

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 1, 2004**

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

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

Present: Mathis, Krug, Carmody, Gatesman, Office Manager Broecker and
Attorney Cooley.

Absent: Garfield, McDermott, Stiverson

PLEDGE OF ALLEGIANCE:

Supervisor Mathis led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the 11/1/04 Fenton Township Board Meeting agenda as presented.

Motion by: Krug

Seconded: Mathis

Ayes: All Present

Nays: None

Absent: Garfield, McDermott, Stiverson

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes of the 10/18/04 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve expenditures as presented.

Motion by: Mathis

Seconded: Gatesman

Ayes: Mathis, Krug, Carmody, Gatesman

Nays: None

Absent: Garfield, McDermott, Stiverson

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

None

COMMUNICATIONS:

None

UNFINISHED BUSINESS-ADOPTION OF ORDINANCES:

**Rezoning #R04-011, Fenton Twp. Planning Commission, parcel 06-17-200-013
(13200 Ripley Road); PUD to R-3/2nd Reading**

Supervisor Mathis reviewed a proposed amendment to the Zoning Ordinance to rezone property on Ripley Road, south of Lahring Road from PUD to R-3. This property was

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 1, 2004**

rezoned to PUD in 2001. The Planning Commission has initiated this rezoning because the density of the previously approved zoning no longer conforms to the Township's Future Land Use Plan, and because a site plan has not been submitted in the three years since it was rezoned. There was no further discussion.

Motion to adopt Ordinance No. 629, an amendment to Zoning Ordinance No. 594 to rezone parcel 06-17-200-013 from PUD to R-3 as presented.

Motion by: Gatesman
Seconded: Mathis
Ayes: Mathis, Krug, Carmody, Gatesman
Nays: None
Absent: Garfield, McDermott, Stiverson

Motion carried. Ordinance declared adopted.

Lot Depth-to-Width Variance Request, parcel 06-03-100-036 (3345 Ray Road)

Supervisor Mathis stated that, before the second reading of the proposed rezoning on Ray Road, the owners of the property have requested a variance from the Township's lot depth-to-width ratio requirement for the parcel that is proposed to be rezoned to R-1. With the additional 40 feet added to the property the depth-to-width ratio will be approximately 6 to 1. Fenton Township requires a ratio of no higher than 5 to 1. Since the current parcel has a ratio of approximately 7.5 to 1, the additional 40 feet will actually reduce that ratio. There was no further discussion.

Motion to grant a variance to Section 7D of Ordinance No. 516 to permit a lot depth-to-width ratio of greater than 5:1 to allow the requested rezoning of parcel 06-03-100-036 and part of 06-03-100-037.

Motion by: Mathis
Seconded: Gatesman
Ayes: Mathis, Krug, Carmody, Gatesman
Nays: None
Absent: Garfield, McDermott, Stiverson

Motion carried.

Rezoning #R04-012, Nancy Swanebeck, parcel 06-03-100-036 and part of 06-03-100-037 (3345 Ray Road); AG & R-3 to R-1/2nd Reading

Supervisor Mathis reviewed a proposed amendment to the Zoning Ordinance to rezone property on Ray Road from AG and R-3 to R-1. 40 feet of the AG parcel is being split off and combined with the R-3 parcel. The resulting combined parcel would then be rezoned to R-1. The Planning Commission has recommended approval of the rezoning. There was no further discussion.

Motion to adopt Ordinance No. 630, an amendment to Zoning Ordinance No. 594 to rezone parcel 06-03-100-036 from R-3 to R-1 and the westerly 40 feet of parcel 06-03-100-037 from AG to R-1, as presented.

Motion by: Mathis
Seconded: Gatesman

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 1, 2004**

Ayes: Mathis, Krug, Carmody, Gatesman
Nays: None
Absent: Garfield, McDermott, Stiverson
Motion carried. Ordinance declared adopted.

