

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF DECEMBER 13, 2012**

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

Tucker chosen Chairperson Pro Tem

Chairperson Pro Tem Tucker called meeting to order at 7:00 p.m.

Present: Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Recording Secretary: McDonald

Absent: Carlson

**APPROVAL OF AGENDA:**

Motion to approve agenda

Motion by: Tucker

Seconded by: Richard

Ayes: Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: Carlson

Motion carried

**PUBLIC HEARINGS:**

**Amendment to Zoning Ordinance #594**, Article 2, Definitions, to include wedding and reception facilities in Agricultural tourism facilities.

Recording Secretary McDonald explained the office had received a couple of inquiries about using barns or an outdoor setting similar to a golf course to have weddings and receptions. It was brought up in a meeting with the Zoning Administrator who was actually working on a similar ordinance amendment for another community. Tucker stated he liked the idea of allowing the use and had comfort that it is a use permitted by special use permit, however he felt including language in the definition including "the use of agricultural settings" is too broad and could be interpreted to include some undesirable uses. After discussion the definition was amended as follows:

Agricultural tourism facilities - Commercial facilities are designed to attract visitors through the sale of agricultural byproducts, ~~the use of agricultural settings~~ and the sale of gifts, arts and crafts and other similar products. These facilities can also include the provision of agricultural-related activities such as hay rides, sleigh rides, petting zoos, **barn weddings and other social events.**

**Examples include: Corn maze, you-pick farms, cider mills, barns for weddings and other social events, and other similar uses.**

Chairperson Pro-Tem called for audience comments. There were none.

Motion to recommend approval as amended.

Motion by: Tucker

Seconded by: Franz

Ayes: Franz, Hemeyer, McGuirk, Richard, Tucker, Warren

Nays: None

Absent: Carlson

Motion carried

**Amendment to Zoning Ordinance #594**, Article 6, Off-street parking and loading requirements, P. to prohibit trucks over 14,000 gross vehicle weight rating a weight class of 4 or greater from being parked on residential lots.

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Recording Secretary McDonald explained the difficulty in enforcing the current language because it is ambiguous. The staff began researching and found that there are eight truck classes, categorized by the gross vehicle weight rating (GVWR) that the vehicle is assigned when it is manufactured. She distributed a chart showing the class and weight of each type of truck. Staff agreed that the type of commercial vehicles that would not be appropriate in residential neighborhoods would be those in class 4 and above. These ratings would be something that property owners and enforcement staff would easily understand and have the ability to verify. The Commission agreed this language would be an improvement to the ordinance. Chairperson Pro-Tem Tucker called for audience comments. There were none. The language proposed is as follows:

Not more than one commercial vehicle as defined in Article 2 of this Ordinance may be parked outside on a residential lot. The use of a residential lot for parking of semi-tractor trucks and/or semi-trailers, **trucks over 14,000 Gross Vehicle Weight Rating (GVWR) or a weight class of four (4) or greater**, bulldozers, earth carriers, cranes or any other similar equipment or machinery, does not constitute a legal non-conforming use as defined in this Ordinance.

The open storage or outdoor parking of semi-tractor trucks and/or semi-trailers, **trucks over 14,000 Gross Vehicle Weight Rating (GVWR) or a weight class of four (4) or greater**, bulldozers, earth carriers, cranes or any other similar equipment or machinery is prohibited on any lot, unless the storage or sales of such vehicles is an approved use for the principal building on the site or unless the vehicles are temporarily parked while in use for approved construction on the property.

Motion to recommend approval as presented:

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

Motion carried

**COMMUNICATION:**

Notice that the Zoning Administrator approved a minor change to the site plan for Vicinia Gardens, the Commission agreed with the change and the decision of the Zoning Administrator.

Copies of the approved 2013 Meeting Schedule were distributed.

**PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE  
AGENDA:**

5 Minute Limit – There was none

<b>MINUTES:</b>	May 10, 2012	postponed
	September 6, 2012	stand approved as submitted
	October 11, 2012	stand approved as submitted

**ADJOURN: 7:40 p.m.**

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John Tucker, Chairperson Pro Tem

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James McGuirk, Secretary