

Chapter Two Community Profile



**Map One
Location Map**

Fenton is centrally located in the south-central portion of Michigan's lower peninsula, within easy reach of many of southern Michigan's major cities. As depicted on **Map One**, the City of Fenton is located approximately 12 miles south of the City of Flint; 25 miles northwest of Pontiac; 30 miles north of Ann Arbor; 45 miles northwest of Detroit; 43 miles south of Saginaw; and 54 miles east of Lansing.

HISTORICAL OVERVIEW

Fenton was first settled in 1834 by Clark Dibble and called Dibbleville. Dibbleville was at the center of five well-traveled trails and many families came to make their homes here after the land was platted in 1839. The borders for Dibbleville included the area from South Street to Robert Street and from East Street to West Street. The City's current name came from the winner of a card game between William M. Fenton and Robert Leroy. The consolation prize of the game, given to Robert Leroy, was putting his name to Leroy Street, the main route through the City.

In the 1850s, the railroad reached and terminated in Fenton, making this village an important commercial and transportation center. Wagon trains came down from Flint, Saginaw, and the north, since Fenton was the farthest a railroad had ever reached in this part of the State. To facilitate shipping, a plank road was built between Flint and Fenton.

The settlement prospered and was incorporated as the Village of Fenton in 1863. It wasn't until 1964 however that the Village of Fenton was incorporated under the provisions of Act 279, P.A. 1909, as amended, as the City of Fenton. The community celebrated its sesquicentennial in 1984, three years before the State celebration.

Much of what happens in the City of Fenton economically is due to the business climate in the greater Flint and Detroit areas. Many Fenton residents work in these metropolitan areas and several Fenton industries subcontract work with companies located there.

Growth from Oakland County is likely to continue and provide a positive impact on Genesee County's residential market for years to come. Genesee County is effectively now part of the Southeast Michigan economy and is also part of the Detroit Comprehensive Statistical Area.

Jobs are being created in Oakland County at a greater rate than population growth. The result is that many of the job recipients and their families are not residents of Oakland County. The older suburbs located in southern Oakland County are land-locked, while the northern suburbs have community policies for growth management and/or no-growth.

With the tremendous growth in jobs moving along the I-75 corridor in the east and central portions of Oakland County, Genesee, and Lapeer Counties will be substantial beneficiaries of the resulting spin-off in housing production. Genesee County, in particular, has the infrastructure to accommodate significant population increases. This growth in residential development has increased the demand for retail services throughout the County.

The City of Fenton has developed at a much faster rate than previously predicted. The success of Silver Lake Village and the industrial parks is evidenced by the rate at which they developed. Originally thought to be fully developed after twenty years, these projects are nearing full capacity less than ten years later.

In summary, the City of Fenton has benefited from the overall success of the region. Continued interest and development in the community can be attributed to these factors as well as:

- Accessibility to major transportation routes
- Proximity to large metropolitan areas
- Presence of natural features
- Abundance of recreational opportunities, many of which are provided by the numerous lakes in the area
- High-quality public amenities including schools, libraries, public safety, sewer and water systems
- Small-town atmosphere
- Affordability

Fenton Retail Market

The size of the area's retail market is growing in response to the expansion in the number of households. The driving force behind this household expansion has been the growth of the new employment concentration in Auburn Hills and Western Oakland County. As the number of employees has grown, they have sought more convenient and affordable housing. That expansion has reached into most of the bedroom communities of Genesee County, including the City of Fenton, to create a small housing boom.

Overall, Fenton is becoming a regional shopping destination. Silver Lake Village and North Leroy Street are community shopping centers for the Fenton area. Large retailers such as Wal-Mart and Kmart as well as smaller specialty stores and restaurants, such as the French Laundry and Buffalo Wild Wings, bring people outside Fenton into the City. It is expected that retail growth will expand as people continue to relocate into the region. Most of that growth will cater to the new subdivisions springing up in the area. The demand for additional businesses continues to remain strong due to this steady increase in regional population. As additional development occurs, Fenton will continue to serve as a regional commercial center.

Fenton Industrial Market

Today's modern industrial park is the evolutionary product of more than a decade of development experience in the United States and abroad. During these years, private real estate developers, public agencies, and others including transportation companies, have successfully demonstrated that a well-located, properly serviced, and carefully designed tract of land with facilities suited for business and industry can be a tremendous asset to a community.

Today's parks have built upon the positive features of the older post-war industrial parks and combined them with the more sophisticated planning, design and amenities of the newer office parks that first appeared in the early 1950s. As a result, the term industrial park is slowly fading from use; to many it connotes a less advanced form of development. They are now referred to as business parks. Business parks have been given a variety of names such as business campus, research park, technology park, park of commerce, and business center. In some cases, they still are called industrial parks or complexes. Often, the generic name of park no longer appears in the title; the title is simply a geographic place name.

