

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF AUGUST 9, 2011**

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

Chairperson Tucker called meeting to order at 7:02 p.m.
Present: Franz, Hemeyer, Lorraine, Richard, Tucker
Recording Secretary: Sharich
Absent: Carlson, McGuirk

Vince Lorraine was chosen Secretary Pro Tem

APPROVAL OF AGENDA:

Motion to approve the agenda

Motion by: Lorraine

Seconded by: Franz

Ayes: Franz, Hemeyer, Lorraine, Richard, Tucker

Nays: None

Absent: Carlson, McGuirk

Motion carried

UNFINISHED BUSINESS:

NEW BUSINESS:

PUBLIC HEARINGS:

LS11-001 Corliss Stearns, 3467 Rolston Road:

06-15-554-016 & 06-15-554-017

3467 & 3471 Rolston Rd.

Redistribution of platted lots: 16 & 17 Horrell Heights Subdivision

Secretary Pro Tem Lorraine reviewed file. Brian Will, realtor for applicant, is to represent in this matter. Will sworn in and explained this lot split is to correct an encroachment, he stated that Stearns owns both lots and built both houses on those lots and now wants to sell one of the houses, in order for Stearns to sell the house the encroachment must be corrected. Brian Shaltz, Field to Finish, whose firm does land surveying stated the applicant thought this matter was taken care of 20 years ago. Chairman Tucker called for audience comment, there was none. Tucker explained that the property is under common ownership which is why the buildings are not positioned correctly on the lots. Tucker questioned Shaltz about the survey that has been presented, Shaltz referenced the recently submitted legal descriptions and land division, as requested, stating after the approvals they will do a staked survey. Richard questioned if the PC is creating a new problem if someone wants to build a new residence on this property after demolishing the existing small cottage, Tucker noted that the Zoning Board of Appeals must approve the lot size and road frontage for both lots and side setback for one of the residences before the lot split can take place. Tucker stated as condition of approval he wants all parties to sign the Shaltz drawing, noting that he wants to be pro-active in this matter so later it can't be changed. Franz questioned Will on the well and sanitary wondering if each residence has its own well and individual sanitary sewer lead, Will stated that each home has its own well and sewer lead.

Motion to approve redistribution of platted lots 16 & 17 Horrell Heights Subdivision with the following conditions:

- Applicant receives variances for lots size and road frontages for both lots and side setback for residence at 3467 Rolston Rd.
- Applicant provides the Township with a copy, signed by both parties, of the survey and legal's presented by Field to Finish dated 08-09-11

Motion by: Franz

Seconded by: Tucker

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

Motion carried

Amendment to Zoning Ordinance 594

- Section 2 (Definitions) to include Public utility buildings and uses with outdoor storage
- Section 3 to include them as a use permitted by Special Use Permit in the Agriculture and Single Family Residential R-1 through RMH districts without outdoor storage
- Section 3 to include them as a use permitted by Special Use Permit in the OS, office services, C-1 and C-2 districts without outdoor storage
- Section 3 to include them as a use permitted by right in the C-3, M-1 and M-2 districts without outdoor storage
- Section 3 to include them as a use permitted by Special Use Permit in C-3, M-1 and M-2 districts with outdoor storage
- Section 3 to include them as a use permitted by right in the M-3 district

Chairperson Tucker led the discussion regarding the public utility buildings and uses noting that it has come to the attention of the planning committee that we need to include outdoor storage in some of the zoning districts. After much discussion it was decided that in the definition examples it should read municipal buildings and also it should read ; and gas regulator and pumping stations. Tucker called for audience comment, there was none.

Motion to recommend approval to the Township Board with the amended changes

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

Motion carried

DISCUSSION ITEMS:

Amendment to Zoning Ordinance 594

Internet sales including a definition, zoning districts in which they will be allowed and design standard.

Chairman Tucker questioned the need for these zoning amendment changes, Recording Secretary Sharich explained this matter came before the Zoning Board of Appeals and with the recommendation of the Zoning Administrator they gave this use a classification. Sharich further explained how the whole situation came to light and added that as it currently is written it is more complicated than necessary and suggested the planning committee, which meets on Tuesdays with the Zoning Administrator, try to re-work the language and bring it back to the Planning Commission. All were in agreement with that idea.

COMMUNICATIONS:

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PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

There were none

MINUTES:

March 29, 2011 - stand approved as submitted

May 10, 2011 - stand approved as submitted

ADJOURN: 7:55 p.m.

John Tucker, Chairperson

Minutes Posted 08/10/11

Vince Lorraine, Secretary Pro Tem