

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 18, 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 5/18/15 Fenton Township Board Meeting agenda as presented.

Motion by: Krug

Seconded: Tucker

Ayes: All Present

Nays: None

Absent: Mathis

Motion carried. The agenda is approved.

MEETING MINUTES

The minutes for the 5/4/15 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$253,167.90 for payment as presented.

Motion by: Lorraine

Seconded: Kesler

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

Nays: None

Absent: Mathis

Motion carried.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 18, 2015**

PUBLIC HEARINGS:

Rezoning # R15-002 Corlin Builders, Parcels 06-11-200-030, 06-11-100-001, 06-11-504-009 & 06-11-504-010 (2294 & 2300 Sonora Drive / former Lang's Marina); C-2 to PUD/Public Hearing & 1st Reading

Chairman Krug opened a public hearing and first reading for a proposed Zoning Ordinance amendment to rezone the property located on Sonora Drive, (commonly known as Lang's Marina), from C-2 to PUD. Treasurer Tucker reported that the Planning Commission has conducted a public hearing on this proposed amendment and has recommended approval. He also noted that this proposal takes advantage of ordinance provisions to provide lake access to units that don't physically front the lake. The marina was approved for 12 boat slips while the proposed project will have 8 slips. The project will relocate part of the private portion of Sonora Drive and improve overall access for the area

Kevin Cook of CHMP, representing the Saab family and Corlin Builders, stated that the proposed rezoning will realign the existing road, will include a total of 11 units - 3 lakefront and 8 sharing lake access.

Public Comment:

Michael Casler, current president of the Lake Fenton Sailing Club.

Mr. Casler voice several concerns, including design plans, retaining wall plans & materials, impact on club entrance, maintaining access to club during construction, maintenance of pump house and screening. While the sailing club is eager to have new neighbors and potential members, they would also like to meet with the developer to better understand the details of the project. Ghassan Saab stated that they will schedule a meeting with the Lake Fenton Sailing Club at the earliest opportunity.

Dane Farner, 2326 Sonora Drive

Mr. Farner expressed concern with road conditions and access to existing homes during construction. Mr. Saab stated that relocating the existing road to the right-of-way will temporarily result in a wider road during construction, which should help with maintaining access. They will make sure that residents are able to get to their homes at all times.

The second reading of the proposed PUD rezoning amendment will be conducted at the 6/1/15 meeting.

REPORTS:

None

COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

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/2nd Reading

Chairman Krug reviewed 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, which was introduced at the 5/4/15 meeting. Treasurer Tucker provided background information on the concept of conditional rezoning. The key conditions of

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 18, 2015**

the proposed conditional zoning agreement limit the property to equine activities only, with a maximum of 50 horses. Another issue raised was the possibility of imposing the same conditions on the adjacent parcel, which is already zoned AG.

Jim Adams, counsel for applicant, stated that the intent was to apply the conditions to the overall estate, which includes both parcels. Private deed restrictions will be incorporated into the sale of the property so that the stated conditions will apply to both parcels. It was also noted that the 50 horse limit applies to the combination of the two parcels.

There was no further discussion.

Motion to adopt Ordinance No. 778, an amendment to Zoning Ordinance No. 594 to rezone parcel 06-28-200-043 from R-3 to AG with conditions, subject to application of the same conditions via deed restrictions to parcel 06-28-200-035, as presented.

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

Motion carried. Ordinance declared adopted.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

2015 Local Road Projects

Operations Manager Broecker reviewed the following proposed local road improvement projects for 2015:

Chip & Seal Resurfacing – Petts Road

The 3-year local road improvement plan approved by the board included a project for chip & seal resurfacing of Petts Road. Petts Road has several problem areas and needs to be resurfaced. The project would include pavement repair for the worst areas, following by a chip & seal resurfacing of the entire road. The estimated net cost to Fenton Township after applying 50/50 matching funds is approximately \$35,200.

Chip & Seal Resurfacing – Jennings Road

The section of Jennings Road between Rolston Road and Breeze Pointe Court is in need of resurfacing. The road commission has proposed a chip & seal project with a net cost to the Township of approximately \$15,200.

Storm Sewer Outlet Replacement – Old Linden Road at Dooley Drive

The storm sewer outlet on Old Linden Road needs to be replaced. The board initially approved this project for a lower amount in 2014. When the estimated costs were increased, the board opted to move this project to 2015. The estimated cost is \$57,500.

Ditching – Ray Road from Linden Road to US-23

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF MAY 18, 2015**

Ray Road from Linden Road to US-23 is in need of new ditches. The majority of the ditching can be accomplished with our annual ditching allocation (4 days) from the Genesee County Road Commission. The cost for the remaining ditching and culvert replacement is approximately \$39,000.

Trustee Goupil asked if the projects are prioritized based on need. Operations Manager Broecker clarified that the Ray Road ditching and Jennings Road projects are based on immediate need. The storm sewer outlet project was initially approved by the board in 2014 but postponed to 2015 when the costs increased. The Petts Road project is on the 3-year road improvement plan approved by the board last year. There was no further discussion.

Motion to approve the following 2015 local road improvement projects as presented:

- Chip & Seal Resurfacing – Petts Road
- Chip & Seal Resurfacing – Jennings Road
- Storm Sewer Outlet Replacement – Old Linden Road at Dooley Drive
- Ditching (w/culvert replacement) – Ray Road from Linden Road to US-23

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

BOARD COMMENT:
None

PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:
None

ADJOURN: Meeting adjourned at 8:15 p.m.

Robert Krug, Chairman Pro-Tem

Thomas Broecker, Deputy Clerk

Minutes Posted 5/19/15