

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF APRIL 16, 2012**

**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, Goupil, Kesler, Lorraine, Attorney Cooley and
Operations Manager Broecker

Absent: Brown

PLEDGE OF ALLEGIANCE:

Supervisor Mathis led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the 4/16/12 Fenton Township Board Meeting agenda as presented.

Motion by: Tucker

Seconded: Krug

Ayes: All Present

Nays: None

Absent: Brown

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes for the 4/2/12 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$334,466.81 for payment as presented.

Motion by: Tucker

Seconded: Lorraine

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine

Nays: None

Absent: Brown

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

Ordinance Enforcement Quarterly Report

Supervisor Mathis briefly reviewed the first quarter report from Ordinance Enforcement Officer Bob Atkinson. Blight, Miscellaneous and Dog Control complaints ranked highest of the enforcement categories for this quarter. He was also involved in the identification and location of owners of various vehicles and miscellaneous equipment to be removed from property now owned by the Township.

COMMUNICATIONS:

None

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ADOPTION OF ORDINANCES:

Proposed Zoning Ordinance Amendment – Restaurants w/Outdoor Seating/1st Reading

Supervisor Mathis introduced a proposed amendment to the Zoning Ordinance to add language regarding restaurants with outdoor seating. Treasurer Tucker stated that the proposed amendment separates the issues of outdoor seating and live entertainment into separate sections so they can be better addressed. The proposed language requires that the uses cannot create a nuisance. Since the uses are subject to a Special Use Permit, the Planning Commission will have the authority to determine compliance.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 5/7/12 meeting.

Proposed Zoning Ordinance Amendment – Outdoor Speakers/1st Reading

Supervisor Mathis introduced a proposed amendment to the Zoning Ordinance to add language regarding the use of outdoor speakers. Treasurer Tucker stated that this amendment is designed to regulate the use of outdoor speakers that is not already addressed in the ordinance, (outdoor paging system, outdoor eating establishments with “piped in” music, etc.).

There was no public comment. The second reading of the proposed ordinance will be conducted at the 5/7/12 meeting.

Proposed Amendment to Sign Regulation Ordinance/1st Reading

Supervisor Mathis introduced a proposed amendment to the Sign Regulation Ordinance to add language regarding temporary banners and flags. This amendment was developed by the Zoning Administrator and staff to address an issue not currently in the ordinance. Trustee Goupil asked why we need to regulate temporary banners and flags. Treasurer Tucker clarified that such uses are not currently permitted in the Sign Regulation Ordinance. Therefore an amendment is needed to make them legal. Trustee Lorraine stated that he would like to see more provisions regarding the types of signs and would also like the time limits expanded. Treasurer Tucker suggested that the Planning Commission could look at the amendment before board action. After a brief discussion the board agreed to refer the proposed amendment to the Planning Commission.

UNFINISHED BUSINESS:

Proposed Lease of Property, Parcel 06-01-300-040 (Thompson Road, near Fenton Road)

Supervisor Mathis stated that the board postponed action on the proposed leasing of township owned property for farming purposes at the 4/2/12 meeting to give the prospective tenant an opportunity to verify the amount of tillable land on the parcel. Treasurer Tucker stated that David Goldstein, who has represented Morey Farms at previous meetings, had notified him that he was unable to attend tonight’s meeting. Mr. Goldstein has conveyed that the tillable acreage on the subject property is approximately 21.9 acres. Morey Farms is offering to pay \$90 per tillable acre in the lease agreement, (a little less than \$2,000). After a brief discussion the board agreed that it was more comfortable with a flat annual lease amount rather than a calculation based on tillable acreage. Attorney Cooley reported that one of his colleagues owns farm land in a neighboring county and he receives \$140 per acre in a similar lease agreement. It was

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suggested to split the difference between the \$3,000 previously offered by the Township and the \$90 per tillable acre offered by Morey Farms and settle on a flat lease rate of \$2,500 per year.

Motion to approve the lease of parcel 06-01-300-040 to Morey Farms, LLC for a period of one year at a rate of \$2,500, and to authorize the Township Supervisor to execute the lease agreement on behalf of the Charter Township of Fenton.

Motion by: Tucker

Seconded: Kesler

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine

Nays: None

Absent: Brown

Motion carried.

NEW BUSINESS:

Proposed Sale of Real Property by Sealed Bid, parcel 06-11-529-081 (12257 Jackson Street; end of Dalhart Drive)

Operations Manager Broecker reported that, among the tax-reverted properties that the Township took ownership of at the end of 2010 is a small parcel at the end of Dalhart Drive. Since the property does contain a house and has frontage on Little Long Lake, he is recommending that the Township sell the property through a sealed bid process. A proposed sale notice has been provided for board review. After a brief discussion, the board agreed that sealed bids is the best method of sale, but want to obtain an appraisal of the property first. Attorney Cooley will make arrangements to have the property appraised. The issue will then be brought back to the board for approval.

BOARD COMMENT:

None

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 8:02 p.m.

Bonnie Mathis, Supervisor

Robert Krug, Clerk

Minutes Posted 4/17/12