

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JULY 20, 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, Tucker, Goupil, Kesler, Lorraine, Shumaker, Attorney Cooley and
Operations Manager Broecker.

Absent: Krug

OPENING PRAYER / PLEDGE OF ALLEGIANCE:

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

APPROVAL OF AGENDA:

Motion to approve the 7/20/15 Fenton Township Board Meeting agenda as presented.

Motion by: Tucker

Seconded: Shumaker

Ayes: All Present

Nays: None

Absent: Krug

Motion carried. The agenda is approved.

MEETING MINUTES

Treasurer Tucker noted that he had communicated a correction to the minutes to Operations Manager Broecker, who confirmed that the correction had been made on the official minutes. The minutes for the 6/29/15 regular meeting stand approved as corrected.

EXPENDITURES:

Operations Manager Broecker listed the invoices that had been added or changed since the packet was e-mailed Friday. Trustee Lorraine questioned the invoices for dive team training & equipment. Fire Chief Ryan Volz clarified that the ongoing operation of the dive rescue team is incorporated into the Fire Department budget, which includes ongoing training and equipment upgrades. Motion to approve invoices and expenditures for all funds totaling \$644,489.85 for payment as presented.

Motion by: Kesler

Seconded: Tucker

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

Nays: None

Absent: Krug

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

Fire Department 2nd Quarter Report

Fire Chief Ryan Volz reviewed 2nd quarter Fire Department statistics:

Total alarms	177 (18 in Tyrone Twp)
Fires/Explosions	9

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EMS	124
Hazardous cond.	10
Service calls	14
Good intent calls	16
False alarms	4
Weather/Natural Disaster	0

Supervisor Mathis asked Chief Volz to explain Hazardous Condition and Good Intent calls. The Chief explained that Hazardous Condition calls could be a natural gas leak, downed power lines, etc. Good Intent Calls are runs that are canceled before the department is on site. The board thanked Chief Volz for his report.

COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

Proposed Zoning Ordinance Amendment – Accessory Buildings/1st Reading

Supervisor Mathis reviewed a revised version of a proposed Zoning Ordinance amendment to revise language regarding accessory buildings, which was discussed at the June 15th and June 29th meetings. At the last meeting Treasurer Tucker added language suggested by the Planning Commission. After further review, there are still concerns regarding the language for situations where building permits for a principal structure and a detached accessory structure are issued at the same time. After a brief discussion, the board agreed to remove subsection C from the amendment and consider the remaining part of the ordinance as a revised first reading. Subsection C will be addressed at a future workshop meeting.

There was no public comment. The second reading of the proposed ordinance will be conducted at the 8/3/15 meeting.

UNFINISHED BUSINESS:

Schedule Workshop Meeting

Supervisor Mathis noted the need for a workshop session to discuss the previous zoning amendment, another zoning amendment regarding private roads and the disposition of tax reverted property. After a brief discussion the board agreed to wait and schedule the workshop meeting later in the summer or early fall.

NEW BUSINESS:

Genesee County Road Commission Cost Agreement – Beacon Flasher at Intersection of Thompson Road and Jennings Road

Supervisor Mathis reviewed information from the Genesee County Road Commission (GCRC) regarding their receipt of *2016 Safety Grant* funding approval for a solar powered beacon flasher at the intersection of Thompson and Jennings Roads. The grant will cover 80% of the \$20,000 project cost, leaving the road commission and township to split the remaining 20%. Fenton Township's estimated cost is \$2,000, which would be part of the 2016 road budget. The board will need to approve an agreement with the GCRC to move this project forward.

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Motion to approve the **Cost Agreement for Traffic Signal Control** with the Genesee County Road Commission for the intersection of Thompson Road and Jennings Road, as presented.

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

Motion carried.

Request for Lot Depth-To-Width Ratio Variance – Parcel 06-06-200-015 (6245 Ray Road)

Supervisor Mathis reported that the property located at 6245 Ray Rd is requesting a depth-to-width ratio variance from the Township Board in order to divide the property. Two adjacent properties were combined in 2007 to create the current parcel, however ownership of the 12.41 acre portion of the parcel has reverted back to the mortgagor. GreenStone Farm Credit Services has requested a land division to separate the parcels back to their original state in order to complete the transfer of ownership.

Treasurer Tucker stated that the Township should consider adopting a policy to require mortgagor approval of any land division/combinations. While this situation is relatively simple to fix, he has seen other situations that can be a large legal problem. Assessor Julia Wilson stated that the Township has already implemented a policy to require a mortgage release for any land division. She is in the process of developing a new policy to make a similar requirement for land combinations. There was no further discussion.

