

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF FEBRUARY 21, 2013**

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

Chairperson Carlson called meeting to order at 7:04 p.m.
Present: Carlson, Franz, Hemeyer, McGuirk, Tucker, Warren
Recording Secretary: McDonald
Absent: Richard

APPROVAL OF AGENDA:

Motion to approve agenda

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

PUBLIC HEARINGS:

Amendment to Special Use Permit SUP07-003, Charles Mueller, 6036 Lobdell

06-31-400-002 & 06-31-400-003

Secretary McGuirk reviewed the file. Charles Mueller, 6036 Lobdell was sworn in. Mueller explained his request to use the barn on parcel 06-31-400-003 and the existing store to rent for weddings, receptions and other social events. Mueller stated several people have called him asking about using the barn for wedding receptions. He added he did not plan on heating the barn so the events would have to take place May through October and would be held mostly on the weekends. Tucker asked how many people the barn could accommodate. Mueller said he thought 75 to 125. He noted he a preliminary meeting with the Fire Chief who said he would determine the occupancy when the barn area to be used is determined. Mueller stated the Chief would be returning before the barn is ready for occupancy to establish emergency exits and address any other safety concerns. Tucker asked about parking arrangements. Mueller said he has 5 acres available to add to the existing parking area. Mueller said it is his intention to strip the sod from the area and apply crushed limestone or an equivalent to create a parking surface. Chairperson Carlson called for audience comments. Secretary McGuirk noted there was a letter in file and Chairperson Carlson read the letter from Rita Marks, 5417 Lobdell objecting to the request because of noise. Mueller stated he lives on the property and would limit the noise accordingly. There was discussion between the Commission and the applicant with regard to setting a cut off time for the music. Carlson stated the Township has had some difficulty with regard to noise in the past. Mueller said he is agreeable to a reasonable cut off time and would be entering into a contract with renters to ensure the rules are well known and enforced.

Motion to approve the amendment to SUP07-003 with the following conditions:

- Months of operation for Agricultural Tourism uses shall be May 1st through Nov. 30th
- The property on which the barn is located shall be rezoned to Agriculture
- Fire Chiefs approval prior to occupancy of the barn
- Parking area surface will be crushed stone
- Hours of operation shall be 9:00 am to 6:00 pm with the exception of weddings and other social events where the music shall end at 11:30 pm on Fridays and Saturdays and 8:00 pm on Sundays

Motion by: McGuirk
Seconded by: Tucker
Ayes: Carlson, Franz, Hemeyer, McGuirk, Tucker, Warren

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Nays: None
Absent: Richard
Motion carried

Amendment to the Fenton Township Zoning Ordinance and Map

06-22-400-046

14331 Eastview Drive

Rezone: C-2 to R-5

Secretary McGuirk reviewed the file. Township Treasure Tucker explained that the Township had acquired this parcel from the Genesee County Land Bank and the Township Board had initiated the rezoning from commercial the residential to be consistent with the future land use plan, the neighborhood in which this property is located and more appropriate for this location. Chairperson Carlson called for audience comments. Staci Hutton, 14330 Eastview stated the abandon building has been a problem in the neighborhood attracting illicit activities. She supported the change to residential and expressed a desire of herself and her husband to purchase a portion of the property on which a garage is located. Tucker explained no decisions have been made as to the sale of the property, it is the Township Boards plan to demolish the structure. Huttons stated concerns that the Township would demolish the garage. Tucker said he would notify the Operations Manager of Huttons wish to purchase a portion of the property and the garage.

Motion to recommend approval to the Township Board to rezone parcel 06-22-400-046 from C-2 to R-5 as presented.

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

DISCUSSION ITEM: Infrastructure improvements for Landings at Cranes Cove. Secretary McDonald explained the need to further discuss a deed restriction place on the development that prohibits the Township from issuing building permits prior to the completion of the roads within the development or a cash bond being deposited for the completion. The Commission discussed some options and set a date for a workshop to further explore the matter. A workshop will be held March 26, 2013 at 6:00 p.m.

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit – There were none.

MINUTES: December 13, 2012 stand approved as submitted

ADJOURN: 8:05 p.m.

Sandra Carlson, Chairperson

Minutes Posted 02/26/13

James McGuirk, Secretary