

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR SPECIAL MEETING OF OCTOBER 16, 2007**

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

Chairman Pro-Tem Root chosen

Chairman Pro-Tem Root called meeting to order at 6:07 p.m.

Present: Carlson, Franz, Richard, Root

Recording Secretaries: McDonald & Sharich

Zoning Administrator: Piggott

Absent: Ochodnicky, Spees, Tucker

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Root

Seconded by: Carlson

Ayes: Carlson, Franz, Richard, Root

Nays: None

Absent: Ochodnicky, Spees, Tucker

Motion carried

ORDINANCE AMMENDMENTS:

Temporary accessory structures

The discussion started with the concern of the Township that these structures should be prohibited in platted subdivisions and condominiums because the lots are generally small and many times back up to each other making sighting them in the side and rear yards offensive to neighbors. Piggott explained it would be better to regulate them by zoning district rather than by type of development. The Commission agreed that these structure should only be allowed in AG, R-1 & R-2, district that require larger lot area. They stated a zoning permit must be required in order to ensure compliance with this ordinance. They also noted the desire to prohibit their location in the actual front yard and limit the time that they will be allowed to 8 months, if a resident wants one of these type structures for a period exceeding 8 months, it constitutes a permanent accessory structure and must comply with the provisions of the Ordinance in Section 4.02. There was discussion about the portable on-demand (pod) structures and the Commission felt that they should be allowed for a period of up to 90 days. The Commission asked that Piggott incorporate the items discussed in amendatory ordinance to be reviewed at the next meeting.

DISCUSSION ITEMS:

Sign Ordinance

The Commission asked that Piggott research and present options to limit vehicles being used as signs in the Township. They asked that the sign ordinance as presented be forwarded to the Township Board.

OTHER ISSUES:

Commercial Recreation (indoor and outdoor) as a special use permit

RESOLUTION NO. 2007-02PC

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

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Whereas, the Township Planning Commission has identified appropriate potential changes to the zoning ordinance to allow as a use permitted by special use permit indoor and outdoor commercial recreation facilities in the C-2, C-3 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: Carlson
Seconded by: Franz
Ayes: Carlson, Franz, Richard, Root
Nays: None
Absent: Ochodnicky, Spees, Tucker

Motion carried

The Commission asked that a public hearing be scheduled for the next date possible.

Set back for commercial zoning districts when abutting other commercial property
Root explained concerns about having no set-back between commercial buildings. He noted this may be a carry over from the days when commercial property was developed like downtown areas no side set-back. The Commission concurred noting that a set-back could provided space for maintenance and fire protection. There was discussion about what the minimum set-back should be the Commission decided a 5-ft. side set-back would be sufficient.

RESOLUTION NO. 2007-03PC

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 include a minimum 5-ft. side yard set-back in the OS, C-1, C-2, & C-3 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: Carlson
Seconded by: Franz
Ayes: Carlson, Franz, Richard, Root
Nays: None
Absent: Ochodnicky, Spees, Tucker

Motion carried

The Commission asked that a public hearing be scheduled for the next date possible.

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

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Piggott reminded the Commission that we had postponed this some time ago waiting for a standard that seemed to be coming from the dark sky organizations and the lighting industry. Piggott explained this has not happened to date. He said that it may be that they could not come to a standard that would be amicable for both sides.

Subdivision control ordinance

Sharich suggested the Zoning Department begin to work on this amendment and bring it to the Commission for review when a draft is complete.

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

- Landscape credit & reference to the 10% requirement

- 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)

Citizen participation ordinance

Open space agreement language, PUD agreements?

Postponed for discussion when Tucker returns

Storm Water Information – Spees

Postponed for discussion when Spees returns

Economic Development – Richard

Richard expressed a desire to contact the Michigan Economic Developers Association and ask them to come and present, at a joint Township meeting between the Board and the Planning Commission, what they do, who they are and what they can do for the Township. Sharich and McDonald said they would get some contact information.

COMMUNICATIONS:

Dates for upcoming workshop

McDonald was asked to add this to the November agenda.

ADJOURN: 8:00 p.m.

Jim Root, Chairman Pro-Tem
Minutes Posted 10/23/07

Sandra Carlson, Secretary