

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF DECEMBER 13, 2018**

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

Chairperson McGuirk called the meeting to order at 7:00 p.m.

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

Recording Secretary: McDonald

Absent: None

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Tucker

Seconded by: Cypher

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

Nays: None

Absent: None

Motion carried

PUBLIC HEARINGS

SUP18-001 John Foguth, 14 Emerald Pointe, Linden:

06-15-400-034

3225 Rolston

Requesting a special use permit for a residential duplex in R-3, single-family residential zoning district at 3225 Rolston Rd.

Secretary Warren reviewed the file. John Foguth was sworn in and introduced his wife, Allyssa Jenio and their daughter. Foguth explained that he, his wife and family are lifelong generational residents of the area. He said the house was built in 2016 to serve as a two family dwelling. At the time it was going to be used by he and his wife and other family members. Foguth explained that once the house was complete they had a child and found this extended family situation was not going to work. They then rented the 2 units to two unrelated persons. Both are long term leases. Tucker asked if the units had separate entrances. Foguth said they did. Chairperson McGuirk called for public comments. There were none. Tucker stated there is an apartment complex not far from this structure. Mustola stated concerns about allowing a two unit rental in an area zoned for single family. His concerns included maintenance of the property. Foguth sated they have a professional company that maintains this property as well as others rentals. He indicated they are building on two other parcels in this area. They are single family dwellings that will be rented as well. He said they will all be well maintained. Warren agreed with Mustola and added concerns that this will generate more requests for duplexes in single family areas. McGuirk said that because it is a special use permit conditions can be placed on the permit that if it becomes a problem the permit can be revoked.

Motion to approve a special use permit for a residential duplex in R-3, single-family residential zoning district at 3225 Rolston Rd. with the following conditions:

- An inspection by the Fire Chief and/or the Building Inspector for egress because there are 2 units with separate entrances.
- Property will be assessed as a duplex unit.
- The special use permit is revoked upon the sale of part or all of the property.
- Planning Commission will evaluate again in 3 years.

Motion by: Tucker

Seconded by: Cypher

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Ayes: Cypher, Marko, McGuirk, Mustola, Tucker, Warren, Westbrook
Nays: None
Absent: None
Motion carried

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

COMMUNICATIONS:

Consider an amendment to allow personal service establishments in M-1 zoning.
The Planning Commission asked that an amendment be drafted by staff to allow less intense uses than listed in the district regulations by special use permit.

Consider rezoning PUD's that have been approved but never acted upon.
The Planning Commission discussed these PUD's and decided to have staff contact each of the owners of the properties and advise them that the Township is considering rezoning their properties and encourage them to contact the office if they have concerns.

MINUTES: October 11, 2018 stand approved as submitted

ADJOURN: 8:00 p.m.

Jim McGuirk, Chairperson
Minutes Posted 12/17/18

Donna Warren, Secretary