



**Thursday, August 25, 2022
7:00 P.M.**

Chairperson Thompson called the meeting to order at 7:15 p.m.

ROLL CALL

Present: Bancroft, Grossmeyer, Thompson, Campbell, Siwik, Csapo,
Rossmassler, Yeotis

Absent: Steffey

Others Present: Jason Payne, Building/Zoning Administrator, Justin Sprague, CIB
Planning & Consulting

MINUTES

Motion by Csapo, supported by Rossmassler, to approve the minutes of the July 28, 2022. Motion passed.

BUSINESS

- A. PSPR22-0009 – Site Plan review for the future site of American Recreation Products (ARP), to be located at 130 N. Alloy Drive, zoned IND, Industrial. The property is currently undeveloped and the building will be approximately 30,725 square feet.**

Justin Sprague, CIB Planning, gave the following report:

At your request, we have completed our review of the above *revised* site plan to construct a 30,725 square foot industrial building at 130 N Alloy Drive. This property is currently undeveloped and located just north of the existing Hamilton Propane site and is on the west side of Alloy Drive and abuts US-23 to the west. The site plan request also includes 22 parking spaces, 2 overhead doors for trucks for loading, 1 dumpster, landscaping, and above

underground stormwater management. The property is zoned IND, Industrial District where industrial uses including manufacturing facilities and warehouse and offices are permitted uses. The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to City plans and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation.

REVIEW COMMENTS

Section 36-16.05 of the City of Fenton Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with Mr. Jason Payne, Building Official/Zoning Administrator, a preliminary meeting with the applicant and a visit to the site, we offer the following comments for your consideration:

1. Use. The applicant is a manufacturer of recreational equipment and large playscapes. The applicant plans to have office space and manufacturing space.

2. Area and Bulk. The proposed site was reviewed in accordance with *Article 15* as described in the table was in full compliance.

3. Building Design & Materials. *Section 36-2.20, Non-residential design requirements*, calls for buildings to “*possess architectural variety*” and use “*durable building materials which provide an attractive, quality appearance.*” This section also states that “*the predominant building materials should be quality materials that are characteristic of Michigan such as earth-toned brick, decorative tilt-up panels, wood, native stone, and tinted/textured concrete masonry units and/or glass products.*” Further, “*Other materials such as smooth-faced concrete block, undecorated tilt-up concrete dryvit panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure.*”

The submitted elevations indicate the use of insulated metal siding as the primary exterior material along with a treatment mix of smooth and rough block around the office area of the building. We would want to see sample building materials to ensure that the insulated panels are smooth and consistent with other buildings in the area such as the Rhodes and Johnson Building.

Additionally, per the ordinance, the windows in the office area of the building are too small and should be enlarged and utilize awnings or other architectural features to improve the front facing portion of the building and to provide architectural characteristics, similar to other buildings in the area as noted above.

It is also important to note that the applicant is proposing an overhead door facing Alloy Drive as an alternative to a traditional loading zone due to size limitations of the site. By ordinance, overhead doors are not permitted to face Alloy Drive and will need a variance which has been applied for.

4. Mechanical Units. A note has been added to the site plan indicating that roof mounted equipment will be screened and states that screening information is in the architectural plans but does not seem to be provided.

5. Parking Lot Requirements. The requirements were met for the parking lot design.

6. Access and Circulation. The proposed building will be accessed from a new driveway along Alloy Drive. The plan also shows a drive entrance leading to an overhead door on Alloy Drive. As noted above, this requires an approved variance.

7. Pedestrian Circulation. A sidewalk is existing along Alloy Drive. Portions will be removed to accommodate the new driveway and ramps will also be provided. A five (4)-foot wide walk will be provided along the front of the new building and will connect to the parking areas as well as the existing Alloy Drive Sidewalk.

8. Landscaping. A separate landscape plan has been included in the site plan submission and most requirements were met except for the buffer zone along US 23. The applicant was short 7 canopy trees, 6 evergreen trees and 60 shrubs.

9. Lighting Plan. A photometric grid has been provided indicating that the intensity levels are acceptable. There are 2, 30-foot light poles proposed with LED fixtures and 4 building-mounted fixtures with full cut off shields are proposed. Please note that the fixtures must be non-adjustable and directed downward.

