

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF JANUARY 30, 2007**

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

Chairman Tucker called meeting to order at 7:08 p.m.

Present: Carlson, Ochodnicki, Richard, Root, Tucker

Recording Secretaries McDonald & Sharich, Zoning Administrator, Piggott

Absent: Franz, Spees

Chairman Tucker explained that the Commission should look at some language that would establish criteria for reviewing applications for divisions of platted lots. The Commission asked Piggott to research and draft some language to include the ability to consider the impact on infrastructure, access and density.

ORDINANCE AMENDMENTS:

Cell Tower – Draft was presented, the Commission asked the draft be forwarded for public hearing.

Wetland Setback – Draft was presented and forwarded for public hearing.

Wetland Ordinance – The wetland committee found that in order to have and enforce a wetland ordinance, the Township would have to hire a wetlands consultant. This needs to be addressed with the Township Board. The Commission also talked about groundwater issues and Tucker is going to talk with Trustee Brown about the type and costs associated with update to the groundwater study done in 1997

Landscape Contractor – Draft was presented and forwarded for public hearing.

Parking Requirements – The amount of stacking spaces needed for a drive through restaurant vs. a bank or dry cleaner. The Commission asked that this be placed on the agenda for the regular February meeting.

Future Land Use amendment – Density in the High Density Classification needs to be changed to reflect the maximum of 6 units per acre as it is in the Schedule of Regulations. Piggott explained the Commission may want to establish a yearly review and update of the Future Land Use plan. The Commission agreed that November would be a good month to hold a public hearing for any amendments to the Future Land Use plan.

Amendment to the PUD redevelopment of commercial properties language – change from a date to at the time of redevelopment. The Commission asked that this be placed on the agenda for the regular February meeting.

Public Comment:

Gary Carlson, 14041 Squaw Lake Dr. and Tom Murphy, 24 Chateaux Du Lac stated concerns about lake and riparian issues and wetlands and groundwater supply and contamination.

OTHER ISSUES:

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF JANUARY 30, 2007**

The Commission agreed that the following list be forwarded to future meetings

Platted Lot Splits

Lighting is the standard in the ordinance a minimum or maximum requirement

Landscaping, several issues will be addressed as an overhaul of the landscape standards they are:

Zoning Board of Appeals wants the Commission to take a look at 4.01c (Interpretation)

Mechanism to require additional buffering of residential rear yards when along the Township right of ways

Woodland protection, preservation of existing trees

Reevaluate buffering between uses (sewer treatment plant)

The Commission decided this will be handled by a committee including, Doug Shultz, Rowe Inc., Tucker, Zimmer, McDonald and Sharich.

Subdivision control ordinance

Citizen participation ordinance

Open space agreement language, PUD agreements?

Subdivision vs. Land division – Density requirement

Expiration of site plans Article 8.11

Sight line as it relates to vacant property or a road

Incorporate the Zoning Board of Appeals cases into the Zoning Ordinance

MINUTES: January 9, 2007 executive session stand approved as submitted
 January 9, 2007 regular meeting stand approved as submitted

ADJOURN:

Meeting adjourned at 9:15 p.m.

John Tucker, Chairman

Minutes Posted 02/08/07

Sandra Carlson, Secretary