UNFINISHED BUSINESS-OTHER:

None

NEW BUSINESS:

Extension of Preliminary Plat Approval – McCully Lake Estates No. 2

Supervisor Mathis reported that the developers of the McCully Lake Estates subdivision have requested an extension to the approval of their preliminary plat of McCully Lake Estates No. 2. The process of obtaining various state and county agency approvals has taken longer than anticipated. An extension of their preliminary plat approval will allow them to seek final plat approval as soon as those various agency approvals have been completed. There was no further discussion.

Motion to grant a 2-year extension to the final approval of the preliminary plat of McCully Lake Estates No. 2, as presented.

Motion by: Mathis
Seconded: Krug
Ayes: Mathis, Krug, Carmody, Gatesman
Nays: None
Absent: Garfield, McDermott, Stiverson
Motion carried.

Genesee County Sheriff Department – 2004/05 Law Enforcement Services Contract

Supervisor Mathis reviewed a proposed 1-year agreement with the Genesee County Sheriff Department for law enforcement services in Fenton Township. The proposed agreement maintains the current level of service with five full-time deputies assigned to the Township. The total cost of the agreement is \$451,148.00, which represents an increase of approximately 7.8% from the 2003/04 agreement. The initial draft of the agreement was some \$30,000.00 higher. Subsequent negotiations with the Sheriff Department reduced the costs through personnel changes. Trustee Carmody expressed support for the proposed agreement. He agreed with the approach of maintaining a mix of experienced officers already familiar with the Township and newer deputies to keep costs down.

Motion to approve the Agreement for Enforcement Services between the Charter Township of Fenton and the Genesee County Sheriff Department, and to authorize the Township Supervisor and Township Clerk to execute said agreement on behalf of the Township, as presented.

Motion by: Carmody
Seconded: Mathis
Ayes: Mathis, Krug, Carmody, Gatesman
Nays: None

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 1, 2004**

Absent: Garfield, McDermott, Stiverson
Motion carried.

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

Dave Franz, 3435 Breezepointe

Mr. Franz repeated his previous concerns regarding the placement of illegal signs on weekends, especially real estate and developer signs. Supervisor Mathis will look into increased enforcement and possible amendments to the Sign Ordinance to strengthen enforcement efforts.

Tom Richard, 12425 Jennings Road

Regarding the sign issue, Mr. Richard suggested reviewing the City of Fenton's sign ordinance.

Randy Kinne, 14216 Landings Way

Mr. Kinne inquired about the replacement of the 25mph sign on Landings Way. Supervisor Mathis responded that a request was submitted to the Genesee County Road Commission to replace the sign. She will follow up to check on the status of this request.

Dave Hawcroft, 3302 Ponemah Drive

Mr. Hawcroft, referencing the recent scandal involving a Genesee County Sheriff Deputy assigned to Fenton Township, asked if this officer was still on duty. Supervisor Mathis responded that the deputy was reassigned by the Sheriff Department and replaced with a different deputy. The Township has no involvement in any other actions taken by the Sheriff Department regarding this issue.

Mr. Hawcroft also asked if the Township is incurring any cost for the reconstruction of the US-23 rest area. Supervisor Mathis confirmed that the Township is not involved in the decisions to renovate rest areas, nor does the Township absorb any cost. All decisions are made by the Michigan Department of Transportation.

Gary Carlson, 14041 Squaw Lake Drive

Mr. Carlson asked when the current term of office ends for Township Board members. Clerk Krug confirmed that the new term for those elected on November 2nd will begin at 12:00 noon on November 20, 2004.

Robin Glaspie, 15155 Hogan Road

Mr. Glaspie inquired about the Township's current sewer connection fee. Office Manager Broecker confirmed that the current direct connection fee is \$7,600.00. Mr. Glaspie also questioned the sewer project currently under way near his home. He believes that the construction and tree removal has extended beyond the existing right-of-way and easements. Supervisor Mathis clarified that this project is under the control of the Genesee County Drain Commissioner and not the Township. She will contact the appropriate county personnel to obtain information for Mr. Glaspie.

ADJOURN: Meeting adjourned at 8:10 p.m.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 1, 2004**

Bonnie Mathis, Supervisor

Robert Krug, Clerk

Minutes Posted 11/2/04