

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF APRIL 14, 2016**

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

Chairperson McGuirk called meeting to order at 7:03 p.m.

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

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

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

Motion carried

NEW BUSSINESS:

R16-001 Kevin Keils, 16438 Vintage Dr. Fenton:

06-11-626-018

12020 Bowles

Amend PUD – Gables of North Shore

To eliminate item #16 “All work authorized by the PUD shall be completed within 3 years of the date of the Township Board’s final approval of this amendment.”

Secretary Warren reviewed the file. Kevin Keils was sworn in. He explained he wants to move forward to build unit 7 in the Gables of North Shore. Keils said they had purchased the property a couple of years ago and they have been working with association to get their house plans approved. He said they just discovered that a permit can not be issued for the building with the condition in the PUD that states all work authorized by the PUD must be completed 3 years from the final approval. The final approval was in 2011 and therefore it has expired. Marko asked how soon Keils plans on building. Keils said as soon as possible. He said he is trying to get the plans approved and then they need to amend the master deed to revise the position of the structure moving it closer to the water. Keils said they have commissioned a builder and it will probably take 6 months to a year to complete. Keils said they have received positive feedback from 2 association members and are waiting for a response from 4 others. Hemeyer asked why the expiration language was in the PUD. Tucker explained that leaving the PUD plan opened ended can cause problems with plans approved some time ago that are not in keeping with the future land use plan for the Township. Chairperson McGuirk called for public comments. Josh Park, 12014 Bowels, stated he has no objection to the change to the PUD.

Motion to recommend approval with an expiration date one year after Board approval

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

Motion carried

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

COMMUNICATION:

MINUTES:

ADJOURN: 7:35 pm.

Jim McGuirk, Chairperson
Minutes Posted 04/18/16

Donna Warren, Secretary