

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR SPECIAL AND REGULAR MEETINGS OF JUNE 10, 2008**

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

Chairman Tucker called special meeting to order at 6:10 p.m.  
Present: Carlson, Franz, McGuirk, Root, Spees, Tucker  
Recording Secretary McDonald  
Zoning Administrator Piggott  
Absent: Richard

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

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

Motion carried

**NEW BUSINESS:**

Planning Commission By-Laws

Piggott presented proposed language for the Planning Commission by-laws. Tucker submitted some typographical and language corrections to Piggott. McDonald suggested the officers take office at the meeting following the meeting at which they are elected. The Commission agreed to that change. They discussed the importance of an ethics policy and suggested the Township adopt an ethics policy that will apply to all who serve the Township. They discussed the order of business and asked the approval of the minutes be last as is the practice now and that public comments on non-agenda items be placed at the end of the meeting before approval of the minutes. There was a great deal of discussion with regard to what would constitute a conflict of interest. Tucker suggested that any potential conflict be disclosed. He suggested that anything that would give the appearance of impropriety including emotional, physical and financial conflicts be disclosed by the affected Commissioner. The Commission agreed that as long as someone feels there may be a conflict and discloses their concern, the Commission will then vote to decide if that person should participate in the discussion and vote on the matter. They asked that Piggott draft this type of language and they will discuss it at the next meeting.

Motion to adjourn the special meeting at 7:05 p.m.

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

Motion carried

Chairman Tucker called regular meeting to order at 7:08 p.m.

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Present: Carlson, Franz, McGuirk, Root, Spees, Tucker  
Recording Secretary McDonald  
Absent: Richard

**UNFINISHED BUSINESS:**

**SP08-002 Ridenour Custom Builders, 9189 Hogan Rd:**

06-32-300-005

Acres: 13.36 +/-

Request: Final site plan approval: Elder Oaks

Units: 14

Secretary Carlson reviewed file. Jim Ridenour, 9189 Hogan sworn in. Tucker explained he had spoken with the title company with regard to the ownership of the gap that is described in the legal description of the property to be developed as Elder Oaks. He stated short of a quiet title the evidence that Shaltz presented demonstrates to his satisfaction the ownership of the property, he suggested the applicant submit an affidavit of heirship. Shaltz noted the original owner passed away approximately 60 years ago, he presented and explained the chain of title that he and the title company had prepared and presented a quit claim deed for the land in question. Shaltz noted the mandatory connection to the sanitary sewer has been waived, the site plan shows the 150-ft. required at the building set back line for each of the proposed units. He added the State approval for the septic fields is forthcoming, once the site plan is approved by the Township, and a trail through the park area has been added, as requested. Lawrence concerns in letter dated 6-5-08 include a statement that pond outlet and culvert size and location is not consistent on sheets 2 and 3, Shaltz explained the outlet and culvert on sheet 3 will not be built and that note will be added to the plan. Spot elevations and Road Commission approval will be provided as requested and storm water maintenance agreement has been provided. Shaltz noted unit 15 has been eliminated so that the open space calculations do not include the retention pond. McDonald explained the Fire Chief has given verbal approval, a written response is in progress. Franz asked if the applicant plans on constructing a water feature. Shaltz replied the pond will only hold water in a storm event. Franz asked about the type of surface for the trail system. He suggested a woodchip path. The applicant agreed and Root stated that should be added to the site plan. Tucker asked that additional access to the path be provided. Chairman Tucker called for audience comments. Beth Redmond, Township Assessor stated her office does not consider the evidence provided is sufficient proof of ownership for the gap. Tucker stated the quit claim deed, title insurance and an affidavit of heirship is sufficient, McGuirk concurred.

Motion to grant final site plan approval for Elder Oaks parcel 06-32-300-005 with the following conditions:

- Affidavit of heirship be presented to the Township
- State approval of each of the individual septic systems
- All concerns of the Lawrence reviews dated 6-4-08 and 6-5-08
- Woodchip path and additional access to the path be noted on the plan and shown as part of the exhibit "B" documents

Motion by: Root

Seconded by: Carlson

Ayes: Carlson, Franz, McGuirk, Root, Spees, Tucker

Nays: None

Absent: Richard

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Motion carried

**CORRESPONDANCE:**

Request for extension of the preliminary site plan for "Enclave at Crystal Pointe"

Motion to approve a one year extension for the preliminary site plan for the "Enclave at Crystal Pointe" parcel 06-24-200-022.

Motion by: Spees

Seconded by: Root

Ayes: Carlson, Franz, McGuirk, Root, Spees, Tucker

Nays: None

Absent: Richard

Motion carried

**MINUTES:** May 13, 2008 stand approved as submitted

**ADJOURN:** 7:56 p.m.

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John Tucker, Chairman

Minutes Posted 06/23/08

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Sandra Carlson, Secretary