Industrial development in Genesee County is considerable. However, up until the mid 1990's, the absorption of industrial land in Fenton has been relatively slow. The recent surge in demand for industrial park space means that the current supply of industrial land will be exhausted shortly.

Fenton first experienced dynamic population growth between 1860 and 1870, when the population increased from 735 to 2353. During the next century, there

was slow, but steady population growth. Fenton's growth rate increased dramatically for two decades between 1950 and 1970 as the population went from 4,226 to 8,284 persons.

In the 1970s and 1980s the population of Fenton fell by 200 people, representing a decrease of 7.3%. This can be attributed primarily to the economic downturn of the 1970s. Rising oil prices and changes in technology severely impacted the automobile industry. This, in turn, affected Flint and surrounding communities which are heavily dependent upon car manufacturing. The surrounding communities did, however, experience population growth when Fenton did not.

The population of Fenton increased slightly to 8,444 in 1990. This was an early indicator of improvement in the local and regional economy. Since that time, there has been a significant increase in new development and residential growth. In 2000, the City of Fenton had a population of 10,582 persons. Other observations include:

- The Cities of Fenton and Linden and Fenton, Flint, and Grand Blanc Townships have each recorded population increases. Much of this growth is

Table Two Population Trends			
	1990	2000	90-00 % Change
City of Fenton	8,444	10,582	25.3%
City of Flushing	8,542	8,348	-2.3%
City of Grand Blanc	8,281	8,242	-0.5%
City of Linden	2,176	2,861	31.5%
City of Swartz Creek	5,115	5,102	-0.3%
Fenton Township	10,294	12,968	26.0%
Flushing Township	9,223	10,230	10.9%
Grand Blanc Township	24,871	29,827	19.9%
Genesee County	430,459	436,141	1.3%
State of Michigan	9,295,297	9,938,444	6.9%

Source: 1990 & 2000 U.S. Census

due to people who commute to work in the Detroit and Flint metropolitan

areas. The I-75 and U.S. 23 corridors provide quick access to these major employment centers while allowing them to enjoy the small town atmosphere and quiet lifestyle that Fenton offers.

- During this period, the percent increase in population for the City of Fenton was only exceeded by that of the City of Linden.
- Some of the older communities, such as the City of Flint and City of Grand Blanc, have experienced an overall decrease in population. Some of the population loss can be attributed to suburbanization toward outlying communities while a portion can be tied to an overall decrease in household size.

Determining the potential population if all remaining land develops as currently zoned, called a build-out analysis, is helpful in estimating future population. The methodology for the build-out began with an inventory of the existing undeveloped land within the City. All sites currently under review and those likely to develop for residential uses were then evaluated. Based on current zoning and building requirements, the estimated number of additional residential units was calculated. This figure was then multiplied by the 2000 City of Fenton average household size to determine the build-out population. At full build-out the City of Fenton’s population can be expected to reach nearly 15,000. When build-out will occur depends upon on a number of factors including growth rates, land availability, trends in household size, and market conditions. It can be expected to occur within the next ten to twenty years however.

Age Structure

- The largest category representing nearly 34% of the population of Fenton is those between the ages of 25 and 44 years. This is typical of the national population since the "Baby Boom" generation (whereby a large number of children were born after World War II) falls into this category. It also explains why children under the age of 19 years represent over 27% of the total population. Only 13.6% of the population consists of senior citizens, but this age group is expected to grow in size as the Baby Boom generation matures and improvements in medical technology help people live longer.

Ethnic Composition

- The City of Fenton population is predominantly white, accounting for 97.4%

Age Group	Life Phase	Number	Percent
Under 5 years	Pre-School	807	7.6%
5-19	School Age	2,094	19.8%
20-24	Young Adults	681	6.4%
25-44	Family Forming	3,564	33.7%
45-64	Mature Families	1,993	18.9%
65 & Older	Retirement	1,443	13.6%

Source: 2000 U.S. Census

of the population.

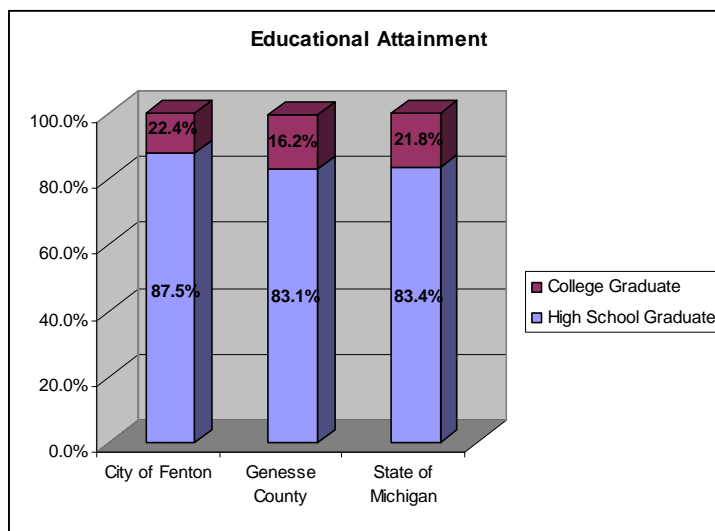
- While the number of minorities makes up only a small percentage of the population, there has been an increase in the minority population in the last ten years.

