

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 15, 2000**

**FENTON TOWNSHIP CIVIC COMMUNITY CENTER
12060 MANTAWAUKA DRIVE, FENTON, MICHIGAN**

Supervisor Gabrielson called the meeting to order at 7:30 p.m.

Present: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna, Office
Manager Broecker and Attorney Cooley.

Absent: Lambert

PLEDGE OF ALLEGIANCE:

Supervisor Gabrielson led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the 5/15/00 Fenton Township Board Meeting agenda as presented.

Motion by: McKenna

Seconded: Ketchmark

Ayes: All Present

Nays: None

Absent: Lambert

Motion carried. The agenda is approved.

PRESENTATION:

Genesee County Sheriff Department Update

Captain Mike Compeau provided the board with a monthly law enforcement update. He also mentioned that the department will be utilizing motorcycles for patrol this summer.

MEETING MINUTES:

The minutes of the 4/29/00 workshop meeting and the 5/3/00 regular meeting stand approved as presented.

EXPENDITURES:

There was some discussion regarding the building addition on Fire Station #1. This issue will be further discussed at the next workshop meeting. Motion to approve invoices for payment as presented.

Motion by: McKenna

Seconded: Ketchmark

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna

Nays: None

Absent: Lambert

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

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Public Safety Update

Trustee Mathis reported that two young men had rescued a young girl from a recent mobile home fire. She would like the township to recognize their heroic efforts. The appropriate resolutions will be prepared for the next board meeting.

Supervisor Gabrielson reported that the Genesee County Sheriff Department will be conducting regular patrols specifically looking for handicap parking violations.

Fire Department Update

Treasurer Garfield recommended that the township purchase new computer software for fire department operations. This software will help streamline reporting and help with OSHA compliance. Three bids were solicited, with the lowest being just under \$1,900.00.

Motion to authorize the purchase of the Fire Programs software at a bid price of \$1,879.75, as presented.

Motion by: Garfield

Seconded: Ketchmark

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna

Nays: None

Absent: Lambert

Motion carried.

COMMUNICATIONS:

None

UNFINISHED BUSINESS-ADOPTION OF ORDINANCES:

Rezoning #331, Alfred Kloss, 06-31-400-013; AG to R-1A/2nd Reading

Supervisor Gabrielson reviewed the proposed rezoning amendment, noting that the second reading had been postponed since late in 1999 while the Planning Commission reviewed proposed amendments to the Land Use Plan. At their meeting of 5/9/00 the Planning Commission adopted the following text amendment to the Land Use Plan:

“In addition, small narrow parcels in this area [South of Lobdell Road and West of Linden Road] that are inappropriate for agricultural uses and are near the area designated for Medium Density Residential development will be permitted to develop as Medium Density Residential.”

With this text amendment, approval of the proposed rezoning would not be contrary to the Land Use Plan.

Trustee Ketchmark stated opposition to the proposed rezoning. The development allowed by rezoning the property would have a negative impact on Lobdell Road, which is already heavily traveled. It may also create the perception that the change to the Land Use Plan was done for the benefit of this individual developer. Past zoning decisions should not dictate future decisions.

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Trustee Mathis was also opposed to the rezoning. With all of the long, narrow parcels on Lobdell Road, there is a potential for a large number of street entrances on this busy, unpaved road. She believes that the development has to stop somewhere. The parcel, as zoned, could still be developed as a one home lot.

Trustee McKenna supported the proposed rezoning. He believes that developing the property under R-1A is better than the “sprawl” resulting from requiring large lots, which eats up large areas of land with relatively few homes.

Motion to adopt Ordinance No. 561, an amendment to the Zoning Ordinance to rezone parcel 06-31-400-013 from AG to R-1A.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, McKenna

Nays: Ketchmark, Mathis

Motion carried. Ordinance declared adopted.

Amendment to Emergency Services Ordinance No. 469/1st Reading

Office Manager Broecker reviewed the proposed amendatory ordinance, which designates fees collected under the ordinance as Fire Fund revenues. There was no further discussion. The second reading of the proposed ordinance will be conducted at the 6/5/00 meeting.