10. Dumpster Enclosure. The dumpster enclosure meets ordinance requirements.

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

RECOMMENDATION

Based upon the above comments, **we recommend that the site plan for 130 N. Alloy be approved, conditioned upon the following items:**

- (1) ZBA approval of the Alloy facing overhead door variance;
- (2) Verification of building materials for conformance with the design standards;
- (3) The office area windows must be enlarged and utilize awnings or other architectural features
to improve the front facing portion of the building;
- (4) A revised landscaping plan meeting the US-23 buffer requirements;
- (5) That a separate sign application and review is required for proposed signage;
- (6) Verification of roof-mounted mechanical equipment screening; and
- (7) Review and approval from all applicable consultants, departments and agencies.

The applicant, Patrick Fenton, 151 Martel, Bloomfield Hills, Michigan, added they are requesting approval to build a paddle boat business. They are now located in Owosso but would like to move their operation to Fenton. He also added that he has no issues with the items in the CIB. After the Planning Commission verified that Mr. Fenton would provide the

buffer, material examples of the building and making sure the garage door would be to the standards similar to Niles, the following motion was made:

MOTION by ROSSMAESSLER, SUPPORTED by BANCROFT, to approve the site plan for American Recreation Products, located at 130 Alloy, conditioned upon items 2-7 listed in the CIB letter dated 8/17/22.

MOTION PASSED (8-0) Siwik – yes, Grossmeyer – yes, Csapo – yes, Bancroft – yes, Campbell – yes, Thompson – yes, Yeotis – yes, Rossmuessler – yes

B. PSPR22-0013 – Site Plan review for 15th Street Tavern, located at 3600 Owen Road, zoned GBD, General Business District. The applicant is requesting to build an addition onto a former restaurant at this location.

Mr. Sprague gave the following review:

At your request, we have completed our review of the above site plan to build an addition onto the former The Meeting Place (TMP) building, located at 3600 Owen Road, on the east side of the Wal Mart entry drive onto Owen Road. Proposed is a 1,478 s.f. three (3) season dining and storage room addition on the west side of the building. No other changes are proposed to the building or the site. The property is zoned GBD, General Business District, where restaurants are permitted uses in that District.

The opinions in this report are based on a review of the proposed site plan and conformance to City ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. Key review item points in this letter are underlined for the benefit of the applicant. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

REVIEW COMMENTS

Section 36-13.08, Final PUD Site Plan Submittal Requirements, of the ordinance, requires the submission of a Final PUD Site Plan meeting the requirements of *Section 36-16.05* of the City of Fenton Zoning Ordinance. Based on our review of the proposal, discussions with Mr. Jason Payne, Building Official/Zoning Administrator, and a visit to the site, we offer the following comments for your consideration:

1. Area and Bulk. The proposed building will fill in existing patio/outdoor seating space and all setback requirements are still met.

2. Building Exterior. *Section 36-2.20, Non-residential design requirements*, of the ordinance states that “The predominant building materials should be quality materials that are characteristic of Michigan such as earth-toned brick, decorative tilt-up panels, wood, native stone, and tinted/textured concrete masonry units and/or glass products” and “Other materials

such as smooth-faced concrete block, undecorated tilt-up concrete dryvit panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure.” The proposed addition is to utilize cement board (Hardy Plank) siding along with six (6) panel Nana Walls, which will allow them to open during warm weather months. We recognize that it would be difficult to use brick to match the existing building so the use of complementary Hardy Plank siding would be an appropriate exterior material. The submitted building elevation still has a reference to EFIS siding, which needs to be removed. Material samples and proposed colors must be submitted for Planning Commission review and approval.

3. Building Addition Windows. *Section 36-2.20(a)(6), Non-residential design requirements,* of the ordinance states that “Additions to existing buildings must complement the current building design with regard to height, proportions, scale, materials, and rhythm of openings.” The proposed windows on each side of the entry door on the south (front) elevation do not meet this requirement. We recommend that they be replaced with the windows shown on the originally submitted building elevation.

4. Lighting. If any new lighting is proposed, details need to be submitted for administrative review and approval.

5. Landscaping. Although no improvements are proposed for the site, landscaping has either been removed or not appropriately maintained. We recommend that a row of shrubs be planted next to the parking spaces facing Owen Road to screen car headlights. We also recommend that the existing trees be trimmed to allow growth that will restore their intended shape.

6. Other Reviews. This review is also conditioned upon review and approval from all applicable consultants, departments and agencies.

