

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF OCTOBER 9, 2007**

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

Chairman Tucker called meeting to order at 7:03 p.m.

Present: Carlson, Franz, Richard, Root, Tucker

Recording Secretary McDonald

Absent: Ochodnicky, Spees

APPROVAL OF AGENDA:

Chairman Tucker said he would like to share some information from Tyrone Township regarding the update of their master plan under communications.

Motion to approve the agenda with the above addition.

Motion by: Tucker

Seconded by: Carlson

Ayes: Carlson, Franz, Richard, Root, Tucker

Nays: None

Absent: Ochodnicky, Spees

Motion carried

UNFINISHED BUSINESS:

SP07-007 Clifford Scarberry, 9204 Valley View:

06-23-100-008

14219 Torrey Rd.

Final site plan: office/retail space

Postponed no one present to represent the request

NEW BUSINESS:

LS07-001 Bruce Grove, 3380 Horrell:

06-15-558-014

Platted lot split #66 of Horrell's Hi-Lands

Secretary Carlson reviewed file. Bruce Grove, 3380 Horrell Ct. sworn in. Grove explained request to divide a .39 +/- acre parcel from the 4.5 +/- acres that exists as lot 66. He explained that someone is interested in purchasing portion of the lot. Chairman Tucker asked why this parcel has been split out of the middle of the road frontage. Grove explained he met with Gould Engineering and asked that they sketch the land division proposal with 3 parcels fronting on Horrell Ct. that meet the requirements of the Township. He said he wanted the ability to further divide the land in the future. Tucker called for audience comments. Jim and Sue Gough, 13304 Horrell explained there is an existing water problem on their lot, it floods often and there sump pump runs continuously. Their concern is that if this entire parcel is developed the current water problem will get worse. They noted they did not have a problem with the request for this one division but wanted to state their concerns for the record. Tucker explained that if the property is developed there are measures in place such as the storm water management and grading ordinances as well as engineering review to insure the post-development run off does not exceed that of pre-development. Franz stated concerns about the existing garage being moved, a garage located on a parcel without the principal residence constitutes a non-conforming structure. There was discussion about the legal non-conformity, this condition has not been increased, the garage has only been moved. Tucker noted the request does meet the requirements of the ordinance.

Motion to approve the split of platted lot #66 of Horrell's Hi-Lands as requested.

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

Motion carried

ORDINANCE AMMENDMENTS:

Initiation of a Zoning Ordinance amendment to include indoor commercial recreation as a use permitted by right in the manufacturing zoning districts. Chairman Tucker noted this matter had been postponed from the September meetings that did not take place because there was not a quorum present at either meeting. Chairman Tucker called for audience comments. There were none. McDonald explained that Mr. Smith (present at the meeting) had approached the Township in late August to use an existing M-2 building for indoor commercial recreation. There was discussion about this particular building, location and use. In reference to a memo from the Zoning Administrator, Tucker explained commercial indoor recreation is permitted by right in C-2 and C-3, it was the feeling of the Zoning Department because many uses allowed in C-2 and C-3 are less intense than those allowed in manufacturing, this amendment may be appropriate to allow for adaptive reuse of an industrial site. The Commission felt this would be appropriate for this site but may not be appropriate in other locations. After discussions about other recreational facilities, they felt that indoor and outdoor commercial recreation would be appropriate in the manufacturing and C-2 and C-3 districts with a special use permit. They noted in the interest of timing and the appropriateness of this request they would move forward with the amendment and initiate an amendment to C-2, C-3 and the manufacturing districts to require a special use permit for indoor and outdoor commercial recreation as soon as a public hearing could be scheduled.

RESOLUTION NO. 2007-01PC

Whereas, Article 14.01 c of the Fenton Charter Township Zoning Ordinance authorizes the Township Planning Commission to initiate an amendment to the ordinance, and

Whereas, the Township Planning Commission has identified appropriate potential changes to the zoning ordinance to allow indoor commercial recreation facilities in the M-1, M-2 & M-3 zoning districts ,

Now Therefore Be It Resolved, that the Township Planning Commission initiate the attached amendments to the Township Zoning Ordinance, and

Further, that this resolution and attached amendment be forwarded to the Township Board after required notices for a Planning Commission public hearing on the proposed amendment.

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

Motion carried

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Motion to recommend approval of a text amendment to the Zoning Ordinance to include indoor commercial recreation as a use permitted by right in M-1, M-2 & M-3 zoning districts to allow for adaptive reuse of industrial sites to provide for recreational facilities.

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

Motion carried

The Commission reviewed the site and testimony regarding the noise. They noted noise testing report and site plan showing the parking will have to be submitted with the application for a zoning permit, if the amendment is approved. They noted for the record that the parking provided is adequate and meets the requirements of Article 6, Section 6.02.

Temporary accessory structures

The Commission discussed the temporary structures and time frame they may be allowed. Tucker noted the Township Board had concerns that suggested time limits in the language presented to them in August would not meet the needs of the Township residents. The Commission agreed that 8 months may be more appropriate. The Commission concurred that these structures are not appropriate in most platted subdivisions and condominiums. Richard stated they should not be allowed in the front yard. They concluded this will be discussed at the workshop/special meeting when the Zoning Administrator is here and can suggest language.

DISCUSSION ITEMS:

Sign Ordinance

Will be discussed at the workshop/special meeting.

COMMUNICATIONS:

Dates for upcoming workshop/special meeting October 16 @ 6:00 p.m.

Proposed 2008 Meeting Schedule. The Commission stated they had no changes to the proposed schedule

MINUTES: August 14, 2007 stand approved as submitted

ADJOURN: 8:20 p.m.

John Tucker, Chairman
Minutes Posted 10/22/07

Sandra Carlson, Secretary