

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 2, 2011**

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

Clerk Krug called the meeting to order at 7:30 p.m.

Present: Krug, Tucker (arrived 7:34 p.m.), Brown, Goupil, Kesler, Attorney Cooley
and Operations Manager Broecker

Absent: Mathis, Hill

PLEDGE OF ALLEGIANCE:

Clerk Krug led the pledge of allegiance to the flag.

APPOINTMENT OF TEMPORARY CHAIRPERSON:

Due to the absence of the Township Supervisor, a temporary chairperson needs to be appointed for tonight's meeting.

Motion to appoint Clerk Krug as chairman pro-tem.

Motion by: Brown

Seconded: Goupil

Ayes: All Present

Nays: None

Absent: Mathis, Tucker, Hill

Motion carried.

APPROVAL OF AGENDA:

Motion to approve the 5/2/11 Fenton Township Board Meeting agenda as presented.

Motion by: Krug

Seconded: Brown

Ayes: All Present

Nays: None

Absent: Mathis, Tucker, Hill

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes for the 4/18/11 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$166,483.22 for payment as presented.

Motion by: Brown

Seconded: Goupil

Ayes: Krug, Brown, Goupil, Kesler

Nays: None

Absent: Mathis, Tucker, Hill

Motion carried.

PUBLIC HEARINGS:

None

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REPORTS:

Ordinance Enforcement Quarterly Report

The board briefly reviewed the first quarterly report from Ordinance Enforcement Officer Bob Atkinson.

COMMUNICATIONS:

Household Hazardous Waste Collection Day – 5/21/11

Chairman Krug reviewed a flyer for the upcoming Household Hazardous Waste and Electronic Waste Collection Day. The Genesee Skill Center will be the closest of three locations that will accept household hazardous waste and electronic waste from 10:00 a.m. to 3:00 p.m. on Saturday 5/21/11.

ADOPTION OF ORDINANCES:

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; 2nd Reading

Chairman Krug reviewed a proposed Zoning Ordinance amendment to revise the PUD conditions and conceptual plan for the Gables of North Shore development, which was introduced at the 4/18/11 meeting. The proposed amendments would reduce the number of units and boat slips, and change the configuration of the site plan.

Public Comment:

Joshua Park, 12014 Bowles Street

Mr. Park expressed concerns regarding unresolved landscaping issues. Treasurer Tucker clarified that landscaping would be addressed at the site plan level before the Planning Commission. The board is only acting on the changes to the PUD conditions and the revised conceptual plan.

Richard Hamilton, 12012 Bowles Street

Mr. Hamilton stated that his previously stated concerns regarding the Master Deed have been resolved. He also pointed out that, although one of the existing conditions is covered porches, the deck areas of the new units may not have roofs, however this is acceptable to all property owners.

George Rizik, attorney representing the property owners initiating the revisions

Mr. Rizik clarified that a landscaping plan agreed upon by all property owners will be required before the Planning Commission will grant final site plan approval.

Motion to adopt Ordinance No. 736, an amendment to Zoning Ordinance No. 594 to revise the PUD conditions and conceptual site plan for the Gables of North Shore development, as presented.

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

Motion carried. Ordinance declared adopted.

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UNFINISHED BUSINESS:

Schedule Workshop Meeting

Chairman Krug reported that Supervisor Mathis has requested that a workshop meeting be scheduled sometime before the 5/16/11 board meeting. Local road improvement projects and allocation of CDBG funds are among the items to be discussed at the workshop meeting. After a brief discussion the board agreed to meet on Monday 5/9/11 at 7:30 p.m.

NEW BUSINESS:

Proposed Sale of Tax-Reverted Property

Operations Manager Broecker reported that, as in prior years, the Township took ownership of tax-reverted properties at the end of 2011 with the intent of selling them to get them back on the active tax roll. The Township has been contacted by the owner of a property adjacent to one of those tax reverted parcels. He had planned to purchase the property from Genesee County, however it was never offered at the county's public auction. The subject parcel is land-locked and, according to the Township's GIS data, nearly 100% wetlands. By itself the property has very little value but combining it with the adjacent parcel would provide some value to that property owner. A deed has been prepared to sell the property to this adjacent owner.

Clerk Krug asked if the subject property could be built upon. It was clarified that the parcel is landlocked and has little, if any, high ground. Treasurer Tucker noted that the owner of this parcel would be considered a riparian and would be able to construct a dock on the property. Clerk Krug also noted that the owner may also be able, with DNRE approval, dredge out a canal for lake access.

Motion to approve the sale of tax reverted parcel #06-02-400-011 to Joshua Sharich and Rebecca Colburn as presented.

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

Motion carried.

BOARD COMMENT:

None

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 8:01 p.m.

Robert Krug, Chairman Pro-Tem

Thomas Broecker, Deputy Clerk

Minutes Posted 5/3/11