

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JUNE 29, 2015**

**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 (arrived 7:45 p.m.), Lorraine, Shumaker and Operations Manager Broecker.

Absent: None

OPENING PRAYER / PLEDGE OF ALLEGIANCE:

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

APPROVAL OF AGENDA:

Supervisor Mathis asked to have the following item added to the agenda:

Proposed Zoning Ordinance Amendment – Accessory Buildings/1st Reading

Motion to approve the 6/29/15 Fenton Township Board Meeting agenda as amended.

Motion by: Shumaker

Seconded: Lorraine

Ayes: All Present

Nays: None

Absent: Kesler

Motion carried. The agenda is approved.

MEETING MINUTES

The minutes for the 6/15/15 regular meeting stand approved as presented.

EXPENDITURES:

Supervisor Mathis asked about the invoice from Frontier Communications. Operations Manager Broecker confirmed that this is for sewer pump station phone lines in the area serviced by Frontier. Trustee Shumaker questioned the Consumers Energy invoice with the description "Oil Change". Supervisor Mathis stated that this was the final bill for the oil change facility on Thompson Road that is owned by the Township. We requested that the power be turned off to save money. Treasurer Tucker clarified that the total payment for Cook Excavating is actually several different invoices, including the inspection of a large sewer main that runs through the City of Fenton. Treasurer Tucker also questioned the \$25,000 invoice from Hydro Dynamics. Operations Manager Broecker verified that the invoice was for ten transducers/sensors for pump stations.

Motion to approve invoices and expenditures for all funds totaling \$180,721.13 for payment as presented.

Motion by: Lorraine

Seconded: Tucker

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

Nays: None

Absent: Kesler

Motion carried.

Trustee Kesler arrived at 7:45 p.m.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JUNE 29, 2015**

PUBLIC HEARINGS:

None

REPORTS:

None

COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

Rezoning #R15-003, Kevin & Lahna Ward, parcel 06-01-300-003 (1459 Wiggins Road); PUD to R-3/1st Reading

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to rezone property located on Wiggins Road from PUD to R-3, which was introduced at the 6/15/15 meeting. The subject property was part of the BVM PUD development approved several years ago. The developer lost the property with the Township now owning a 36-acre parcel in the middle of the former project. The PUD project is no longer viable and the request is to rezone to R-3, which was the zoning classification prior to the PUD project. The request is consistent with the Township's Future Land Use Plan and the Planning Commission has unanimously recommended approval of the proposed rezoning. Treasurer Tucker suggested that the Township should initiate the rezoning of the remaining PUD parcels from the former BVM project. There was no further discussion.

Motion to adopt Ordinance No. 780, an amendment to Zoning Ordinance No. 594 to rezone parcel 06-01-300-003 from PUD to R-3 as presented.

Motion by: Tucker

Seconded: Kesler

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

Nays: None

Motion carried. Ordinance declared adopted.

Proposed Zoning Ordinance Amendment – Accessory Buildings/1st Reading

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to revise language regarding accessory buildings, which was discussed at the 6/15/15 meeting. Treasurer Tucker explained the language he added to the amendment, which includes a requirement to provide proof of financial ability to build the principal structure if the property owner requests building permits for both the principal structure and the detached accessory structure at the same time. Trustee Lorraine questioned whether the increases to the allowable square footage would be sufficient to reduce the number of variance requests. Clerk Krug, who also sits on the ZBA, stated that of the last 20 or so variance requests (spanning 5 years), all but 2 or 3 would have been eliminated under the proposed amendment.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 7/20/15 meeting.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JUNE 29, 2015**

Proposed Zoning Ordinance Amendment – Private Roads/1st Reading

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to revise language regarding private roads, which was discussed at the 6/15/15 meeting. It was suggested that the language be revised to prevent situations where a home is built but a certificate of occupancy cannot be issued because the road has not been completed. The proposed revision prohibits the issuance of a building permit if the private road construction has not been completed. The board further discussed concerns regarding property owners unable to obtain a building permit because the developer hasn't completed the road. After consideration discussion the board agreed to postpone action on the proposed amendment and refer it to a workshop for further review.

UNFINISHED BUSINESS:

Next Meeting Reminder – 7/20/15

Supervisor Mathis reminded the board that the next regular meeting will be on Monday 7/20/15.

NEW BUSINESS:

Board of Review Resignation – Beth Ryan

Supervisor Mathis reviewed a letter of resignation from Board of Review member Beth Ryan. Ms. Ryan is moving out of Michigan and must step down from this position. Supervisor Mathis stated that Beth, a local realtor, has been an extremely valuable member of the Board of Review for the past six years and will be missed.

Motion to accept, with regret, the resignation of Beth Ryan from the Fenton Township Board of Review.

Motion by: Tucker

Seconded: Kesler

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

Nays: None

Motion carried.

Resolution No. 2015-12, Honoring Beth Ryan

Supervisor Mathis stated that a resolution has been prepared to honor Beth Ryan for her years of service on the Board of Review. Clerk Krug presented the following resolution:

RESOLUTION NO. 2015-12

WHEREAS, Beth Ryan has stepped down from her position as a member of the Fenton Township Board of Review, and

WHEREAS, Ms. Ryan has been a resident of Fenton Township for many years, during which time she has contributed greatly to the progress and welfare of the community, most notably as a member of the Fenton Township Board of Review and as a well respected local realtor, and

WHEREAS, Ms. Ryan served loyally and faithfully as a member of the Fenton Township Board of Review from 2009 to 2015, consistently exhibiting the qualities of vision and leadership throughout her years of public service;

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JUNE 29, 2015**

NOW, THEREFORE, BE IT RESOLVED, that the Township Board of the Charter Township of Fenton hereby recognizes Beth Ryan for her valuable contributions to our community and expresses sincere appreciation and gratitude for her dedicated service to the government and citizens of Fenton Township, and

BE IT FURTHER RESOLVED, that a copy of this resolution be spread upon the minutes of this meeting and a copy provided to Ms. Ryan.

Motion to adopt Resolution No. 2015-12 as presented.

Motion by: Krug

Seconded: Mathis

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

Nays: None

Motion carried. Resolution declared adopted.

Proposed Amendments to Fenton Township Schedule of Fees

Operations Manager Broecker reviewed proposed revisions to the Township's fee schedule. The only proposed changes are to comply with the new Freedom of Information Act requirements, which were adopted at the 6/15/15 meeting.

Motion to adopt revisions to the Fenton Township Schedule of Fees as presented.

Motion by: Shumaker

Seconded: Tucker

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

Nays: None

Motion carried.

BOARD COMMENT:

Supervisor Mathis stated that the Marine Patrol will be active and very visible over the July 4th weekend.

PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:

Dave Hawcroft, 3302 Ponemah Drive

Mr. Hawcroft asked how the Township would deal with a partially completed spec home. Operations Manager Broecker stated that building permits have a 1-year expiration and a fee is required to renew the permit. Treasurer Tucker noted that most builders are unable to obtain financing for speculative homes, which will limit the potential for this type of situation.

ADJOURN: Meeting adjourned at 8:45 p.m.

Bonnie Mathis, Supervisor

Robert Krug, Clerk

Minutes Posted 6/30/15