

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF DECEMBER 17, 2012**

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

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

Present: Krug, Tucker, Goupil, Kesler, Shumaker, Operations Manager Broecker
and Attorney Cooley

Absent: Mathis, Lorraine

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: Goupil

Seconded: Tucker

Ayes: All Present

Nays: None

Absent: Mathis, Lorraine

Motion carried.

APPROVAL OF AGENDA:

Motion to approve the 12/17/12 Fenton Township Board Meeting agenda as presented.

Motion by: Tucker

Seconded: Kesler

Ayes: All Present

Nays: None

Absent: Mathis, Lorraine

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes for the 12/3/12 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$549,426.06 for payment as presented.

Motion by: Goupil

Seconded: Shumaker

Ayes: Krug, Tucker, Goupil, Kesler, Shumaker

Nays: None

Absent: Mathis, Lorraine

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

None

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COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

Proposed Zoning Ordinance Amendment – Commercial Vehicles on Residential Lots/1st Reading

Chairman Krug reviewed a proposed Zoning Ordinance amendment to revise provisions regarding commercial vehicles on residential lots. Treasurer Tucker stated that the proposed amendment more clearly identifies vehicle categories, which will make interpretation and enforcement easier.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 1/7/13 meeting.

Proposed Zoning Ordinance Amendment – Agricultural Tourism Facilities/1st Reading

Chairman Krug reviewed a proposed Zoning Ordinance amendment to revise the definition of *Agricultural Tourism Facilities*. Treasurer Tucker stated that the proposed amendment was drafted in response to multiple inquiries from property owners regarding the use of agricultural properties for “barn weddings”, which are becoming increasingly popular. The amendment would list barn weddings and similar social events under the existing *Agricultural Tourism Facilities* definition, which requires a special use permit. Chairman Krug asked if issues such as parking and noise should be addressed in the amendment. Treasurer Tucker responded that those issues are addressed when the special use permit application is considered. Trustee Goupil asked about the cost of a special use permit application. It was verified that the application fee is \$400.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 1/7/13 meeting.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Proposed 2013 GIS Services Agreement - North Arrow Technologies

Chairman Krug reviewed a proposed GIS Services Agreement with North Arrow Technologies for 2013. The provisions of the agreement, including the scope of work and projected costs, are the same as 2012. Treasurer Tucker asked if the hourly rates had changed. Operations Manager Broecker confirmed that the hourly rates are the same as the 2012 agreement.

Motion to approve the 2013 GIS Services agreement between the Charter Township of Fenton and North Arrow Technologies, Inc. as presented.

Motion by: Goupil
Seconded: Tucker
Ayes: Krug, Tucker, Goupil, Kesler, Shumaker
Nays: None
Absent: Mathis, Lorraine

Motion carried.

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Proposed 2013 Building Inspection Services Agreement - D&G of Michigan, Inc.

Chairman Krug noted that the Township hired David Gibson as a contracted Building Official in 2009. This arrangement has worked out very well for the Township and Mr. Gibson has done an outstanding job for us. Since the level of building activity remains low, it is recommended that the Township renew this agreement for 2013. Other than the appropriate date changes, the proposed agreement is identical to the current one.

Motion to approve the Building Inspection Services agreement with D&G of Michigan, Inc. as presented.

Motion by: Tucker
Seconded: Kesler
Ayes: Krug, Tucker, Goupil, Kesler, Shumaker
Nays: None
Absent: Mathis, Lorraine

Motion carried.

Resolution No. 2012-34, Honoring Daniel Zawlocki

Chairman Krug reported that Dan Zawlocki will complete his second 3-year term as one of Fenton Township's representatives on the Southern Lakes Park & Recreation Board of Directors at the end of this year. A resolution has been prepared to honor Mike Zawlocki for his public service. Operations Manager Broecker presented the following resolution:

RESOLUTION NO. 2012-34

WHEREAS, Daniel J. Zawlocki will conclude his second 3-year term as a representative of Fenton Township on the Southern Lakes Parks & Recreation (SLPR) Board of Directors as of December 31, 2012, and

WHEREAS, Mr. Zawlocki has been a resident of Fenton Township for many years, during which time he has contributed greatly to the progress and welfare of the community, and

WHEREAS, Mr. Zawlocki served loyally and faithfully as a Fenton Township Representative on the Southern Lakes Parks & Recreation Board of Directors from 2007 through 2012, exhibiting leadership and providing valuable insights and guidance throughout his six years of service;

THEREFORE BE IT RESOLVED, that the Fenton Township Board of Trustees hereby recognizes Daniel J. Zawlocki for his valuable contributions to the growth and continuing success of the Southern Lakes Parks & Recreation program and expresses sincere appreciation and gratitude for his dedicated service to the entire Fenton Township community, and

BE IT FURTHER RESOLVED, that this resolution be spread upon the minutes of this meeting and a copy provided to Mr. Zawlocki.