Race	Number	Percent
White	10,459	97.4%
Black	97	0.9%
American Indian & Alaska Native	77	0.7%
Asian	129	1.2%
Native Hawaiian & Other Pacific Islander	10	0.1%
Other	101	1.0%

Source: 2000 U.S. Census

Education

- The level of educational attainment in the City tends to be higher than that for Genesee County and the State of Michigan as a whole.
- Almost 88% of the City's adult population (25 years and older) are high school graduates and over 22% have acquired a bachelor's degree or higher. The City's overall educational attainment has consistently increased, improving by over 5% in both categories since 1990.



Source: 2000 U.S. Census

- The occupational characteristics of the City of Fenton match very closely those of Genesee County; the only differences are that slightly more people in Fenton are employed in the managerial and professional and precision production, craft, and repair classifications than the County as a whole.
- Since 1990 there has been a significant increase in managerial and professional jobs. This increase in the "white collar" professions is expected to continue as those who can afford to, move away from large metropolitan areas in favor of suburban living.

Occupation Classification	City of Fenton		Genesee County	
	1990	2000	1990	2000
Managerial and Professional	25.4%	34.2%	21.5%	27.0%
Sales and Office	28.2%	23.7%	28%	24.3%
Service Occupations	13.4%	14.2%	13.5%	16.5%
Farming, Forestry and Fishing	0.6%	0.1%	0.8%	0.1%
Precision Production, Craft and Repair	14.8%	12.2%	13.6%	10.6%
Operators, Fabricators and Laborers	17.6%	15.5%	22.6%	21.4%

Source: 1990 & 2000 U.S. Census

- In 2000, there were a total of 5,192 jobs in the City of Fenton, an increase of 29% from employment opportunities available in 1990.
- Manufacturing, retail trade, and service jobs have historically been the employment base in Fenton. The leading job class in the City is services, with over 30% of the jobs. This typifies the nationwide trend over the last twenty years as the U.S. evolves into a more service-oriented economy.

Income

- The residents of the City of Fenton earn more than County residents overall.

Industrial Class	1990	2000
Agriculture/Natural Resources	0.3%	0.3%
Construction	5.9%	9.2%
Manufacturing	29.5	20.9%
Telecommunication, Utilities	4.7%	5.7%
Wholesale Trade	4.4	3.8%
Retail Trade	17.7	12.2%
Financial, Real Estate	5.2	4.6%
Services	31.3	40.6%
Public Administration	0.9	2.5%
Total Jobs	4,017	5,192

Source: 1990 & 2000 U.S. Census

The median household income in the City is over \$5,000 more than the County's median income.

- During the past ten years income levels in the City of Fenton have increased dramatically, with almost 50% of households earning over \$50,000.

Income	City of Fenton		Genesee County	
	1990	2000	1990	2000
\$9,999 or less	17.8%	6.1%	15.3%	9.6%
\$10,000 - \$14,999	8.7%	6.4%	8.0%	6.4%
\$15,000 - \$24,999	15.5%	11.1%	15.6%	13.3%
\$25,000 - \$34,999	13.5%	11.3%	18.8%	12.7%
\$35,000 - \$49,999	19.3%	17.6%	21.7%	15.8%
\$50,000 - \$74,999	17.0%	25.3%	15.7%	20.1%
\$75,000 or more	8.1%	22.2%	4.9%	22.1%
Medium Household Income	\$31,030	\$47,400	\$30,929	\$41,951

Source: 1990 & 2000 U.S. Census

Housing Ownership, Tenure, & Type

HOUSING CHARACTERISTICS

- Over one-third of all housing units in the City of Fenton are renter-occupied while two-thirds are owner-occupied. The City of Fenton has an owner occupancy rate which is slightly lower than both the County and the State of Michigan.

	City of Fenton		Genesee County		State of Michigan	
	1990	2000	1990	2000	1990	2000
Total Housing Units	3,395	4,569	170,808	183,630	3,847,926	4,234,279
Owner-Occupied	65.9%	66.3%	70.4%	73.2%	71.0%	73.8%
Renter-Occupied	28.8%	33.7%	29.5%	26.8%	29.0%	26.2%
Rental Vacancy	8.0%	6.1%	7.1%	10.6%	7.2%	6.8%
Single-Family Unit	66.9%	64.1%	74.3%	75.4%	72.8%	74.5%
Multiple-Family Unit	31.8%	30.7%	17.7%	12.3%	19.6%	18.8%
Mobile Home, Trailer	1.3%	5.1%	7.8%	7.8%	7.5%	6.5%
Median Housing Value	\$63,600	\$124,200	\$50,500	\$95,000	60,600	\$115,600
Median Contract Rent	\$379	\$644	\$328	\$507	\$343	\$546

Source: 1990 & 2000 U.S. Census

- The low rental vacancy rate indicates a stable community.