UNFINISHED BUSINESS-OTHER:

None

NEW BUSINESS:

Appointments to Fenton Township Planning Commission

Supervisor Gabrielson reported that the Planning Commission terms of office for Mark Mustola, Cheryl O’Neill and Jim Root will expire on 5/31/00. All three have done an excellent job as Planning Commissioners and all have submitted letters confirming their strong desire to be re-appointed.

Motion to re-appoint Cheryl O’Neill to the Fenton Township Planning Commission for a three year term ending May 31, 2003.

Motion by: Gabrielson

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna

Nays: None

Absent: Lambert

Motion carried.

Motion to re-appoint James V. Root to the Fenton Township Planning Commission for a three year term ending May 31, 2003.

Motion by: Gabrielson

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Seconded: Garfield
Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna
Nays: None
Absent: Lambert

Motion carried.

Motion to re-appoint Mark E. Mustola to the Fenton Township Planning Commission for a three year term ending May 31, 2003.

Motion by: Gabrielson
Seconded: Garfield
Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna
Nays: None
Absent: Lambert

Motion carried.

Resolution No. 2000-16/Linden Crossings Street Light Special Assessment District

Office Manager Broecker reported that the developer of Linden Crossings has petitioned for a street lighting special assessment district. Clerk Mueller presented the following resolution:

RESOLUTION NO. 2000-16

WHEREAS, the Fenton Township Board has accepted a petition from the record owners of properties within Linden Crossings condominium development to establish a special assessment district for street lighting within the development, and

WHEREAS, it has been determined that the petition has been signed by the record property owners representing over 50% of the land area in the proposed special assessment district, and

WHEREAS, plans and estimated costs for the foregoing street lighting have been placed on file in the office of the Township Clerk,

THEREFORE BE IT RESOLVED, that the Fenton Township Board does hereby tentatively declare its intent to have street lights installed in the Linden Crossings condominium development, and

BE IT FURTHER RESOLVED, that the Fenton Township Board does hereby tentatively establish the boundaries of the proposed special assessment district to include Units 1-48 of the Linden Crossings condominium development, and

BE IT FURTHER RESOLVED, that the Fenton Township Board will hold a public hearing on the establishment of the proposed special assessment district at its regular meeting to be held on Monday June 5, 2000 at the Fenton Township Civic Community Center, beginning at 7:30 p.m.

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Motion to adopt Resolution No. 2000-16 as presented.

Motion by: Mueller

Seconded: Ketchmark

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Mathis, McKenna

Nays: None

Absent: Lambert

Motion carried. Resolution declared adopted.

Genesee County Fair Housing Agreement

Supervisor Gabrielson introduced Chapin Cook, Director of the Genesee County Metropolitan Planning Commission. Mr. Cook reviewed the Executive Summary of the *Analysis of Impediments to Fair Housing in Genesee County*. Genesee County has adopted a 5-year plan to implement the recommendations in that report. In order to continue in the Community Development Block Grant Program, all governmental units are required to certify that they will affirmatively further fair housing. The Fair Housing Agreement presented for consideration accomplishes that certification and commits the township to working with the county on fair housing issues.

Treasurer Garfield asked about the report's contention that large lot sizes are an impediment to fair housing. Mr. Cook responded that the author of the report may not have been as familiar with zoning practices and that he believes that Fenton Township has a wide enough range of housing types and lots sizes to create a fair housing environment. The board discussed several other issues including affordable housing, discrimination testing and plan implementation. Mr. Cook emphasized that the agreement does not mandate exact implementation of the 5-year plan, but shows that the township will work with the county on these issues.

Motion to approve the Fair Housing Agreement between the Charter Township of Fenton and Genesee County as presented.

Motion by: Mueller

Seconded: McKenna

Ayes: Gabrielson, Mueller, Ketchmark, McKenna

Nays: Garfield, Mathis

Absent: Lambert

Motion carried.

Workshop Meeting

Since the next regular workshop meeting is scheduled for September, the board felt a special meeting should be scheduled. A special workshop meeting will be held on Monday May 22, 2000 beginning at 8:00 p.m.

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 9:00 p.m.

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Carl Gabrielson, Supervisor

Charles Mueller, Clerk

Minutes Posted 5/16/00