Motion to grant a depth-to-width ratio variance to allow the requested division of parcel 06-06-200-015, as presented.

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

Motion carried.

Resolution No. 2015-13, Initiation of Zoning Ordinance Amendment

Supervisor Mathis noted that the board adopted a Zoning Ordinance amendment to rezone parcel 06-01-300-003 from PUD to R-3 at the 6/29/15 meeting. This parcel and the Thompson Road parcel owned by the Township, were once part of an approved PUD plan. With the rezoning of these two parcels the board had agreed that the PUD plan was no longer viable and the Township should consider initiating an amendment to rezone the remaining parcels to residential. A proposed rezoning ordinance and a resolution to initiate the rezoning amendment have been prepared for board approval. Operations Manager Broecker presented the following resolution:

RESOLUTION NO. 2015-13

WHEREAS, Section 14.01.C of the Fenton Township Zoning Ordinance authorizes the Township Planning Commission, Township Zoning Board of Appeals or Township Board to initiate an amendment to the ordinance by resolution, and

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WHEREAS, the Township Board has identified proposed changes to the Zoning Ordinance,

NOW, THEREFORE, BE IT RESOLVED, that the Township Board of the Charter Township of Fenton hereby initiates an amendment to the Zoning Ordinance and zoning map to rezone parcels 06-01-300-035, 06-01-400-011, 06-01-400-015, 06-01-400-018, 06-01-400-025 and part of 06-01-400-021 from PUD to R-3, and

BE IT FURTHER RESOLVED, that the public notices for a Planning Commission public hearing on the proposed amendment be published and mailed as required.

Motion to adopt Resolution No. 2015-13 as presented.

Motion by: Tucker

Seconded: Kesler

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

Nays: None

Absent: Krug

Motion carried. Resolution declared adopted.

Resolution No. 2015-14, Accelerated Foreclosure on Abandoned Property

Supervisor Mathis noted that in previous years, based on a recommendation from the Genesee County Treasurer, the Township has adopted a resolution to allow accelerated foreclosure on abandoned tax delinquent properties. If a property is truly abandoned, faster foreclosure proceedings will help get the property back on the active tax roll sooner. This resolution must be adopted once each year. There was no further discussion. Operations Manager Broecker presented the following resolution:

RESOLUTION NO. 2015-14

WHEREAS, Township Board of the Charter Township of Fenton determines that parcels of abandoned tax delinquent property exist, and

WHEREAS, abandoned tax delinquent property has the potential to contribute to crime, blight and decay within the Charter Township of Fenton, and

*WHEREAS, the certification of tax delinquent abandoned property as certified abandoned property will result in the accelerated forfeiture and foreclosure of certified abandoned property under the **General Property Tax Act** and return abandoned property to productive use more rapidly, thereby potentially reducing crime, blight and decay within the Township.*

*NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Fenton hereby notifies residents and owners of property within the Township that abandoned tax delinquent property will be identified and inspected, and may be certified as certified abandoned property under the **Certification of Abandoned Property for Accelerated Forfeiture Act** and subject to accelerated forfeiture and foreclosure under the **General Property Tax Act**.*

Motion to adopt Resolution No. 2015-14 as presented.

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

Motion carried. Resolution declared adopted.

Proposed Amendments to 2015 Fenton Township Budget

Operations Manager Broecker reviewed proposed amendments to the 2015 General Fund Budget. There are only a few minor revisions with a net impact of zero. The Township is still projecting a balanced budget for 2015. There are no proposed amendments to the other funds at this time.

Motion to adopt amendments to the 2015 Fenton Township Budget as presented.

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

Motion carried.

BOARD COMMENT:

Supervisor Mathis noted that the issue of combining parcels separated by a roadway was discussed at a recent meeting. She received clarification from Assessor Julia Wilson that such combinations can only be done on residential streets and not on primary or local roads.

Supervisor Mathis also reported that an Ultra light airplane on Lake Fenton had generated numerous complaints from neighbors from being driven on the lake many times over the past few weeks. The Ordinance Enforcement Officer investigated and the owner of the plane stated he was planning to relocate to Bishop Airport in the near future. In the mean time, the plane crashed in the Golden Pond condo area over this past weekend. Fortunately the pilot/owner was not seriously injured.

PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 8:30 p.m.

Bonnie Mathis, Supervisor

Thomas Broecker, Deputy Clerk

Minutes Posted 7/21/15