- There appears to be a healthy mix of single- and multiple-family units within the community. This mix may be altered by the changing demands of the aging population.
- Many new multiple-family developments have been constructed in the Silver Lake Village area. These units are desirable due to their proximity to the highway and to a variety of goods and services.
- The median housing value and the median contract rent are higher than both the State and the County averages. Affordability may eventually become an issue with the senior population.

Housing Conditions

A survey of housing conditions was conducted as part of the 1989 Fenton Master Plan and those results were verified in the field as part of this Master Plan update. In general, the housing conditions have remained unchanged. There are signs, however, that people are making improvements to houses in the older neighborhoods. With the recent rise in housing values, homeowners are more likely to make such improvements since they are viewed as a good investment.

EXISTING LAND USE

An important step in formulation of a community master plan is an analysis of existing land uses. This analysis not only identifies what and where particular uses have occurred, but it highlights where future development might occur and where land use conflicts may exist or develop. The existing land use calculations provided herein will also allow a comparison with the future land use calculations. This helps to determine the extent of land that is available for specific uses.

Existing Land Use Calculations

It is clear from **Table Nine** on the following page that the Single-Family Residential categories represent the largest active uses of land in the City of Fenton, with a combined total of over 1,500 acres. Land designated as Vacant encompasses the second largest amount of acreage overall with over 700 acres.

Map Two Existing Land Use identifies twelve different land use categories for the City of Fenton. They are as follows:

Residential Categories

Low Density Single-Family Detached. Low Density Single-Family Detached uses consist of large lot, single-family residential development. Covering over a quarter of the City, this is that largest land use category out of all uses. Typically described as Asuburban@ residential development, this classification is characteristic of many of the more recently developed neighborhoods. Uses under this designation have a maximum density of one to three dwelling units per acre, and in many cases are found on lots of one acre or more.

**Table Nine
Existing Land Use Calculations**

Land Use	Acres	Percent
Low Density Single-Family Detached	1,001	28.1%
Medium Density Single-Family Detached	420	11.8%
Single-Family Attached	99	2.8%
Manufactured Home Community	47	1.3%
Multiple-Family	168	4.7%
Commercial	358	10.0%
Office	36	1.0%
Industrial	248	7.0%
Public	11	0.3%
Quasi-Public/Institutional	300	8.4%
Parkland	49	1.3%
Nature Preserve	126	3.5%
Vacant	705	19.8%
Total	3,568	100.0%

Source: LSL Planning

Medium Density Single-Family Detached. Medium Density Single-Family Detached uses primarily include single-family residential development, but also include some structures that have been converted into two-family or more units. This designation is applied to houses on small, urban lots, many of which are historic homes developed prior to the use of zoning. Medium Density Single-Family Detached uses are concentrated around the Downtown and many represent the earliest neighborhoods in the City of Fenton. The density of the medium density single-family residential classification ranges from four to six dwelling units per acre.

Single-Family Attached. Single-family attached housing consists of single-family residential units that are attached by one common wall. A handful of neighborhoods consisting of condominiums have been constructed in the City that offer attached owner-occupied housing for those who prefer to have less yard maintenance than those with detached housing.

Manufactured Home Community. A manufactured home community exists within the southeastern corner of the City. The community is well maintained and offers an exceptional quality of living for the residents.

Multiple-Family. Multiple-family includes buildings that house more than one family, including apartment complexes, duplexes, and senior facilities. Multiple-family residential development is considered seven or more dwelling units per acre. These uses are scattered throughout the City.

Non-Residential Categories

Commercial. Commercial uses include the widest variety of retail business, service business, restaurants, and automotive establishments. Most of these uses have developed along major streets in the City including Owen Road, Leroy Street, Silver Lake Road, and Silver Parkway.

Office. Representative uses include professional offices such as doctors, dentists, lawyers, engineers, accountants, etc.; real estate and insurance offices; and banks and other financial institutions that typically serve the local population.

Industrial. This classification includes manufacturing and storage facilities. Industrial uses in the City of Fenton could be generally classified as light industrial because of the minimal off-site impacts they generate.

Public. These are government facilities that use tax dollars to develop and maintain the facility. Public uses include facilities such as City Hall, the Community Center, the Police Station, the Fire Station, the Post Office, and the public water well areas.

Quasi-Public/Institutional. This category includes uses such as churches, schools and cemeteries, nursing homes, convalescent centers and similar facilities.

Parkland. The Parks category includes all City-owned parks and vacant land. The recently adopted City of Fenton Parks and Recreation Plan contains complete information regarding parkland in the City.

