

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF MAY 8, 2014**

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

Chairperson Pro-Tem Tucker called meeting to order at 7:03 p.m.

Chairperson Tucker explained that Sandra Carlson has resigned based on a court opinion that because she is referee for Genesee County Court she could have an ethical conflict of interest serving on any Township Commission or Board.

Present: Hemeyer, McGuirk, Richard, Tucker, Warren

Recording Secretary: McDonald

Absent: Franz

APPROVAL OF AGENDA:

Motion to approve agenda as presented

Motion by: Tucker

Seconded by: McGuirk

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

Nays: None

Absent: None

Motion carried the agenda stands as presented

Chairperson Pro-Tem explained meeting procedure.

PUBLIC HEARINGS:

Amendments to the Fenton Township Zoning Ordinance #594:

Article 3, Sections 3.18 & 3.19 to add Marine sales & service a permitted use in the M-1, Low intensity industrial and M-2, Light industrial zoning districts.

Recording Secretary McDonald explained that the staff had been asked to permit Marine sales and service on a property in the Township that was zoned M-2. The Zoning Administrator and staff reviewed the ordinance and found that Marine sales and service was allowed in C-2 & C-3. After studying the ordinance it was concluded that Marine sales and service was allowed in C-2 & C-3 because at the time the ordinance was adopted that is were the existing marina operations were located. The staff recommended the business ask the Planning Commission to consider the use in the M-1 & M-2 districts as a use permitted by right. David Goldstein, 13340 Craneridge, stated he is representing the Perani estate in the sale of 2 parcels zoned M-2. They had leased one of the buildings to Skipper Buds for storing and servicing watercraft, after they moved in they found that they did not have the proper zoning and approached the Township to inquire why marine sales and service was not permitted in the M-2 district which is a more intense zoning district that C-2 or C-3. Chairperson Tucker called for public comments. There were none. Tucker stated concerns about the outdoor storage of watercraft and an apparent misunderstanding when the site plan was approved for the new building at the Fenton Rd. Skipper Buds location. He explained the Commission was lead to believe that once the new building was built boats would not be stored outside in front of the building. Franz concurred in an email to the Commission which was read by Secretary McGuirk. Richard stated concerns about the impact this use would have on the plans for the Thompson Rd. corridor. Goldstein stated the building has been empty for some time and plans for the Thompson Rd. corridor would be market driven and could be a long way off in the future. At such time that development of corridor takes off all of these old buildings would likely be raised and new uses would be established. He added leaving the buildings vacant is not in any ones best interest. McGuirk agreed that the development of the Thompson Rd. corridor would be driven by the market. Tucker explained this change to the zoning ordinance would apply to all parcels in the Township zoned M-1 & M-2 not just this parcel or Skipper Buds. Hemeyer stated concerns about screening the outdoor storage. Tucker stated if the use is permitted by right and the business

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occupies the building site plan approval would not be required. Richard expressed concerns that the outdoor storage of watercraft is an eyesore. Warren asked that the owners hear these concerns and make an effort to store the boats in a more uniform manner. She asked how many boats would be stored outdoors at this site. A representative from Skipper Buds said about 100 boats in the winter months when the demand for storage is higher. The Commission agreed that being a lake community there is a need for boat storage and servicing.

Motion to recommend that Marine sales and service be permitted by right in the M-1 and M-2 zoning districts as presented.

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

PUBLIC COMMENT & COMMUNICATION CONCERNING ITEMS NOT ON THE AGENDA:

5 Minute Limit – there were none

COMMUNICATIONS: Reschedule the October meeting
The Commission rescheduled the October meeting from the 9th to the 16th

MINUTES: March 13, 2014 stand approved as submitted

ADJOURN: 7:49 p.m.

John Tucker, Chairperson Pro-Tem
Minutes Posted 05/14/14

Jim McGuirk, Secretary