

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING OF MAY 15, 2007**

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

Chairman Pro-Tem Root called meeting to order at 6:38 p.m.

Present: Carlson, Franz, Richard, Root, Spees

Recording Secretaries McDonald & Sharich

Absent: Ochodnicky, Tucker

Chairman Pro-Tem Root chosen.

**DISCUSSION ITEMS:**

Parking lot paving should require some kind of site plan review and approval

The following language was submitted (bold indicates proposed amendment):

The construction of any parking lot shall be in accordance with the requirements of the Building Code and the provisions of this Ordinance. Any person desiring to establish or change a parking area including **paving an existing parking lot** other than for a single family or duplex residence on a individual lot, shall submit a site plan to the Zoning Administrator showing the location, design, size, shape, landscaping, surfacing, marking, lighting, drainage, curb cuts, entrances, exits and any other features of the parking lot. The plan shall be submitted to the Planning Commission for review and approval based on the procedures established for site plan review.

The Commission felt this would address their concerns. Chairman Pr-Tem Root called for audience comments. There were none. The amendment was forwarded for a public hearing.

Temporary storage shelters

Draft language was submitted and discussed. Chairman Pro-Tem Root called for audience comments. George Dyball, 2462 Cranewood, stated he thought the word temporary as used referred to the type of structure rather than the length of time it will be placed on a lot. The Commission had questions regarding the definition and the standards and asked that this be postponed until Zoning Administrator Piggott is present.

Revise lot partition ordinance

Secretary Carlson read through the technical analysis provided by Piggott dated 4-17-07. After discussion of the analysis, the Planning Commission recommended that the authority for approving these partitions should be granted to the Commission rather than the Township Board. They discussed changes including clarifying that this ordinance refers to platted subdivisions, corrected a typo (outlet should be outlot), the application procedure was revised and additional information was added to the required submittal and they are recommending the drawing of the proposed partition be sealed. Referral to other agencies may be required by the Commission. Section 8 Review, Recommendation by Planning Commission was deleted because it would not be necessary if they are approving the partitions. The section on notification was revised to be in compliance with the Michigan Zoning Enabling Act. The severability, conflicting ordinances and penalty for violation will be reviewed to ensure the standard language is up to date. Standards for approval and time limits will be included. The Commission noted a list of standards and asked that a draft be developed for their review. Chairman Pro-Tem called for audience comments. There were none.

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Expiration of site plans Article 8.11  
This item was postponed

**OTHER ISSUES:**

Incorporate the Zoning Board of Appeals cases into the Zoning Ordinance  
Sharich explained over the course of the last couple of years the Zoning Board of Appeals has made some interpretations and classifications of use that need to be incorporated into the Zoning Ordinance. The Commission asked that these be presented as amendments.

McDonald read e-mail from Tucker with regard to future workshops. The Commission asked that a public hearing be scheduled for June 19, 2007 for the amendments to date then break for July and August because of scheduling conflicts.

**ADJOURN:**

Meeting adjourned at 8:44 p.m.

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Jim Root, Chairman Pro-Tem  
**Minutes Posted 05/18/07**

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Sandra Carlson, Secretary