RECOMMENDATION

Based upon the above comments **we recommend approval of the site plan for 15th Street Tavern at 3600 Owen Road, conditioned upon the following:**

1. Submission of revised building elevations that that have the reference to EFIS siding removed;
2. Material samples and proposed colors must be submitted for Planning Commission review and approval;
3. The proposed windows on each side of the entry door on the south (front) elevation be replaced with the windows shown on the originally submitted building elevation, as shown in this letter;
4. That a row of shrubs be planted next to the parking spaces facing Owen Road to screen car headlights;
5. If any new lighting is proposed, details need to be submitted for administrative review and approval; and
6. Review and approval from all applicable consultants, departments and agencies.

The applicant, Mr. Lindon Palushaj, 34 Fern Drive, Addison Township, MI, stated he does agree with the windows and he brought samples of the building materials for review. He stated he did not have any issues listed in the CIB letter. After a brief discussion, the following motion was made:

MOTION by CSAPO, SUPPORTED by GROSSMEYER, to approve the site plan for 15th Street Tavern, located at 3600 Owen Road, based on the August 15, 2022, from CIB Planning, including the conditions stated in the letter.

MOTION PASSED (8-0) Siwik – yes, Grossmeyer – yes, Csapo – yes, Bancroft – yes, Campbell – yes, Thompson – yes, Yeotis – yes, Rossmassler – yes

C. PSPR22-0014 – Site Plan review for Aldi Grocery Store, to be located on approximately 3.67 acres, located on Owen Road, immediately east of the Shoppes of Fenton (Target) entry drive and west of the Fenton High School Stadium property, zoned GBD, General Business/PUD, Planned Unit Development District.

Mr. Sprague gave the following review for Aldi's:

At your request, we have completed our review of the above site plan to construct a new 20,664 square foot grocery store on the existing undeveloped site immediately east of the Shoppes of Fenton entry drive. This site is currently part of the Fenton High School property behind the football stadium and will be split from the parent parcel. In addition to the one (1) story building, proposed is a 100- space parking lot, landscaping and a detention basin. The property is zoned GBD, General Business District/PUD, Planned Unit Development District, where Retail Businesses & Centers up to 50,000 sq. ft. GLA are Permitted uses in that District.

The opinions in this report are based on a review of the proposed site plan and conformance to City ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. Key review item points in this letter are underlined for the benefit of the applicant. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

REVIEW COMMENTS

This application has been reviewed utilizing the standards in *Article 19, Site Plan Review Standards*. Based on our review of the revised building elevations, a site visit, and discussions with Mr. Jason Payne, Building and Zoning Administrator, we offer the following comments for your consideration:

1. Area and Bulk. The proposed site was reviewed in accordance with *Article 15* and was found in compliance.

2. Building Design. The building has a flat roof, one-story design with Spec-Brik as the primary building material and fiber cement board and architectural metal panels as accent materials. *Section 36-2.20, Non-residential design requirements*, of the ordinance states that

“The predominant building materials should be quality materials that are characteristic of Michigan such as earth-toned brick, decorative tilt-up panels, wood, native stone, and tinted/textured concrete masonry units and/or glass products” and “Other materials such as smooth-faced concrete block, undecorated tilt-up concrete dryvit panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure.” While the building design is acceptable along with fiber cement board and architectural metal panels as accent materials, the Spec-Brik is not and should be replaced with brick.

3. Signs. The building elevations show two (2) identification signs on the north and west elevations. These signs are shown for informational purposes only and separate sign applications must be submitted for administrative review and approval. We are of the opinion, however, that given the traffic volumes on the Shoppes of Fenton drive this can be considered a corner lot and two (2) building-mounted identification signs allowed.

4. Parking Lot Requirements. The parking lot requirements were found to be in compliance with the City’s design guidelines.

5. Sidewalk Connection. In addition to a sidewalk being proposed along Owen Road, a sidewalk connection is also made from the building entrance to the existing sidewalk along the east side of the Shoppes of Fenton entry drive.

6. Landscaping. A landscape plan has been included in the site plan submission and we are recommending that buffer requirements are not needed along the east property line. The parking lot is in compliance and the Greenbelt facing Owen Road is also in compliance. The Green Belt along the Shoppes of Fenton Drive are **Potentially in compliance. Additional plantings should be provided along the parking spaces facing the drive to block headlight glare.** The West Residential Buffer is **Potentially in Compliance, with Planning Commission Approval. Although the abutting site to the east is zoned LDR, Low Density Residential, that is the location of the Fenton High School football stadium and the use does not meet the intent of residential buffering requirements.**

7. Lighting Plan. The photometric grid indicates that there are locations where the maximum of ten (10) footcandles is exceeded and should be adjusted to meet ordinance requirements. In addition, the proposed pole height is 29’ and a maximum of 30’ is allowed with Planning Commission approval.

