

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 19, 2014**

**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, Shumaker, Attorney
Cooley and Operations Manager Broecker.

Absent: None

PLEDGE OF ALLEGIANCE / OPENING PRAYER:

Supervisor Mathis led the pledge of allegiance to the flag. Trustee Goupil offered the opening prayer.

APPROVAL OF AGENDA:

Supervisor Mathis asked to move the proposed Zoning Ordinance amendment to the first section of the agenda. Motion to approve the 5/19/14 Fenton Township Board Meeting agenda as amended.

Motion by: Krug

Seconded: Kesler

Ayes: All

Nays: None

Motion carried. The agenda is approved.

ADOPTION OF ORDINANCES:

Proposed Zoning Ordinance Amendment – Marine Sales & Services/1st Reading

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to add Marine Sales & Services as a permitted use in the M-1 and M-2 zoning districts. Treasurer Tucker stated that the Planning Commission spent a great deal of time discussing the proposed amendment at their last meeting. Ultimately the Planning Commission recognized that the use Marine Sales & Service is less intense than other manufacturing uses allowed in the M-1 and M-2 zoning districts, and would not be inappropriate for the Thompson Road corridor.

Supervisor Mathis supported the proposed amendment. It is a suitable use for the area.

Trustee Lorraine asked if the Township could simply make an exception, (i.e. grant a variance). Treasurer Tucker explained that our Zoning Ordinance does not permit use variances. The only alternative to the proposed amendment would be to rezone the property, which is a less desirable option.

Clerk Krug expressed concern with the general appearance of the property. If only new boats are stored outside, that shouldn't be a problem. If boats owned by residents are stored outside for the winter, that wouldn't look as good. Treasurer Tucker explained that design standards for the Thompson Road corridor have yet to be adopted so we wouldn't have that level of control.

Public comment:

Robert Reynolds, 14178 Dartmouth Drive. Mr. Reynolds is the executor of the estate of Robert Perani. He is working on the sale of property near the intersection of Thompson and Torrey Roads. A sale is pending, conditional upon the outcome of the proposed

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Zoning Ordinance amendment. He urged the board to consider the amendment for approval.

David Goldstein, realtor for the property, also supported the proposed amendment. The use is appropriate for the Thompson Road area and would improve the appearance of the property.

There was no further discussion. The second reading of the proposed ordinance will be conducted at the 6/2/14 meeting.

EMERGENCY FLOODING:

Fire Chief Volz reported that the Fire Department used their equipment during the past week to pump out several flooded areas throughout the Township.

Aaron Devore, 11181 Jennings Road

Mr. Devore thanked the Township, Clerk Krug and the Fire Department in particular, for pumping out the flooded area near their home after last week's storms. He also asked the Township to pursue repairs to the culvert to prevent future occurrences.

Shanda Devore also thanked the Township for their assistance. Without the help of the fire department pumps, their property would have sustained much worse damage.

MEETING MINUTES:

The minutes for the 5/1/14 workshop meeting and the 5/5/14 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$427,205.34 for payment as presented.

Motion by: Tucker

Seconded: Shumaker

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

Nays: None

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

None

COMMUNICATIONS:

Service Update – Charter Communications

Operations Manager Broecker reviewed a letter from Charter Communications regarding their conversion to all digital service. Subscribers without a set top box will be required to use on after the conversion. Up to two boxes will be provided at no charge for the first 24 months. The conversion will also change the PEG channel from 99 to 191. These changes will take effect on or after 5/29/14.

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UNFINISHED BUSINESS:

None

NEW BUSINESS:

Hiring of Employee to Fill Position Vacancy – Assessing Department

The board reviewed a memo from Assessor Julia Wilson regarding the open position in her department. Jenny Anderson has been working in the position as a temporary employee for the past two months. Assessor Wilson has been very pleased and impressed with her work performance and is recommending her hiring for the position.

Trustee Lorraine asked if this hiring would impact the budget. Operations Manager Broecker confirmed that the annualized salary expense is less than the current budget due to both staff positions being lower on the pay scale. Since the position was vacant for several months, 2014 expense should be well under budget.

Motion to approve the hiring of Jenny M. Anderson for the position of Assessing Assistant, as presented.

Motion by: Lorraine

Seconded: Kesler

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

Nays: None

Motion carried.

BOARD COMMENT:

Attorney Cooley reported that property owners on Moffett Court recently purchased property with the intent of dividing ownership to provide lake access to multiple properties. They filed legal action to confirm the arrangement, however the proposed arrangement violates the anti-keyholing and lake frontage provisions in the Township's Zoning Ordinance. Another neighbor has retained an attorney to oppose the arrangement. The Township Assessor drafted an alternative to the proposed arrangement and offered it as a solution to the issue. The legal proceedings have been adjourned and the parties are working on resolving the issue using the suggestion from the Township.

PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:

Dave Hawcroft, 3302 Ponemah Drive

Regarding flooding issues, Mr. Hawcroft asked if Genesee County has work crews to clear out culverts. Supervisor Mathis stated that property owners should clean out their own driveway culverts, although the Genesee County Road Commission also maintains ditches and culverts.

ADJOURN: Meeting adjourned at 8:25 p.m.

Bonnie Mathis, Supervisor

Robert Krug, Clerk

Minutes Posted 5/20/14