

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF AUGUST 14, 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, Richard, Root, Tucker

Recording Secretary McDonald

Absent: Ochodnicki, Spees

APPROVAL OF AGENDA:

Chairman Tucker noted the Township Board had some concerns about the proposed Zoning Ordinance amendments to govern temporary structures. He asked that this item be added for discussion at the end of the agenda

Motion to approve the agenda as amended

Motion by: Tucker

Seconded by: Root

Ayes: All

Nays: None

Absent: Spees, Ochodnicki

Motion carried

NEW BUSINESS:

R07-005 Kevin Hill, 13117 Sam Hill, Fenton:

06-03-100-010 part of

Thompson Rd. west of Phoenix Dr.

Rezone C-3 to M-2

Secretary Carlson reviewed the file, she noted the property owner is present at the meeting. Kevin Hill, 13117 Sam Hill sworn in. Hill explained his request to rezone the property to M-2 to be combined with his parcel 06-03-100-054. Hill explained his company builds cellular towers and would like to have this property to be able to expand. Hill noted that he would like to continue to do business in the Township, but he has been looking for a larger parcel. Chairman Tucker called for audience comments. There were none. In response to a question from Franz, Hill stated he is not proposing to expand the building, just the area for outdoor storage. Franz asked what type of materials will stored. Hill replied large items incidental to the construction of cellular towers such as coax reels, small equipment shelters and galvanized steel. Richard asked if it is Hills intention to purchase the entire parcel. Hill stated he will only be purchasing the rear portion of Reigle's property. Tucker noted the request is in keeping with the future land use plan. The Thompson Rd. corridor plan calls for light manufacturing in this area. Root concurred but stated concerns about outdoor storage being allowed as a use by right in M-2. After some discussion about the use of the property the Commission gave notice to Hill that a special use permit may be required. Root noted the request is in compliance with the plan but he felt the sight plan for the property should be updated to include this land and any improvements to it. Hill asked if the Commission could grant the use. Carlson explained the request is for the rezoning which is in compliance with the plan, once the zoning is approved the applicant can submit a site plan and request a special use permit, if one is required.

Motion to recommend approval to rezone from C-3, Highway Service to M-2, Light Industrial. Part of parcel 06-03-100-010, located on Thompson Rd. west of Phoenix Dr. based on the fact the request is in compliance with the future land use plan.

Motion by: Carlson

Seconded by: Root

Ayes: Carlson, Franz, Richard, Root, Tucker

Nays: None

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Absent: Ochodnicky, Spees
Motion carried

MINUTES: July 10, 2007 stand approved as submitted
July 25, 2007 stand approved as submitted

COMMUNICATIONS: Dates for upcoming workshops September 18 & October 16 @ 6:00 p.m.

Chairman Tucker explained the Township Board felt the proposed temporary structure ordinance amendments are too restrictive. The Commission stated concerns about no regulations for these structures and using them as avenue to circumvent the ordinances that regulate the square footage of accessory structure a property can support. The Commission said they will take a look at revisions to address the Boards concerns at the next workshop.

ADJOURN: 7:48 p.m.

John Tucker, Chairman
Minutes Posted 08/16/07

Sandra Carlson, Secretary