Motion to adopt Resolution No. 2012-34 as presented.

Motion by: Krug
Seconded: Tucker

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Ayes: Krug, Tucker, Goupil, Kesler, Shumaker
Nays: None
Absent: Mathis, Lorraine

Motion carried. Resolution declared adopted.

Resolution No. 2012-35, Disposition of Tax-Reverted Property

Operations Manager Broecker reviewed a list of parcels that have been foreclosed for non-payment of property taxes. The Township has the option to reject or accept ownership of these properties. Treasurer Tucker briefly reviewed all of the properties on the list. Two of the properties are being considered for rejection. After some discussion, the board agreed that the Township should accept one of those properties (the former Frank's Tavern on Eastview Drive). At the conclusion of all discussion, the board agreed to accept 55 of the 56 listed properties. Operations Manager Broecker presented the following resolution:

RESOLUTION NO. 2012-36

***WHEREAS**, the Genesee County Treasurer's office has certain tax reverted properties located within the Charter Township of Fenton, and*

***WHEREAS**, state law requires the Genesee County Treasurer's office to provide to the Charter Township of Fenton properties located within the Township that have not been sold by the County at the annual auction, and*

***WHEREAS**, the law allows the Township to object in writing to the transfer of any such properties to the Township and, upon failure to do so, the property does revert back to the Township, and*

***WHEREAS**, the Township is required to state that it does not wish to receive all such properties;*

***NOW, THEREFORE, BE IT RESOLVED**, that the Township Board of the Charter Township of Fenton hereby objects to the transfer of the following parcels:*

<u>Parcel Number</u>	<u>Address</u>	<u>City / Zip</u>
06-24-502-011	1378 Petts Rd	Fenton / 48430

***BE IT FURTHER RESOLVED**, that the Township Board of the Charter Township of Fenton hereby specifically accepts the transfer of the following parcels:*

<u>Parcel Number</u>	<u>Address</u>	<u>City / Zip</u>
06-02-677-014	11396 Audubon Dr	Fenton / 48430
06-16-579-005	13484 Patrick Dr	Linden / 48451
06-16-579-008	13456 Patrick Dr	Linden / 48451
06-16-579-009	13448 Patrick Dr	Linden / 48451
06-16-579-015	13396 Patrick Dr	Linden / 48451
06-16-579-016	13388 Patrick Dr	Linden / 48451
06-16-579-017	13378 Patrick Dr	Linden / 48451
06-16-579-018	13368 Patrick Dr	Linden / 48451
06-16-579-030	4197 Neal Ct	Linden / 48451
06-16-579-031	4207 Neal Ct	Linden / 48451

