

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

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

Chairperson Pro-Tem Carlson called meeting to order at 7:00 p.m.
Present: Carlson, Franz, Lorraine, McGuirk, Richard
Recording Secretary: Sharich
Absent: Tucker

APPROVAL OF AGENDA:

Motion to approve the agenda presented

Motion by: McGuirk

Seconded by: Lorraine

Ayes: Carlson, Franz, Lorraine, McGuirk, Richard

Nays: None

Absent: Tucker

Motion carried

NEW BUSINESS

PUBLIC HEARINGS:

SUP11-001 Adopt-a-Pet, 13575 Fenton Rd.:

06-13-300-001.

Request: amend their Special Use Permit to build an addition to the existing facility.

Secretary McGuirk reviewed file. Jody Maddock, Director of Adopt-a-Pet, sworn in and explained the proposed 28 ft. x 40 ft. addition will have heated floors and a new ventilation system and a basement to offer a way to keep sick animals away from the general population and also to provide an area for the low cost spay and neuter program. Maddock noted that the existing SUP allows for 15 dogs with 4 adult dog runs, she further explained Adopt-a-Pet has a large presence in the community and have added a 300% increase to the volunteer base with many of the volunteers neighbors who foster dogs. Chairperson Pro-Tem Carlson called for audience comment, there was none. Secretary McGuirk noted there were 13 letters in the file all in support of request, none in opposition. Franz questioned the appearance of the proposed addition, Mark Maddock explained the addition will have the same exterior finishes and siding as existing. Carlson questioned how the proposed addition will benefit the organization, Maddock stated they will be able to double the amount of adoptions. Franz questioned if the addition will be in the area of the existing animal pen, Maddock said it will decrease the existing pen by ½ however they will add a second 20 ft. x 50 ft. outdoor pen. Franz questioned who will be constructing the addition, Maddock explained it will mainly be volunteers. Richard noted it appears the addition will cause some lose of parking, Maddock stated they will loose 5 spaces however they will bring in additional base to add new spaces. Lorraine commented this program is a great asset to the community. Kathleen Fox 1368 Petts Rd. questioned if they have always been allowed to have dogs on this site and noted she did move to this area for the quiet and on occasion the dogs bark and disturb her peace. Maddock stated if this is an issue they can plant evergreens along the property line. Maddock then asked if it was possible to have Saturday hours at the site. Carlson explained they would not be able to add Saturday hours at this meeting because that is an additional condition to the SUP and would need to be advertised however the Planning Commission can vote on what is before them and postpone the meeting until next month to hear a request for hours of operation on Saturdays.

Motion to approve amendment to the Special Use Permit to allow 1,120 sq. ft. addition to existing facility

Motion by: Lorraine

Seconded by: Franz

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Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

Motion to postpone remainder of hearing to allow for notification of request to amend their Special Use Permit to allow Saturday hours of operation

Motion by: McGuirk
Seconded by: Lorraine
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

Zoning Ordinance Amendments

- Amendment to Article 11, (Design Standards) to add retail sale of landscaping material as a permitted use included under Landscape Contractors.

Carlson explained this was an interpretation approved by the Zoning Board of Appeals and therefore recommending approval to the Township Board will add the amendment to the Zoning Ordinance.

Motion to recommend approval as presented

Motion by: McGuirk
Seconded by: Lorraine
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

- Amendment to Article 2, (Definitions) to add and define Doggie Day Care and to add to Article 3, (District Regulations) to allow for Doggie Day Care as a use permitted by special use permit in the C-2, C-3 & M-2 zoning districts.

Carlson explained this was an interpretation approved by the Zoning Board of Appeals and therefore recommending approval to the Township Board will add the amendment to the Zoning Ordinance.

Motion to recommend approval as presented

Motion by: McGuirk
Seconded by: Franz
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

- Amendment to Article 2, (Definitions) to amend the definition of lot line, front.

Carlson noted this was drafted by staff when it became an issue with detached accessory buildings.

Motion to recommend approval as presented

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

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Motion carried

- Amendment to Article 2 (Definitions) to define recreational vehicles, to Article 3, (District Regulations) to allow for storage of recreational vehicles on vacant commercial property as a permitted accessory use and to Article 11, (Design Standards) to provide design standards for the storage of recreational vehicles on vacant commercial properties.

Motion to recommend changes to the amendment as initiated by the Township Board to eliminate screening requirement E, include language prohibiting view of the vehicles from the road right-of-way and add definition of recreational vehicle

Motion by: McGuirk
Seconded by: Franz
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

DISCUSSION ITEMS

Review revisions to the Sign Ordinance regarding:

- Home occupation sign limitation
- Temporary banners
- Digital signs

Lorraine stated he is not in favor of the way the ordinance is drafted in regards to temporary banners noting that as written it is too restrictive. Lorraine volunteered to meet with staff to draft more reasonable options.

Motion to recommend the Township Board consider amendments to the Township Sign Ordinance excluding Temporary banners and flag advertising

Motion by: Carlson
Seconded by: Franz
Ayes: Carlson, Franz, Lorraine, McGuirk, Richard
Nays: None
Absent: Tucker
Motion carried

Reminder Special Meeting is scheduled for March 29, 2011 @ 6:00p.m.
Packets were handed out at the meeting with additional information to follow

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

There were none

MINUTES: February 8, 2011 stand approved as submitted

ADJOURN 8:07 p.m.

Sandra Carlson, Chairperson Pro-Tem
Minutes Posted 03/17/11

James McGuirk, Secretary