

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF FEBRUARY 8, 2011**

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

Chairperson Tucker called meeting to order at 7:05 p.m.
Present: Carlson, Franz, Lorraine, McGuirk, Richard, Tucker
Recording Secretary: McDonald
Absent: None
(Spees resigned in December 2010)

APPROVAL OF AGENDA:

Motion to approve the agenda presented
Motion by: McGuirk
Seconded by: Tucker
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard, Tucker
Nays: None
Absent: None

Motion carried

DISCUSION ITEMS

Proposed Ordinance Amendments

- Recreational vehicles on vacant commercial property

Chairperson Tucker explained that the Township Board was concerned that since parking of recreational vehicles on vacant lots is a use allowed in residential districts they felt that parking these vehicles on vacant commercial property should be allowed also. They initiated the attached amendment. McDonald stated alternative language about screening was added at the recommendation of staff, it was not part of the draft the Board initiated. There was a great deal of discussion about the pros and cons of this action. The biggest concern was that commercial properties are visible from the Township roads. The Commission ultimately decided that if the parked recreational vehicles were not visible from the road right of way they would not be a problem. The Commission, after discussion scheduled a public hearing with the condition that the amendment contain language requiring a zoning permit to be reviewed and approved by the Zoning Administrator who would insure that the location would minimize visual impacts. The other discussion item was the definition – The proposed language includes examples. It was the Commission's recommendation that the language state recreational vehicles shall NOT include any mobile structure designed for temporary occupancy or manufactured homes.

- Through lots

McDonald explained staff noticed that the current definition of front lot line allows a through lot to have one front and one rear lot line. Since accessory structures are allowed in rear yards, this allows an accessory structure could be placed very close to the lot line, which could include in front of homes on adjacent lots. The proposed amendment would make both yards adjacent to road right-of-way front yards. The Commission agreed with the concept without further discussion and initiated the amendment to go to public hearing.

- Doggie day care

Franz, Zoning Board of Appeals representative, explained the Township became aware of a doggie day care business last year. The Zoning Administrator requested an interpretation of the use by the Zoning Board of Appeals (ZBA). The proposed amendment would incorporate the ZBA's interpretation into the Ordinance. The Commission agreed with the concept without further discussion and initiated the amendment to go to public hearing.

- Retail sales a landscape businesses

Franz, Zoning Board of Appeals representative explained the Township received a request for approval of a business that included retail sale of landscaping material such as stone and wood chips as part of a landscaping business. The Zoning Administrator requested an interpretation of the use by

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the Zoning Board of Appeals (ZBA). The proposed amendment would incorporate the ZBA's interpretation into the Ordinance. Lorraine stated concerns about the smell of rotting landscape material and asked that the staff explore options to minimize negative impacts from orders. The Commission agreed with the concept without further discussion and initiated the amendment to go to public hearing.

- Sign Ordinance

 - Home occupation sign limitation

McDonald explained the current Ordinance does not include a maximum size limitation for a home occupation sign. The amendment would add a provision limiting home occupation signs to 1 square foot, consistent with the requirements for signs in residential zoning districts. Several Commissioners felt 1 square foot is too restrictive, they noted many homes are currently in violation. After deliberation they concurred that the home occupation signs should be limited to the same size as any residential sign. The Sign Ordinance is a general/police powers ordinance and does not require public hearing.

 - Temporary banner

McDonald explained the current Ordinance does not allow temporary flags or banners. She noted a theatre group in the Township advertises upcoming plays with the use of these banners. In the past they have requested permission from the Township Board. The proposed amendment will allow temporary flags or banners for a limited time. The Commission discussed the amendatory language and decided they would like to amend the language to allow 2 temporary banners or flags for advertising a sale or special event be permitted up to 4 times, for up to 2 weeks per occurrence, per calendar year. They also wanted to restrict the use of these banners to commercial and industrial districts and not allow them in residential districts.

 - Memo from Zoning Administrator – Digital signs

Chairperson Tucker reviewed the 4 points brought up in the memo that are the result of APA (American Planning Association) recommendations. The Commission was in favor of a maximum lighting standard and recommended the standard of 15 foot-candles 4 feet from the sign. Frequency of message change is currently once per minute in non-residential and once per hour in residential. APA recommendation is once per 6 seconds. Carlson stated she did not want to make changes. Lorraine stated he thought there had been studies done by the State and recommended further research into what is a safe frequency. The Commission recommended language requiring public massaging such as Amber Alerts. The Commission discussed sign area and asked if the Ordinance currently has a limit on sign area. McDonald stated she would look into current requirements and have the information for the March meeting.

OTHER DISCUSSION ITEMS

Tee Bone'z Special Use Permit – Chairperson Tucker explained he will be meeting with the owners of the restaurant prior to the public hearing for the annual review of the special use permit to make sure they understand what will be required of them. He asked that the Commission e-mail their concerns to the Township Office so they could be included in this upcoming discussion.

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit

MINUTES: October 12, 2010 stand approved as submitted

ADJOURN 9:07 p.m.

John Tucker, Chairperson

Minutes Posted 02/16/11

James McGuirk, Secretary