Nature Preserve. This 100-plus acre property has been established as a nature preserve and is used for natural feature preservation and passive recreational opportunities such as nature study and walking trails.

Vacant. This land use category identifies all undeveloped land. Much of the vacant land in the City is covered with natural features including wetlands, floodplains, and poor soil conditions.

Trends in Land Use

The previous Master Plan for the City of Fenton, adopted in 1996, listed the number of acres devoted to existing land uses in 1996, 1989, and 1974. While it is not possible to make direct comparison for all land uses, since many of the land use categories were calculated differently and the current acreage figures are more accurate than those in previous Plans, it is beneficial to compare key categories.

The residential and commercial land uses have increased steadily between 1974 and 2002. This trend is expected to continue due to Fenton's attractiveness as a residential and business community. Unlike the residential and commercial land use categories, the industrial use category changed only slightly from 1974 to

1996. Since 1996, however, the amount of industrial development in Fenton has increased dramatically. Several companies have either expanded or located in the industrial parks in the second half of the 1990s.

Table Ten
Existing Land Use Acreage Comparison: 1974-2002 Master Plans

Land Use	1974 Plan	1989 Plan	1996 Plan	2002 Plan	Difference 1974-2002	Difference 1996-2002
Residential	581	823	1,378	1,568	169.9%	13.8%
Commercial	116	179	237	394	239.7%	66.2%
Industrial	92	105	143	248	169.6%	73.4%
Total	789	1107	1,758	2,210	0.4%	25.7%
Vacant	2,743	2,106	1,313	705	-74.3%	-46.3%

Source: City of Fenton 1974-2002 Master Plans

In conclusion, the trends in land use are clear for the City of Fenton. Continued development in most of the land use categories can be expected in the future. The remaining larger tracts of vacant land are most likely to be developed first. Residential development will take place primarily in the northeast section of the City and in Silver Lake Village. Commercial development will continue to take place in Silver Lake Village and on North Leroy Street, even though this will be in the form of redevelopment rather than the development of vacant land. All of the new industrial development will occur in either of the two industrial parks.

With this new development will come a corresponding decrease in the amount of vacant land. This will place additional pressure on City officials to ensure that the character of Fenton is not lost and that a certain amount of open space is maintained. The way in which this can be accomplished will be discussed later in later sections of this Master Plan.

The City of Fenton contains many prominent natural features such as the Shiawassee River, wetlands, and wooded areas. As shown on **Map Three**, these features are scattered throughout the City. Natural features help define the character of a City and therefore their preservation will help maintain the desirable character of the community. Consequently, careful consideration should be given to the benefits that natural features provide and the irreversible losses that would occur if these resources are damaged or destroyed.

NATURAL FEATURES

A natural features evaluation was conducted for the City of Fenton. The evaluation reviewed soils, floodplains, wetlands, and woodlots. Provided below is a discussion of the natural features with excerpts from the Zoning Ordinance to help clarify these often misunderstood issues.

Surface Water

The City of Fenton is home to a number of surface water amenities including Lake Fenton, Silver Lake, Mill Pond, and the Shiawassee River. These bodies

provide residents with numerous recreational opportunities. Efforts to maintain and improve the quality of surface water should be encouraged.

Soils

A review of soil types for all undeveloped land in Fenton was conducted to determine development limitations. The rating of each soil type was based on information contained in the Genesee County Soil Survey published in April, 1972. This survey was compiled by the United States Department of Agriculture, Soil Conservation Service with field work being performed during the years 1962 to 1966.

All soil types were classified as having either slight to moderate development limitations or severe development limitations. Soils identified as having severe limitations had some combination of the following characteristics:

- Flooding
- Unstable organic material
- Ponding
- High frost heaving
- Low bearing strength
- High water table
- High shrink-swell potential
- Steep slopes (12% or greater)

A site with a soil type rated as having severe limitations does not necessarily mean that it cannot be developed, but rather that on-site testing of the soil to determine the most appropriate location for building, or some site alteration, may be required. Development on these sensitive soil types typically involves a higher cost of construction due to the stricter development regulations applied to these lands.

Floodplains

Flooding is generally a temporary condition of partial or complete inundation of normally dry land areas. It is usually caused by the overflow of inland waters or the rapid accumulation or runoff of surface waters. Contrary to the definition above, a flood hazard area is land which is subject to a 1% or greater chance of flooding in any given year.

A floodplain is any land area susceptible to being inundated by water from any source. Floodplains serve as water recharge and natural water retention areas during periods of heavy precipitation or snow thaws. Development within the 100-year floodplain is limited by the Fenton Zoning Ordinance, in the Flood Hazard Area Overlay Zone, to ensure that the floodplain can adequately carry and discharge a base flood. In this zone, the boundaries of the flood hazard overlay coincide with the boundaries of the area indicated within the limits of the 100-year flood area, as shown in the report *AThe Flood Insurance Study City of Fenton, Genesee County, Michigan* and accompanying maps. Prior to the issuance of a building permit, the applicant must confirm that the flood line shown on the site plan is consistent with the flood hazard area report prepared for the City of Fenton.