8. Dumpster Enclosure. A masonry screen wall is proposed along the south side of the truck well and should provide adequate screening of the dumpster. Additional information is needed regarding the note that a gate is to be provided.

9. Other Reviews. This review is also conditioned upon review and approval from all applicable consultants, departments and agencies.

RECOMMENDATION

Based upon the above comments, **we recommend that the site plan for Aldi, located on Owen Road, immediately east of the Shoppes of Fenton (Target) entry drive, be approved, conditioned upon the following items:**

1. The parcel being split from the parent parcel;
2. The Spec-Brik on the building be replaced with brick;
3. Additional plantings be provided along the parking spaces facing the Shoppes of Fenton drive to block headlight glare;
4. Planning Commission approval of a buffer zone not being required along the east property line;
5. The lighting plan be adjusted so that the maximum light intensity in the site is ten (10) footcandles or less;
6. Planning Commission approval of up to 30' light pole height; and
7. Review and approval from all applicable consultants, departments and agencies.

Mr. Sprague added that the Planning Commission has also received a review from the City's traffic engineer, Pete LaMourie, Progressive Engineering, and his conclusion was there were no fatal flaws with how the study was completed and the conclusions/recommendations drawn from the analyses did not require any revised analyses and are adequate.

Jason Payne, Building Official, added that he received an email from the Fire Chief regarding the placement of the fire hydrant. He does not like the hydrants in islands where vegetation, vehicles, and snow piles all end up blocking them. He would prefer the hydrant be located near the entrance to their lot.

At this time, Mr. Chris Grzenkowicz, Desine Inc. Engineering, 2183 Pless Drive, Brighton, Michigan, gave a presentation of the Aldi Grocery Store. After which he passed out the materials that will be used on the building. Discussion took place regarding the building materials; the Planning Commission was fine with the product that will be used. Regarding the buffer zone on the east property line, the Planning Commission decided that there is no need for any addition buffer zone in this area. Mr. Grzenkowicz stated he does not have any issues with the other items listed in the CIB letter, along with working with the Fire Department on a different placement of the fire hydrant.

The following motion was then made;

MOTION by GROSSMEYER, SUPPORTED by BANCROFT, to approve the Aldi Grocery Store Site Plan, conditioned upon the items listed in the CIB letter dated August 2, 2022; Administrative Review with the Fire Department for the position of the fire hydrant; approval of the Spec-Brik being acceptable; approval of the lighting poles up to 30 feet which would help with improving the glare; approving the buffer zone on the east side of the site as presented in the site plan; along with approvals from OHM once the final site plan has been resubmitted.

MOTION PASSED (8-0) Siwik – yes, Grossmeyer – yes, Csapo – yes, Bancroft – yes, Campbell – yes, Thompson – yes, Yeotis – yes, Rossmuessler – yes

CALL TO THE AUDIENCE

No on this evening

ADMINISTRATIVE ITEMS

Planning Commission applicant appointments and re-appointments for Commissioners Steffey and Rossmassler. After discussion regarding appointments the following motions were made:

- **MOTION by YEOTIS, SUPPORTED by GROSSMEYER, to recommend to Mayor Osborn and City Council, to appoint Michael Senyko, Wesley Whittaker, and Patti Halligan to the Planning Commission. Motion passed.**
- **MOTION by GROSSMEYER, SUPPORTED by YEOTIS, to recommend Damien Siwik to be the cross-over member for the Zoning Board of Appeals. Motion passed.**
- **MOTION by GROSSMEYER, SUPPORTED by BANCROFT, to recommend to the Mayor Osborn and City Council, to re-appoint Commissioner Steffey and Rossmassler to the Planning Commission. Motion passed.**

Building Official Payne added that he received a request from Barrel & Vines to extend their site plan approval for another year. After discussion, the following motion was made;

MOTION by CSAPO SUPPORTED by BANCROFT, to extend the site plan for BARRELS & VINES for one year. Motion passed.

CIB ITEMS

Nothing this evening.

COMMISSION MEMBER ITEMS

Commission members wished Yeotis, Bancroft, and Thompson well and it was a pleasure collaborating with them. Yeotis, Bancroft, and Thompson stated they also enjoyed the past 7 years working with everyone on the Commission and Administration.

ADJOURNMENT

The meeting was adjourned at 8:35 pm.

Respectfully submitted by,

Linda Davis

Recording Secretary