

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF JULY 14, 2009**

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

Chairman Tucker called meeting to order at 7:04 p.m.

Present: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Recording Secretary: McDonald

Absent: McGuirk

APPROVAL OF AGENDA:

Chairman Tucker welcomed and introduced Vince Lorraine as the newly appointed member of Planning Commission.

Motion to approve the agenda as amended

Motion by: Tucker

Seconded by: Carlson

Ayes: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Nays: None

Absent: McGuirk

Motion carried

PUBLIC HEARINGS

R09-003 Noralyn J. Arnold, 1165 Lake Valley Dr.:

06-24-502-028

14047 Fenton Rd

Rezone C-2 to R-3

Secretary Carlson reviewed file. Noralyn Arnold daughter of Lloyd Richter sworn in. Richter was present at the meeting. Arnold explained the request to rezone from commercial to residential to sell the property as a single family residence. Chairman Tucker called for audience comments. There were no official comments although several members of the audience voiced their support. Carlson stated she would be in favor of recommending the Township Board approve the request. Tucker stated the request is consistent with the future land use plan. Franz noted that many of the surrounding residents stated concerns about the commercial zoning of this property at a meeting held in the past to consider a request for a special use permit on the other corner of Petts & Fenton.

Motion to recommend approval to rezone from C-2 to R-3, parcel 06-24-502-028 as requested

Motion by: Carlson

Seconded by: Spees

Ayes: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Nays: None

Absent: McGuirk

Motion carried

LS09-001 Fenton Township on behalf of Richard Petts:

06-24-526-012 & 06-24-526-014

vacant land across from 1326 Petts Rd

Division of platted lots – E & W ½ of lot 12 Petts Sub

Secretary Carlson review file. Richard Petts sworn in explained request to redistribute the two platted lots giving one of the parcels more land area. He noted that he owns both of these parcels as well as the 2 parcels across the street that are attached to these 2 parcels. The proposed lot line will better align with the properties across the street. Tucker explained that this request had been submitted to the Assessing Office for administrative approval prior to the discovery that the lots were platted. The division of platted lots must be approved by the

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Planning Commission. Tucker stated if the Commission were to approve this request they would have to condition the approval on a variance for less lot area than required. He added the lots do not currently meet the minimum land area requirement. Franz stated if the division is approved there should be a condition that something be recorded with the deeds that the properties are not buildable. Chairman Tucker called for audience comments. There were none.

Motion to grant approval of the division of platted lots E & W ½ of lot 12 Petts Sub with the following conditions:

- A variance for less land area than required be granted by the Zoning Board of Appeals
- It be recorded that the lots are not buildable

Motion by: Spees

Seconded by: Carlson

Ayes: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Nays: None

Absent: McGuirk

Motion carried

Annual Review for The Place Special Use Permit – Outdoor Seating

Chairman Tucker explained that no action is necessary. This is an opportunity for the Commission to revisit the special use permit and for the neighbors to comment on the operation on yearly basis. He then called for audience comments. There were none. The Commission complimented the appearance of the building and the property. They noted that this business has been significantly improved. The owners of The Place were present and thanked the Commission.

NEW BUSINESS

ONGOING BUSINESS

Review draft of the Township Dangerous Building Ordinance

POSTPONED

COMMUNICATIONS

HDM Investment, LLC/Keith Mohr – extension of the preliminary site plan for the “Enclave at Crystal Pointe” – parcel 06-24-200-022

Motion to grant a one year extension of the preliminary site plan for the “Enclave at Crystal Pointe”

Motion by: Spees

Seconded by: Carlson

Ayes: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Nays: None

Absent: McGuirk

Motion carried

Daystar Development/Alfred Kloss – extension of the final site plan for phase I and preliminary site plan for the total development of Ramblewood of Fenton – parcel 06-29-400-003

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Motion to grant a one year extension of the final site plan for the phase I and the preliminary site plan for the overall development of "Ramblewood of Fenton"

Motion by: Spees

Seconded by: Carlson

Ayes: Carlson, Franz, Lorraine, Richard, Spees, Tucker

Nays: None

Absent: McGuirk

Motion carried

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit – There was none

APPROVAL OF MINUTES

ADJOURN: 8:29 p.m.

John Tucker, Chairman

Minutes Posted 07/23/09

Sandra Carlson, Secretary