

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF MAY 4, 2015**

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

Clerk Krug called the meeting to order at 7:30 p.m.

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

Absent: Mathis

**OPENING PRAYER / PLEDGE OF ALLEGIANCE:**

Trustee Goupil offered the opening prayer. Clerk Krug led the pledge of allegiance to the flag.

**APPOINTMENT OF TEMPORARY CHAIRPERSON:**

Clerk Krug stated that, due to the absence of the Township Supervisor, a temporary chairperson needs to be appointed for this evening's meeting.

Motion to appoint Clerk Krug as chairman pro-tem.

Motion by: Goupil  
Seconded: Shumaker  
Ayes: All Present  
Nays: None  
Absent: Mathis

Motion carried.

**APPROVAL OF AGENDA:**

Motion to approve the 5/4/15 Fenton Township Board Meeting agenda as presented.

Motion by: Goupil  
Seconded: Tucker  
Ayes: All Present  
Nays: None  
Absent: Mathis

Motion carried. The agenda is approved.

**PRESENTATION:**

**Proposal 15-1: John Daly, Genesee County Road Commission**

John Daly, Manager-Director of the Genesee County Road Commission, presented information regarding proposal 15-1, which is on the ballot for tomorrow's state-wide election. He reviewed the details of the rather complex proposal that, if approved, will provide much needed funding for roads and bridges. He believes that if the proposal is approved it will be because voters want roads to be fixed and if it fails it is a referendum on the performance of the Michigan legislature. The board thanked Mr. Daly for his presentation.

**MEETING MINUTES**

Treasurer Tucker noted that he had forwarded minor revisions for the minutes to Operations Manager Broecker. The minutes for the 4/20/15 regular meeting stand approved as revised.

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**EXPENDITURES:**

Treasurer Tucker asked for details of the total for Cook Excavating, which increased by \$11,000 from the preliminary report. Operations Manager Broecker reviewed the invoice file and reported that the increase was due to the monthly scheduled maintenance invoice. Chairman Krug noted that Cook Excavating recently had to deal with an extensive sewer line blockage, which was cleared up without causing any backups. Treasurer Tucker added that the Township's vactor truck allowed the blockage to be cleared in a very short time. He also reported that the maintenance crews have been dealing with increased incidents of pump stations shutting down due to a high volume of non-flushable items being introduced into the sewer system. Mr. Tucker advised the audience that items such as paper towels, shop towels, baby wipes, disinfectant wipes, etc. should never be flushed into the sewer system, even if the packaging indicates the items are "flushable".

Motion to approve invoices and expenditures for all funds totaling \$413,432.74 for payment as presented.

Motion by: Shumaker

Seconded: Lorraine

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

Nays: None

Absent: Mathis

Motion carried.

**PUBLIC HEARINGS:**

**Dangerous Building Hearing – 2045 High Street**

Chairman Krug reported that an abandoned house on High Street has gone through the Dangerous Buildings process and the property owner has not complied with the order to demolish the structure. Dangerous Buildings Hearing Officer John Shayna has referred the matter to the Township Board, as required by ordinance. As a part of this hearing the owner, agent or lessee now has the opportunity to show cause why the order should not be enforced. There was no one in attendance representing the property owner.

Treasurer Tucker noted that a foreclosure was started on the property in 2010 but never completed; therefore the original owner still owns property according to a title search provided to the Township. It is unlikely that the mortgage lender will accept responsibility for the demolition costs.

Chairman Krug stated that, since the property owner has not shown cause why the order should not be enforced, she recommends that the Township Board approve the order as outlined in Mr. Shayna's letter to the property owner dated February 9, 2015. Because the structure cannot be repaired, it is also recommended that the owner, agent or lessee be given 21 days after the date of this hearing to comply with the order. If the owner or party in interest fails to comply with the decision of the Township Board, the Township will contract for the demolition of the structure. The demolition costs will be billed to the property owner or party in interest. Treasurer Tucker again noted that the Township cannot rely on receiving reimbursement for the demolition costs through the tax reversion process as those charges could ultimately be passed back to the Township if the taxes are not paid within 3 years of tax foreclosure.

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Motion to approve the order of Dangerous Building Hearing Officer John Shayna for the property owner, agent or lessee to demolish the residential structure located at 2045 High Street within 21 days of this hearing, and to authorize the Township to demolish the structure and bill the demolition costs to the property owner, agent or lessee if they fail to comply with the order.

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

Motion carried.

**REPORTS:**

None

**COMMUNICATIONS:**

None

**ADOPTION OF ORDINANCES:**

**Proposed Zoning Ordinance Amendment – Performance Guarantees/2<sup>nd</sup> Reading**

Chairman Krug reviewed a proposed Zoning Ordinance amendment to revise language relating to performance guarantees, which was introduced at the 4/20/15 meeting. The proposed amendment gives authority to the Zoning Administrator to require renewal/replacement of bonds for infrastructure completion that have lapsed or expired. There was no further discussion.

Motion to adopt Ordinance No. 777, an amendment to Article 8 of Zoning Ordinance No. 594 to revise language relating to performance guarantees, as presented.

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

Motion carried. Ordinance declared adopted.

**Rezoning # R15-001 Phillip R. Hagerman, Trustee JH GST Trust, Conditional  
Rezoning of Parcel 06-28-200-043 (15135 Pinewood Trail); R-3 to AG/1<sup>st</sup>  
Reading**

Chairman Krug introduced a proposed Zoning Ordinance amendment to rezone a 10-acre parcel on Pinewood Trail from R-3 (Single Family Residential) to AG (Agricultural), with conditions. Treasurer Tucker provided background information on the concept of conditional rezoning. An agreement with specific conditions is recorded with the ordinance and become legally enforceable. In this case the conditions revolve around the concept of allowing only equine activities on the property, (i.e. no cattle, pigs, chickens, etc.), with a maximum limit of 50 horses.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 5/18/15 meeting.

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**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

None

**BOARD COMMENT:**

None

**PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:**

None

**ADJOURN:** Meeting adjourned at 8:17 p.m.

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Robert Krug, Chairman Pro-Tem

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Thomas Broecker, Deputy Clerk

**Minutes Posted 5/6/15**