Land uses located within the 100-year floodplain, as designated in this Master Plan, are general and should be used for general planning purposes only. The Flood Insurance Rate Map (FIRM) is the official source for locating all flood hazard areas. The Michigan Department of Environmental Quality (MDEQ) is charged with regulating floodplains in the State of Michigan.

The Shiawassee River meanders through the City of Fenton. Additionally the southern portion of Lake Fenton is located on the northern City border and the eastern portion of Silver Lake is located on the western border. These three water bodies abut the majority of the floodplains in the City. Additional floodplains are also found in the northeast corner of the City.

Wetlands

Wetlands have many valuable and unique attributes. They include stormwater recharge, controlling the rate of runoff, improving groundwater quality, providing erosion control, and lessening the affects of flooding. Additionally, they can provide open space and enhance the aesthetics of the City and promote the preservation of habitat for plants, fish, and/or wildlife.

The Zoning Ordinance for Fenton and the MDEQ defines a wetland as land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh. The MDEQ is charged with regulating wetlands under the provisions of Act 203 of the Public Acts of 1979 as amended (Goemare-Anderson Wetland Protection Act). The Wetland Protection Act, to a large degree, restricts or prohibits development within a wetland. Any wetland is regulated by the MDEQ if it is:

- Contiguous to an inland lake or pond, or a river or stream.
- Not contiguous to an inland lake, pond, river or stream, and more than five acres in size.
- Not contiguous to an inland lake or pond, or a river or stream; and five acres or less in size if the MDEQ determines that protection of the area is essential to the preservation of the natural resources of the State from pollution, impairment, or destruction and the department has so notified the property owner.

Woodlots

Woodlots are basically large tree stands and represent a valuable natural resource providing a wide variety of benefits. They offer visual relief from the man-made environment. They can also be used to effectively buffer land uses, create focal points, protect plant and animal habitat, and improve the aesthetics

of the City. As a result, property values are usually higher in wooded areas than a development void of natural vegetation.

The City of Fenton Zoning Ordinance defines a woodlot as A an area of one-fourth acre or more containing eight or more trees per one-fourth acre, such trees having a four- inch or greater diameter at a four-foot height.@ The Zoning Ordinance also defines a landmark tree as A any tree of stature standing alone in the open; or any woodlot tree which stands obviously apart from its neighbors by size, form or species.@ The definition also provides a minimum diameter for a tree to be considered a landmark tree.

While the Zoning Ordinance does not specifically regulate woodlands or landmark trees, it does require that such trees be identified on a site plan and be maintained to the extent possible.

PARKS AND RECREATION

Quality of life in the City of Fenton is closely related to the availability of parks, open space, and recreation activities. In fact, the availability of parks and open space can be a determining factor in the decision to locate in a community; in the same manner as the quality of the school system or proximity to work are considered. It is therefore important for the City of Fenton to have a good parks, recreation, and open space system for residents to utilize and enjoy.

The City is currently in the process of updating a new Parks and Recreation Master Plan. The purpose of the Parks and Recreation Master Plan is to guide decisions affecting the future development and improvement of the City's parks, recreation facilities, and programs.

This Parks and Recreation Master Plan includes a physical inventory of all recreation facilities located in the City. The Parks and Recreation Master Plan also describes the improvements and projects that the community intends to accomplish during the life of the plan. Each of the projects is justified in terms of the goals of the plan, the identified needs of the residents and other criteria related to the recreation opportunities in the community.

The majority of current recreation facilities are located on the school properties. This could potentially limit the opportunities for those who do not feel comfortable in a school setting. When compared to the Michigan Department of Natural Resources (MDNR) standards, the greatest need for facilities currently, is for additional playgrounds and recreation fields and courts that can be utilized for multiple purposes. Please refer to the Parks and Recreation Master Plan for a more thorough discussion of specific recreation needs and recommendations.

This section of the plan will provide an inventory of the City's facilities and include the following: water and sewer services, government buildings, public schools, and parks. All community facilities are shown on **Map Four**.

COMMUNITY FACILITIES

Water Service

Service Area. The existing water service area for the City of Fenton encompasses nearly all developments within the boundaries of the City of Fenton. The only areas of the City not currently serviced are a development to the west side of the U.S. 23 expressway and isolated buildings in the easterly and northern parts of the City. In addition to water service to City residents, two subdivisions to the south of Fenton in Livingston County, are serviced from the City distribution system.

Water Supply. Supplying the water demand of the City are four groundwater low service wells located approximately 2000 feet south of Lake Ponemah within the City of Fenton. Two wells (wells #6 & #7) are located 1000 feet west of the treatment plant and one well (#5) is located next to the plant. Yet another well was recently installed nearby but is not yet on-line. Treated water is subsequently pumped to the distribution system by three high service pumps located at the plant.

