

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF APRIL 18, 2011**

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

Supervisor Mathis called the meeting to order at 7:30 p.m.

Present: Mathis, Krug, Tucker, Brown, Goupil, Hill, Attorney Cooley and
Operations Manager Broecker

Absent: Kesler

PLEDGE OF ALLEGIANCE:

Supervisor Mathis led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the 4/18/11 Fenton Township Board Meeting agenda as presented.

Motion by: Brown

Seconded: Tucker

Ayes: All Present

Nays: None

Absent: Kesler

Motion carried. The agenda is approved.

PRESENTATION:

Genesee County Community Development – Home Improvement Program

Supervisor Mathis introduced Christine Durgan and Kim Stowell from Genesee County Community Development. They are here this evening to talk about the county's Home Improvement Program.

Ms. Durgan stated that the Home Improvement Program is funded by Community Development Block Grant (CDBG) funds. Since Fenton Township currently has CDBG funds set aside for projects that will not be able to move forward, the board may wish to consider re-allocating some funds to this program.

Ms. Stowell explained that any funds allocated by Fenton Township would be earmarked for Fenton Township residents. Applicants must meet income level and asset requirements, and must also be current on their mortgage and property taxes. Once an application is approved, an initial home inspection will identify all needed repairs, not necessarily just those requested by the homeowner. The assistance is in the form of a 0%, deferred payment loan that becomes a lien on the property that is only paid back if the home is sold or refinanced.

Any interested residents should contact Community Development directly. They are currently processing a large number of applications. Any applications received now would not likely receive an inspection until August.

Treasurer Tucker commented that this is a great program and hopes that the exposure at this meeting will bring it to the attention of more residents that may be able to benefit from it. The board thanked Ms. Durgan and Ms. Stowell for their informative presentation.

MEETING MINUTES:

The minutes for the 4/4/11 regular meeting stand approved as presented.

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EXPENDITURES:

Noting that a trash collection invoice from Republic Services was on the expenditure list, Trustee Brown reported that someone recently knocked over his large trash container, spilling garbage all over the ditch. A Republic Services recycling truck happened to drive by when he was cleaning up the mess. The driver stopped and helped Mr. Brown pick up his trash. He is pleased with the customer service we are receiving from Republic. Motion to approve invoices and expenditures for all funds totaling \$476,622.81 for payment as presented.

Motion by: Hill
Seconded: Brown
Ayes: Mathis, Krug, Tucker, Brown, Goupil, Hill
Nays: None
Absent: Kesler

Motion carried.

PUBLIC HEARINGS:

Rezoning #R11-001, Amendment to PUD Conditions and Conceptual Plan for Gables of North Shore Development (Bowles and Brown Streets), parcels 06-11-626-005 through 06-11-626-015; Public Hearing & 1st Reading

Supervisor Mathis opened a public hearing and first reading for a proposed Zoning Ordinance amendment to revise the PUD conditions and conceptual plan for the Gables of North Shore development. The proposed amendments would reduce the number of units and boat slips, and change the configuration of the site plan. Treasurer Tucker gave a brief history of the development and commended the property owners for working out issues and coming up with a revised plan that everyone could live with.

Larry Adkins, the developer that initiated the plan revisions, confirmed that the proposed amendment reduces the total number of units from 15 to 7 and the number of boat slips from 17 to 9. The proposed plan is the result of many meetings and the combined efforts of the property owners.

Public comment:

Richard Hamilton, 12012 Bowles Street

Mr. Hamilton stated that, although the property owners have agreed to the proposed conceptual plan, there are many other issues that must be resolved in the site plan process. The Planning Commission will have final approval authority over the actual site plan and Master Deed.

Guy Pickover, 12010 Bowles Street

Mr. Pickover is also concerned with the details of the site plan. He is also concerned that the recent draft of a revised Master Deed is not consistent with the new conceptual plan. Treasurer Tucker confirmed that these issues will be addressed at the Planning Commission.

Bill Boike, 12006 Bowles Street

Mr. Boike stated that he appreciates the efforts of the parties to work out the details of the changes and acknowledged that there is still work to be done to come up with a final plan.

The second reading of the proposed ordinance will be conducted at the 5/2/11 meeting.

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REPORTS:

Sewer System Maintenance Issues

Supervisor Mathis reported that the Township's sewer system is being jeopardized by inappropriate items being discharged into the system. Our residents need know that no paper products, other than toilet tissue, should be discharged into the sewer system. Examples of other inappropriate items include:

- Diapers (baby or adult)
- Feminine hygiene products & wrappers
- Cleaning rags/shop towels
- Paper towel
- Bandages
- Clothing or cloth of any type
- Grease from cooking

If anyone is discharging any of the above items into the sewer system, (flushing down toilets, pouring down sinks or mop sinks, etc.), this practice must be discontinued immediately. These items do not break down properly and can cause pump stations to shut down and can also cause blockages in the sewer lines. This not only increases the cost of maintaining the sewer system, it greatly increases the risk of sewage backing up into homes and businesses.

COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

Proposed Zoning Ordinance Amendment – Definition for and Storage of Recreational Vehicles /2nd Reading

Supervisor Mathis stated that this is a second attempt for a second reading of a proposed Zoning Ordinance amendment to create a definition for Recreational Vehicle and to establish provisions and standards for the parking of recreational vehicles on vacant commercial property. At the 4/4/11 meeting this proposed ordinance resulted in a 2-2 vote, or a failed motion, therefore it has been placed on tonight's agenda for reconsideration.

