

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF JUNE 14, 2018**

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

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

Present: Cypher, Marko, McGuirk, Mustola, Tucker, Warren

Recording Secretary: McDonald

Absent: None

McDonald explained that Scott Hemeyer has decided not to be reappointed. She introduced Justin Westbrook, who was attending because he may be interested in the open seat on the Commission.

**APPROVAL OF AGENDA:**

Motion to approve the agenda as written

Motion by: Tucker

Seconded by: McGuirk

Ayes: Cypher, Marko, McGuirk, Mustola, Tucker, Warren

Nays: None

Absent: None

Motion carried

**NEW BUSINESS:**

**R18-002 Chad Bugg, 12441 Sharp Rd., Linden:**

06-07-400-003 (part of)

12441 Sharp

Secretary Warren reviewed the file. Chad Bugg, 12441 Sharp Rd. was sworn in. He explained that they are requesting to rezone to R-3 in order to divide 1 acre of land from their 5 plus acre parcel. He said his father in law has a debilitating disease and lives nearly 2 hour away. The plan, if approved, is to split the house and 1 acre off for him and build a new house for he and his family on the remaining land. He said they only want to divide 1 acre off so they can keep the pond and other landscaping with their home. The R-1 zoning requires 2 acres which would make the dividing line run through the pond. He added the current house is not large enough to accommodate both families. This would allow the Bugg's to help with care and maintenance of the parents and the house. Chairperson McGuirk called for public comments. There were none. The Commission discussed this division and the fact that if not rezoned it cannot be split and the fact the split will result in a parcel with accessory building without a residence. Bugg said he will pull a building permit for the new house at the same time he applies for the land division. Tucker explained they cannot place conditions on a rezoning. Bugg said he would put that stipulation in writing. He added that he had halted construction of the larger pole building because of the intent to attach the new house to that building. Marko asked about the other building. Bugg said that is his shop/garage/man cave.

Motion to recommend the Township Board approve the rezoning R-1 to R-3

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Marko, McGuirk, Mustola, Tucker, Warren

Nays: None

Absent: None

Motion carried

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**Amendment to Zoning Ordinance 594, Section 2.01 definitions of accessory building and Section 4.02 to allow accessory buildings on vacant parcel across the street from lake residences.**

The Commission discussed the amendment and why they are considering it. It was explained that the county has starting denying the combination across the streets from lake front properties. The Commission agreed with the intent of the ordinance but had concerns about the properties being sold separately leaving an accessory building without a principal residence and concerns about discrimination between lake front and non-lake front property. Tucker stated that even though there are definitely justifiable differences between the two, that would not prevent someone saying they were discriminated against. They discussed the problem that could arise if accessory buildings were allowed on vacant property in conventional subdivisions and site condominiums where single family homes are typically built on all of the lots. Tucker suggested an officer or officers of the Township should get in touch with the county to discuss this issue. The commission agreed they would need to spend more time on this. Chairperson McGuirk called for public comments. Jason Primo, 13336 Wenwood, stated concerns that he had purchased land across the street, came into the office and was told he was approved for the combination with his property and then got a letter stating the county had denied the combination. He said he had followed all the rules before purchasing the property. He then hired an architect and now he stuck unable to build the garage. Tucker explained that he understands his concerns, however there are problems with this ordinance because though it would fix his problem it may create other problems. Primo asked how long this will take. Tucker said it could take 3 months. McDonald noted there are 2 other people that are in the same situation. Action was postponed.

**PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit**

**MINUTES:** May 17, 2018 stand approved as submitted

**ADJOURN:** 7:50 p.m.

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Jim McGuirk, Chairperson  
Minutes Posted 06/20/18

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Donna Warren, Secretary