Water Distribution and Storage System. The existing City of Fenton water distribution system consists of a highly developed network of water mains supplying water to most areas of the City. The system lies within one pressure district, except for one subdivision in Livingston County on the east side of Adelaide Street at the southern limits of the supply system. This subdivision lies within a separate district served by an in-line booster station, and is located outside the City Limits.

A new water treatment plant will be constructed in December 2002 with completion targeted for December of 2003. The plant is expected to begin service the following March and will soften the water and meet current arsenic regulations. An additional \$2.5 million in water main distribution improvements have also been made.

A series of water system improvements have also been made. Most of these improvements have been funded by an \$11.2 million low interest loan to the City through the Drinking Water Revolving Fund (DWRP).

The water system includes 1.0 and 0.5 mg ground water storage tanks located approximately 2 mile south of the southern City limits on the east side of Adelaide Street. The tanks function as an elevated tank due to the ground elevation of their location, approximately 200 feet above the ground elevation of the water plant.

In 1993 a series of hydraulic network analyses were performed to examine the adequacy of the existing water system under various conditions for existing and future demands. Based on these analyses, the following was determined:

- Adequate pressures are maintained in most parts of the distribution system under existing average day, maximum day and peak hour demand conditions. Slightly inadequate pressures (25-30 psi) under peak hour conditions (one hour of peak use during maximum demand day) are observed in the Orchard

Hills Subdivision (Jcts. 195-198) and the Jayne Hill Subdivision (Jcts. 293-298).

- Additional water storage capacity is recommended to meet future peak flow demand and existing fire flow demand conditions.
- Fire flow demands necessitate the need for a second feed line to the existing 1.0 mg reservoir on Adelaide Street. A 16-inch line, paralleling the existing 12-inch, would provide a valuable redundant feed from the tank, improve fire flow capabilities in the Downtown area and maintain acceptable pressures in high elevation subdivisions.
- Existing 4-inch mains, and smaller, existing in several parts of the system are inadequate to support fire flows and should be replaced with 6-inch mains.
- The booster station that serves the subdivision east of Adelaide on Manchester Drive lacks capacity to meet fire flow demands.
- Dead-end mains should be eliminated wherever possible by completing loops.

Sanitary Sewer System

The City of Fenton is part of the Genesee County Sanitary Sewer District No. 3, which treats sanitary sewage for the communities of Fenton, Fenton Township, and Linden. The county's treatment plant, built in 1965, has undergone several additions to increase capacity over the last twenty years. The City is responsible for maintenance of the collection system leading to the treatment plant.

As of 1999 the City had purchased 11,300 equivalent units in the treatment plant (1 unit is equivalent to a household of 3.5 persons using 90 gallons of water per capita per day or 315 GPD). They are currently using 7,360 units (65% of capacity) leaving an unused capacity of 3,940 units. Sanitary sewer capacity should not be a limiting factor for development in the foreseeable future. Future improvements, as discussed on the following page, will be funded by a \$12.5 million bond issue, to be paid off over five years with increased sewer tap-in fees. A summary of the needed improvements is presented on the next page.

Needed System Improvements. Many areas of Fenton have sewer lines which are eighty years of age or older. As expected, a large number of these lines are in need of repair. The City retained the Hycon Construction System Corporation of Clifton, New York in 1983 to conduct a survey of the physical condition of the sewer system. A significant infiltration problem was expected. The survey identified the following deficiencies:

- Protruding house connections
- Cracked, broken and or crushed pipe

- Deposits in joints
- Offset and wide joints
- Roots
- Dips and bends in the lines
- Pipe changing sizes between manholes

Cleaning of the lines and joint repair for the system was completed in 1983. The City, based on the findings of the Hycon study, established a four classification priority rating system as follows:

Priority #1 - Critical - These areas of sanitary sewers are rated critical because of the amount of City residents they service or the severity of the damage to the pipes involved. These areas must be replaced to get our system running smoothly. If any of these fail, the City of Fenton will incur major expenses and will lose sewer service for an extended period of time in certain areas of the City.

Priority #2 - Essential - These are areas of the City which are essential to keep the City collection system in good working order. Without these repairs, the City will face large expenses for repairs in the near future.

Priority #3 - Necessary - Areas in which the City has found broken pipes, protruding connections, dips in pipes, etc. These improvements are necessary to continue a good collection system with few disruptions.

Priority #4 - Replacement of all 6-inch sewer lines with 8-inch lines for more capacity and to eliminate possible trouble areas.

The cost to implement the needed repairs contained in the above priority classifications is \$2,245,641. (In 1983 dollars) and includes 27,579 linear feet of sewer line replacement. All of these improvements are Priority #1 improvements. It is the City's intention to complete all Priority #1 improvements before any Priority #2 projects are initiated. In response to the above concerns, the City has funded \$750,000 in improvements. This includes the lining of deteriorated sewer lines in 2000 throughout the three different subdivisions. The County has also installed flow meters within the City to discover infiltration from leaks in the lines.