Treasurer Tucker expressed his concern with the concept of amending the Zoning Ordinance to address one or very few instances. He also noted that, although it is common practice for residents to park their recreational vehicles on residential property, the use of vacant commercial property is different because most commercial property is adjacent to highly traveled primary roads. He initially approved of the amendment, but when the screening requirement was removed he felt he could no longer support it. Supervisor Mathis stated that our community is accustomed to seeing boats stored outside throughout the Township and feels the proposed amendment is reasonable. Trustee Brown asked if the ordinance would impact the ability of someone to operate a boat storage business on commercial property. Treasurer Tucker explained that outdoor storage in that manner would require a special use permit. Trustee Hill questioned the need for such an amendment since a similar use is already allowed on residential property without specific authority in the Zoning Ordinance.

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Motion to adopt an amendment to Zoning Ordinance No. 594 to create a definition for Recreational Vehicle and to establish provisions and standards for the parking of recreational vehicles on vacant commercial property, as presented.

Motion by: Goupil
Seconded: Hill
Ayes: Mathis
Nays: Krug, Tucker, Brown, Goupil, Hill
Absent: Kesler

Motion defeated. The ordinance is not adopted.

UNFINISHED BUSINESS:

Genesee County MTA Chapter Meeting Reminder – 4/28/11

Supervisor Mathis reminded the board that Fenton Township is hosting the Genesee County MTA meeting on Thursday 4/28/11, beginning at 7:00pm. She urged all board members to attend if possible.

NEW BUSINESS:

Award of Lawn & Landscape Maintenance Contract

Operations Manager Broecker reviewed an analysis of proposals received for lawn care and landscaping maintenance for Township facilities. When applying the estimated volume of services to the proposals submitted, the three lowest cost proposals are:

Michigan DPW (Flushing)
Shoemaker Services, Inc. (Fenton)
CJ Callahan & Sons, Inc. (Fenton)

All references have been verified and there were no negative comments, although it was noted that Michigan DPW is a relatively new company with little history.

Don Schwieman of Michigan DPW, stated that he would love the opportunity to provide service to Fenton Township. He has visited all of the Township's sites several times and is prepared to provide top-notch service. He would like the opportunity to prove the quality of his company's services. He thanked the board for their consideration.

Motion to award a contract to Michigan DPW, LLC for Lawn, Landscape & Beach Maintenance services as presented, subject to execution of a formal agreement, and to authorize the Township Supervisor and Clerk to execute said agreement on behalf of Fenton Township.

Motion by: Tucker
Seconded: Brown
Ayes: Mathis, Krug, Tucker, Brown, Goupil, Hill
Nays: None
Absent: Kesler

Motion carried.

2011 Local Road Improvement Projects

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Operations Manager Broecker reviewed proposed road improvement projects for 2011. The Township is still reviewing options for Hogan Road from Silver Lake Road to the Shiawassee River bridge, however there are two smaller projects that can be approved now. They are:

Asphalt resurfacing of Bowles Street from North Long Lake Road to the end of the existing pavement (estimated cost \$32,292), and gravel resurfacing of Smith Road from Hogan Road to Sharp Road (estimated cost \$40,000). Supervisor Mathis noted that the Bowles Street project would not be constructed until the Gables of North Shore had completed their construction.

Motion to approve the following local road improvement projects for 2011 as presented:

- Gravel resurfacing – Smith Road from Hogan Road to Sharp Road
- Asphalt resurfacing – Bowles Street from North Long Lake Road to end of existing pavement.

Motion by: Tucker

Seconded: Brown

Ayes: Mathis, Krug, Tucker, Brown, Goupil, Hill

Nays: None

Absent: Kesler

Motion carried.

Proposed Amendments to 2011 Fenton Township Budget

Operations Manager reviewed proposed amendments to the 2011 Budget. In the General Fund, the only significant changes are an increase to State Revenue Sharing and the return of the \$50,000 temporary transfer to the Fire Fund that was done at the end of 2010. These revenue increases would be offset by an increase to the funding for road projects. In the Fire Fund an increase is projected for the final cost of the new fire truck. There are several relatively minor shifts in Sewer Fund expenditures that net out to an increase of approximately \$70,000. The Sewer Fund projections will be further revised as the budget categories are redefined to align with the new maintenance contracts.

Motion to adopt amendments to the 2011 Fenton Township Budget as presented.

Motion by: Brown

Seconded: Hill

Ayes: Mathis, Krug, Tucker, Brown, Goupil, Hill

Nays: None

Absent: Kesler

Motion carried.

BOARD COMMENT:

None

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

Marilyn Daniels, 13293 Haddon Street

Since addressing the board on goose nuisance issues at a previous meeting, Ms. Daniels has devoted time to researching the topic further. She has suggested to the Lake Fenton Property Owners Association (LFPOA) that they wait a year before attempting any round-up or nest/egg destruction activities through the DNR. She would

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like to use that year to try more humane measures to keep geese off the public beach, lawns, etc. She asked the board to consider placing signs on the beach discouraging the feeding of geese, as well as other waterfowl. The board will look into doing this ASAP.

ADJOURN: Meeting adjourned at 9:15 p.m.

Bonnie Mathis, Supervisor

Robert Krug, Clerk

Minutes Posted 4/19/11