

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF APRIL 13, 2017**

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

Chairperson Pro-Tem Tucker was chosen.

Chairperson Pro-Tem Tucker called meeting to order at 7:01 p.m.

Present: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker, Warren

Recording Secretary: McDonald

Absent: McGuirk, Richard

APPROVAL OF AGENDA:

Motion to approve the agenda as printed

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Hemeyer, Marko, Tucker, Warren

Nays: None

Absent: McGuirk, Richard

Motion carried

PUBLIC HEARINGS:

R17-001 Ridgway White, 13521 Haddon St. Fenton:

06-23-530-026

south of Grove Park and west of Swanee Beach

Requesting a recommendation to the Township Board to rezone from R-3, Single Family Residential to AG, Agriculture with the following conditions:

1. The primary farming activity will be an orchard.
2. Animals will be limited to include the following:
 - a. Household pets
 - b. Wildlife
 - c. Farm animals up to the following limits
 - i. Five (5) horses
 - ii. Ten (10) chickens
 - iii. Two (2) goats
 - iv. Five (5) cows
 - v. Ten (10) buffalo

Secretary Warren reviewed the file. Tim Sanford introduced himself as an employee of the White family. He explained he is representing Ridgway White at this hearing because he is out of town. He read a prepared letter from Mr. White explaining that after putting some thought into the conditional rezoning he has changed his request to include some animals. The letter explained the history and why, because the request has changed, it has come back to the Planning Commission for a public hearing. The letter stated that the orchard is the desired primary use for this almost 100 acres however he asked for flexibility so that later if he chose he would be able to have a limited number of animals. Chairperson Pro-Tem Tucker called for public comments. Joe Janis, 14235 Swanee Beach, supported the AG zoning but he stated concerns about the animals wandering from the property. Sandy Easler, 14181 Swanee Beach, supported the request and she felt this is a wonderful way to preserve the land. She also noted that she has animals, they are fenced and managed so that they do not leave the property. George Dyball, President of the Lake Fenton Property owners stated concerns about the level of Lake Fenton. He said there is a weir that drains to and through this property that is critical to maintaining an optimum level of the lake and this year as in the past beavers are believed to obstruct the flow away from the lake. He said currently there are no provisions for easements to provide a way to maintain the waterway. He stated concerns about alterations to this

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF APRIL 13, 2017**

land that could effect the drain system. Maria Kunze, 14272 Swanee Beach, stated concerns about the animals and the fact that the Township does not require the animals to be contained within a fence. Roberta Hopkins, 14151 Swanee Beach, also stated concerns about the animals and there ability to wander from this property. Andrea Bennett, 2269 Grove Park, stated concerns about the animals being very close to her backyard. Joanne Monahan, 2279 Grove Park, stated a fence should be required by the ordinance and Matthew Blades, 13216 Lakeshore stated concerns about maintaining the lake level of Lake Fenton. He supported the AG zoning to preserve the land. Marko stated he had no problem with the zoning the property for an orchard but he does not support the request for the animals. He added this is a property bordered by a number of residents and animals smell and make noise. He said he is not in favor of the request as proposed and said he feels not enough thought has gone into the use of the property. Cypher said he did not have a problem with most of the animals mentioned he supports the preservation of the parcel and he felt the conditions should include pens for the animals with some sort of set back from existing residences. Hemeyer agreed with Marko. He stated the buffalo are more of a concern than the other animals mentioned however there will be odors and he had concern about water quality and the possibility that the applicant will spread manure. He added he can not support the request as presented but feels that with some additional conditions he could come to an agreement with the AG zoning. Tucker explained that the Township cannot negotiate the conditions, they have to be offered by the applicant. He agreed with Hemeyer that additional conditions could mitigate the concerns. He suggested the applicant consider a set back for the areas where he intends to keep the animals. Warren stated concerns about the buffalo, she said she did not have a problem with the rest of the request but noted a set back should be established. Tim Sanford stated he would like to postpone to allow him to present the concerns to his employer.

POSTPONED until the next regular meeting May 11, 2017.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: None

COMMUNICATION: Memo regarding accessory buildings

Recording Secretary McDonald explained an earlier discussion about the size of agricultural buildings is not necessary because the existing zoning ordinance already has language that excludes agricultural buildings from the maximum size.

MINUTES: March 9, 2017 stand approved as submitted

ADJOURN: 8:20 pm.

John Tucker, Chairperson Pro-Tem
Minutes Posted 04/17/17

Donna Warren, Secretary