

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF SEPTEMBER 10, 2015**

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

Chairperson McGuirk called meeting to order at 7:02 pm

Present: Cypher, Franz, Hemeyer, McGuirk, Richard, Tucker, Warren
Recording Secretary: McDonald
Absent: None

APPROVAL OF AGENDA:

Motion to approve the agenda as amended by Tucker who stated he had a discussion item for the end of the meeting

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

PUBLIC HEARINGS:

R15-004 Charter Township of Fenton, 12060 Mantawauka, Fenton:

Rezone from PUD to R-3

06-01-300-035, 06-01-400-011, 06-01-400-025, 06-01-400-015. 06-01-400-018 & part of 06-01-400-021
Property is located on the west side of Fenton Rd. south of Thompson.

Secretary Warren reviewed the file. Tucker explained that this PUD was approved in 2007 and it involved several parcels under the ownership of BVM Development and a couple other individuals. The PUD was a mixed use community with approximately 150 single family units, a commercial component and open space. Since 2007 the majority of the parcels went back to the bank through the foreclosure process. One parcel came back to the Township as a tax reverted property and others remained under individual ownership or were bought by individuals as foreclosed properties. Because the zoning of several of the parcels has already been changed the PUD is no longer viable. It can not and will not be developed as planned and the Board initiated the rezoning to R-3 as it is planned for in the Townships Future Land Use Plan. Chairperson McGuirk called for public comments. The following people spoke: Sean Simmons, 1288 Rosalie and Jennifer Ishaq, 1273 Rosalie asked questions about the Township Park and when it would be developed and stated concerns about the effect of the park on their property values. Tucker explained that the Township will not spend Township dollars for the park development. He said there was a grant application that was denied last year and there is now talk about a dog park on a portion of the property. He noted that Grand Blanc Township had done internet donations for the dog park in their community and the Township is considering this type of funding. He said that it is difficult to know what effect the park would have on property values, a park may even increase those values. The residents asked if the Township planned on purchasing the land locked parcel between their development and the Township Park property. Tucker said there is no plan to acquire additional land. Melody Bordine, 11348 Fenton Rd. asked about her property being zoned part PUD and part R-3. Tucker explained the property was proposed to be divided at the time the PUD was approved and the division never took place. She asked if it would be better to be zoned R-3 and if the zoning would change her property value. Tucker said it would not. Jack Unger, 1265 Thompson stated his full support of the rezoning. The Commission agreed that this would be in the best interest of the Township and the individual land owners.

Motion to recommend approval to rezone from PUD to R-3 as presented.

Motion by: Hemeyer

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF SEPTEMBER 10, 2015**

Seconded by: Franz

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

Nays: None

Absent: None

Motion carried

DISCUSSION ITEM: Tucker asked for a consensus of the Planning Commission about including a dog park as part of the special use permit for the park. The Commission reviewed the requirements of the special use permit. They agreed the uses for the park were not defined as part of the conditions of the special use permit and a dog park should be permitted in the AG zoning district after looking at the other permitted uses. The Commission also agreed site plan approval for the dog park would be all that is required. The Commission also asked that the site plan review meeting be advertised and noticed. Tucker explained that he wanted to get a consensus from the public that spoke at this meeting about locating a dog park on the Township property. The public that attended the meeting felt a dog park would be acceptable but they stated concerns about where the dog park would be located on the property. Tucker explained that would be part of the site planning process. He added they would be notified so they could provide input.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit – There were none.

MINUTES: August 10, 2015 stand approved as submitted

ADJOURN: 8:00 p.m.

Jim McGuirk, Chairperson

Minutes Posted 09/15/15

Donna Warren, Secretary