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06-16-579-032	4215 Neal Ct	Linden / 48451
06-16-579-033	4223 Neal Ct	Linden / 48451
06-16-579-035	4237 Neal Ct	Linden / 48451
06-16-579-036	4245 Neal Ct	Linden / 48451
06-16-579-037	13377 Patrick Dr	Linden / 48451
06-16-579-038	13387 Patrick Dr	Linden / 48451
06-16-579-039	13395 Patrick Dr	Linden / 48451
06-16-579-040	13405 Patrick Dr	Linden / 48451
06-16-579-041	13413 Patrick Dr	Linden / 48451
06-16-579-042	13423 Patrick Dr	Linden / 48451
06-16-579-043	13431 Patrick Dr	Linden / 48451
06-16-579-044	13439 Patrick Dr	Linden / 48451
06-16-579-045	13455 Patrick Dr	Linden / 48451
06-16-579-046	4230 Judith Ct	Linden / 48451
06-16-579-047	4222 Judith Ct	Linden / 48451
06-16-579-057	4217 Judith Ct	Linden / 48451
06-16-579-058	4227 Judith Ct	Linden / 48451
06-16-579-059	13477 Patrick Dr	Linden / 48451
06-16-579-060	13485 Patrick Dr	Linden / 48451
06-16-579-062	13501 Patrick Dr	Linden / 48451
06-16-579-068	Patrick Dr	Linden / 48451
06-21-300-004	4344 Silver Lake Road	Linden / 48451
06-21-602-017	4410 Ford Ave	Linden / 48451
06-21-602-031	14311 Wright Dr	Linden / 48451
06-21-602-036	14247 Webster Dr	Linden / 48451
06-21-602-040	14268 Webster Dr	Linden / 48451
06-21-602-046	4453 Ford Ave	Linden / 48451
06-21-602-048	14245 Durant St	Linden / 48451
06-21-602-052	4450 Edison Blvd	Linden / 48451
06-21-602-053	14245 Durant St	Linden / 48451
06-21-602-055	14245 Durant St	Linden / 48451
06-21-602-056	14245 Durant St	Linden / 48451
06-21-602-057	4467 Edison Blvd	Linden / 48451
06-21-602-058	4457 Edison Blvd	Linden / 48451
06-21-602-059	4447 Edison Blvd	Linden / 48451
06-21-602-060	4437 Edison Blvd	Linden / 48451
06-21-602-061	4427 Edison Blvd	Linden / 48451
06-21-602-062	4417 Edison Blvd	Linden / 48451
06-21-602-063	4407 Edison Blvd	Linden / 48451
06-21-602-064	4397 Edison Blvd	Linden / 48451
06-21-602-501	Ford Ave	Linden / 48451
06-21-602-504	Wright Dr	Linden / 48451
06-21-602-505	Fulton Ct	Linden / 48451
06-22-400-046	14331 Eastview Dr	Fenton / 48430
06-24-200-022	Petts Rd	Fenton / 48430

Motion to adopt Resolution No. 2012-35 as presented.

Motion by: Krug

Seconded: Tucker

Ayes: Krug, Tucker, Goupil, Kesler, Shumaker

Nays: No

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Absent: Mathis, Lorraine
Motion carried. Resolution declared adopted.

Resolution No. 2012-36, Initiation of Rezoning for Parcel 06-22-400-046 (14331 Eastview Drive)

Chairman Krug reported that one of the properties accepted by the previous resolution (the former Frank's Tavern property) is currently zoned for commercial use. Since the surrounding properties are zoned residential, it makes sense to rezone this property for residential use. A resolution has been prepared to initiate this rezoning. Operations Manager Broecker presented the following resolution:

RESOLUTION NO. 2012-36

***WHEREAS**, Section 14.01 of the Fenton Township Zoning Ordinance authorizes the Township Planning Commission, Township Zoning Board of Appeals or Township Board to initiate an amendment to the ordinance, and*

***WHEREAS**, the Township Board has identified changes to the zoning ordinance they wish to consider;*

***NOW, THEREFORE, BE IT RESOLVED**, that the Township Board of the Charter Township of Fenton hereby initiates an amendment to the Fenton Township Zoning Ordinance Map by rezoning the property located at 14331 Eastview Drive (parcel 06-22-400-046) from C-2 to R-5, and*

***BE IT FURTHER RESOLVED**, that the required notices for a Planning Commission public hearing on the proposed amendment be published and mailed as required, including notice to the residents and owners of the property subject to the rezoning and properties within 300 feet.*

Motion to adopt Resolution No. 2012-36 as presented.

Motion by: Krug
Seconded: Shumaker
Ayes: Krug, Tucker, Goupil, Kesler, Shumaker
Nays: None
Absent: Mathis, Lorraine

Motion carried. Resolution declared adopted.

Proposed Amendments to 2012 Fenton Township Budget

Operations Manager Broecker reviewed proposed amendments to the 2012 budget. In the General Fund, the proposed amendment results in a budgeted deficit of \$296,000, although the projected deficit is only around \$88,000. It is important to emphasize that the board had made the decision to use excess fund balance in 2012 in order to put more money into road improvements. The planned deficit was over \$200,000, however it is anticipated that the actual deficit will be much lower. In the Fire Fund, an expected decrease in revenue from Tyrone Township runs is offset by a decrease in salary expense. Sewer Fund expenses increase somewhat, primarily due to a complete rebuild of a sewer pump station. The Solid Waste Management and Mosquito Control Funds had only minor revisions.

Motion to adopt amendments to the 2012 Fenton Township Budget as presented.

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Motion by: Tucker
Seconded: Kesler
Ayes: Krug, Tucker, Goupil, Kesler, Shumaker
Nays: None
Absent: Mathis, Lorraine
Motion carried.

BOARD COMMENT:

None

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 8:30 p.m.

Robert Krug, Chairman Pro-Tem

Thomas Broecker, Deputy Clerk

Minutes Posted 12/19/12