There are two apartments, they are going to have only a handful of people, there is on-street parking, we've all been to the Hotel when it is busy, and the parking spots by the Cheese Lady are frequently full. This all existing things that we have in place in the immediate area, so this is not going to detract whatsoever from that in his view.

Building Official Payne stated that he has one concern that Commissioner Senyko made regarding the parking. The City is trying to make a walkable community, and one of the parking renderings leaves blank spots for people backing out over the sidewalk along with a deadened sidewalk that leads into the dumpster. Rossmassler added that the dumpster issue also needs to be resolved, so he doesn't feel the site plan can be approved as presented with these issues.

Avantini stated that another work session with the traffic engineer, city officials, and the applicant is needed to work out these details in the next week or two and bring it back to the Planning Commission next month. The following motion was made:

MOTION by GROSSMEYER, supported by ANDERSON, to TABLE the site plan for 315 Walnut Street until the parking, dumpster and sidewalk issues can be resolved more satisfactorily.

MOTION PASSED (6-0) Grossmeyer – yes, Campbell – yes, Rossmassler – yes, Anderson – yes, Siwik – yes, Senyko - yes

CALL TO THE AUDIENCE

Lynn Markland, City Manager, thanked the commission members for their work. He also addressed approving projects in the Greenfield project area are different than approving redevelopment projects in the downtown area. As the downtown continues to redevelop, the Commission needs to think about not just the downtown area, but the residential area that is across the street from the Walnut Street project. A dumpster facing someone's residential

home is not a good location. Something needs to be done with the Gerych dumpster that has been there for years which isn't a very good sight to the neighbors living across the street. As the City moves into the street projects improving the local streets, the Commission will see some of these neighborhoods begin to change for the better. People start making improvements to their homes when the streets and sidewalks are improved. Markland also spoke about the walkability throughout the City. It is a very important issue with the downtown area. It is not just about the visitors coming to the downtown area, it is about the residents walking to the downtown area as well. This is why he was in favor of making sure there is a sidewalk in front of the Walnut building. However, he is also concerned about having parking that backs up over sidewalks where people are walking. Markland suggested having an expert in walkability do a session for the Planning Commission in the near future. Back before the Street Scape was done, the City hired a company who walked through the downtown area and made some recommendations and as they did the Street Scape project, he reviewed the plans to make sure the City was doing things that created more walkability in the downtown area. He would like the Commissioners to keep this in mind when approving projects in the downtown area; not only on the front side of the building but the back side too. Projects in the downtown area are much different than a green project like the upcoming Aldi project. Again, Markland thanked the Commission for the work they do for the City.

ADMINISTRATIVE ITEMS

Payne announced that there will definitely be a meeting next month; there is already a special land use that needs to be reviewed, along with the changes to the sign ordinance.

CIB ITEMS

Nothing this evening.

COMMISSION MEMBER ITEMS

There was more discussion about the Walnut Street project regarding the possibly having the building reverse, pulled forward or made larger, along with the sidewalk, parking, and dumpster issues.

Commissioner Grossmeyer announced the death of John Dziurman. He played a big part of putting together our downtown master plan.

Commissioner Rossmassler brought up the sign that will be coming before the Commission next month for review. He asked why all signs like this particular one don't come before the

Planning Commission. Avantini answered because this particular sign is in a PUD and anything that's in a PUD goes through the Planning Commission. When it is outside of a PUD, it goes before the Zoning Board of Appeals. Rossmassler said he was referring to the Open and Closed signs that are throughout the city. Payne answered the open and closed signs are not regulated.

ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

Respectfully submitted by,

Linda Davis

Recording Secretary