Public Schools

Schools within the City of Fenton are primarily in the Fenton Area Public Schools District, although the northeast portion of the City is in the Lake Fenton School District. The Fenton Area Public Schools District covers 35 square miles in three counties and has a total enrollment for the 2002-03 school year of over 3,500 students. All of the District's school buildings are located within the Fenton City limits. The majority of students who attend the Fenton Area Public Schools are transported to their school on District-owned buses. A brief discussion of each school building is discussed below.

Fenton High School. The high school was built in 1969 and is in good condition due to various improvements over the past few years. Current enrollment is about 1,100 students, and the building has a capacity to hold up to 1,200 students. There are no current plans to enlarge the school. The school site is large enough to accommodate any expansion plans that may become necessary in the near future.

Fenton Intermediate School. The Intermediate School serves the 5th and 6th grades. The older portion of the building has been renovated to make room for the addition of the 6th grade. Enrollment at the school is approximately 525 students.

Andrew G. Schmidt Middle School. The newest addition to the District, the Middle School serves the 7th and 8th grades. Current enrollment is about 620 students.

North Road Elementary. This school serves kindergarten through 4th grade. Current enrollment is nearing 450 students, with a capacity of 500. The building is structurally sound and there are no plans for expansion.

State Road Elementary. This school serves kindergarten through 4th grade. Current enrollment is just over 400, with capacity of 500. The building is in sound condition and there are no plans for expansion.

Tomek-Eastern Elementary. This school serves kindergarten through 4th grade. Current enrollment is slightly above 450 with capacity for 500. The building is in sound condition and there are no plans for expansion.

Industrial Training Center. The Fenton, Lake Fenton, and Linden School districts have formed a consortium and established the Industrial Training Center. The Center offers vocational-technical programs which include: auto body repair, auto mechanics, and welding. The building has recently incurred major roof damage and the long term viability of structure has not been determined. The classes offered at the Center have been assimilated back into the high schools. No definitive plans for the building, or for relocation, have been made.

Public Buildings

The following public buildings have been examined as to age, condition, and ability to meet the spatial needs for which they are intended.

City Hall. The City Hall building located on South Leroy at the Mill Pond was constructed in 1976. Its location within the Central Business District makes it easily accessible to the City's residents. Presently it is adequately housing necessary government functions, even though structural improvements are needed to the foundation at the northeast corner of the building. This is due to deterioration of the mill race upon which City Hall was constructed. The

building, a one story structure, was also designed so that a second story could be added should the need for more space arise. At present, however, there are no current plans for expansion.

Police Station. The police station, constructed in 1976, is immediately adjacent to City Hall. The facility is in good condition. Spatial needs are presently being met and there are no plans for expansion. No additional station buildings will be required unless new areas are annexed to the City.

Fire Station. A new fire station is currently under construction on Walnut Street, just east of downtown. The new fire station will replace the old station located on the north side of the Mill Pond on South Leroy.

In addition to the City, Fenton also supplies fire service to Tyrone Township, encompassing thirty-six square miles. All service is presently provided from the Fenton Station. If growth and the demand for fire services increase substantially in Tyrone Township, a station may also be needed within the Township. If this were to happen, the building would be built by the Township and Fenton would supply the staff and equipment.

Fenton Community Center. The Fenton Community Center is located on South Leroy Street adjacent to Fenton Square. The center is commonly used for classes, meetings, and wedding receptions. It also provides a location for senior citizen activities including travel, hot lunches, and card playing. The building was built in 1937 and is in very good condition. Recent improvements to the building have included: repainting, installation of new light fixtures, and a new sprinkler system for the grounds along with improvements to make the building accessible to the handicapped. There are no plans to expand the facility in the foreseeable future.

Jack Winegarden Library. The library is part of the Genesee District Library System. The City owns the building, but the Genesee District Library provides the books and staff. The building was constructed in 1940 and is structurally sound. There is not an identified need for additional branches in the City and there are no expansion plans for the present facility.

A.J. Phillips Fenton Museum. The museum is currently housed in the former library building. The building is an historic structure built in 1894. The building is structurally sound and there are no current plans to expand the facility.

Department of Public Works (DPW) Garage. The City recently constructed a new state-of-the-art DPW facility on N. Alloy Drive in the Fenton Industrial Park. This building replaced the former building on Lincoln Street that is slated for demolition.

Post Office. The U.S. Post Office is located at Mill Street and South Leroy. The non-profit facility was built in 1985 and is structurally sound. The existing building will meet spatial needs for the next five year period. The postal service feels that expansion needs over the next ten years can be addressed at the

current site. There are no plans for construction of a new facility within the City in the foreseeable future. The post office is run independently of the City.