

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF JUNE 19, 2007**

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

Chairman Tucker called meeting to order at 7:00 p.m.

Present: Carlson, Franz, Root, Tucker

Recording Secretary Sharich and Zoning Administrator Doug Piggott

Absent: Ochodnicky, Richard, Spees

ORDINANCE AMENDMENTS:

Public hearing to make recommendation to the Township Board on the following ordinance amendments:

Ordinance 1

An ordinance to amend Section 2.01 of Zoning Ordinance No. 594 to revise the definitions of Lot Area and Front Lot Line, and to add definitions for Animal Shelter, Cul-de-sac Length, Landscape Contractor, Low Intensity Sales & Storage and Towing Service.

Section 2.01 (Definitions) of Zoning Ordinance No. 594 is hereby amended to revise the definitions of Lot Area and Front Lot Line

Section 2.01 (Definitions) of Zoning Ordinance No. 594 is hereby amended to add Animal Shelter, Cul-de-sac Length, Landscape Contractor, Section 2.01 Sales & Storage, low intensity and Towing Service. Chairman Tucker called for audience comments. There were none.

Motion to recommend approval as presented

Motion by: Carlson

Seconded by: Root

Ayes: Carlson, Franz, Root, Tucker

Nays: None

Absent: Ochodnicky, Richard, Spees

Motion carried

Ordinance 2

An ordinance to amend Section 3.27 of Zoning Ordinance No. 594 to revise footnote (h) (usable land area in density calculations), to add footnote (o) (wetland setback of 25-ft.) and to revise Table 3-2 (minimum lot area). Chairman Tucker called for audience comments. There were none.

Motion to recommend approval as presented

Motion by: Root

Seconded by: Franz

Ayes: Carlson, Franz, Root, Tucker

Nays: None

Absent: Ochodnicky, Richard, Spees

Motion carried

Ordinance 3

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An ordinance to amend Section 6.02 and 6.04 of Zoning Ordinance No. 594 to revise provisions for off-street parking for drive-in and drive-through establishments. Chairman Tucker called for audience comments. There were none.

Motion to recommend approval as presented

Motion by: Franz
Seconded by: Tucker
Ayes: Carlson, Franz, Root, Tucker
Nays: None
Absent: Ochodnicky, Richard, Spees
Motion carried

Ordinance 4

An ordinance to amend Article 11 of Zoning Ordinance No. 594 to add design standards for Animal Shelters, Entrance Features, Landscape Contractors and Low Intensity Sales & Storage, and to revise design standards for Communication Towers and Antennae. Chairman Tucker called for audience comments. There were none.

Motion to recommend approval as presented

Motion by: Carlson
Seconded by: Root
Ayes: Carlson, Franz, Root, Tucker
Nays: None
Absent: Ochodnicky, Richard, Spees
Motion carried

Ordinance 5

An ordinance to amend Section 3 (District Regulations) of Zoning Ordinance No. 594 to add Animal Shelter, Landscape Contractor, Low Intensity Sales & Storage and Towing Service as permitted uses and/or special uses in specific zoning districts and to amend Section 3.21 (PUD, Planned Unit Development), Subsection A (Permitted principal uses) effective date of the amendment to this section (11-10-03) to the **date of the property owners application**. Root stated concerns that developers could request to add to the number of approved boat slips in anticipation of redeveloping a commercial marina. Chairman Tucker noted that conversely this would encourage residential development of these commercial properties and called for audience comments. George Dyball, 2462 Crane Wood stated opposition to this change to the language in section 3.21. Carlson noted the rest of the Ordinance is fine, the Commission chose to delete the amendment to the PUD portion, Subsection A. Franz suggested a table be added to the Ordinance, as an appendix, showing the number of approved boat slips as of 11-10-03.

Motion to recommend approval, eliminating the amendment to Section 3.21, Subsection A and add a table showing the number of approved boat slips as of 11-10-03 as an appendix to the Zoning Ordinance.

Motion by: Carlson
Seconded by: Root
Ayes: Carlson, Franz, Root, Tucker
Nays: None
Absent: Ochodnicky, Richard, Spees

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Motion carried

OTHER ORDINANCES

Lot Partition Ordinance (Replace)

Piggott gave an overview of the Lot Partition Ordinance rewrite. The Commission discussed standards for approval. The concern was protection of surrounding property and storm water run off, the suggestion was to require topography as part of the drawings. Sharich noted that until the property is developed the land remains the same, she explained there are ordinances in place to eliminate that concern when the property is developed. Tucker asked the word establish in Section 4 (b) be changed to request. Tucker stated Section 2 is somewhat redundant and asked that the 1st sentence be eliminated and the language be strengthened to more clearly establish how a request can be approved, denied and/or approved with conditions and/or modifications. Tucker requested (g) be added to Section 10 (Standards for Approval) no platted lot can be divided more than 4 times ever, as stated in the law. The Commission discussed an appeal process. Piggott explained (a) and (b) of the standards may be appealed to the Zoning Board of Appeals because they are based on standards in the Zoning Ordinance. The others may only be appealed to Circuit Court. Chairman Tucker called for audience comments. There were none. The Commission requested changes discussed be made and the draft presented at the regular meeting in July.

The Commission discussed the special use permits that require annual review. They directed staff to give notice to those within 300-ft. at least 15 days prior to the meeting.

Temporary storage shelters

The Commission discussed the temporary structures and initiated an amendment to Sections 2.01 (definitions) 4.02 (accessory structures) and 4.28 (sight line) to address membrane structures, pods, tents & canopies. Chairman Tucker called for audience comments. There were none. Chairman Tucker asked that this be moved to public hearing for the July meeting.

Motion to consider the above amendments for recommendation to the Township Board at a public hearing to be held July 10, 2007.

Motion by: Carlson

Seconded by: Root

Ayes: Carlson, Franz, Root, Tucker

Nays: None

Absent: Ochodnicky, Richard, Spees

Motion carried

ADJOURN: 9:25 p.m.

John Tucker, Chairman
Minutes Posted 06/28/07

Sandra Carlson, Secretary