

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR SPECIAL MEETING OF NOVEMBER 14, 2018**

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

Supervisor Mathis called the meeting to order at 6:00 p.m.

Present: Mathis, Tucker, Goupil, Kesler, Lorraine, Shumaker, Attorney Belzer and
Operations Manager Broecker

Absent: Krug

Also Present: Planning Commissioner Andy Marko, Allen Lawrence (Lawrence
Engineering)

NEW BUSINESS:

Approval to Hire Planning/Zoning Administrator

The board reviewed the resumes of the two finalists for the Planning/Zoning Administrator position. Supervisor Mathis stated that the Personnel Committee was very impressed by both individuals and either will do a fine job for Fenton Township. Treasurer Tucker agreed, adding that all five candidates that received a second interview impressed them. The two remaining finalists are virtually equal in all respects, although the salary requirements were slightly different. It was also confirmed that this position would be an exempt, salaried position with an employment agreement similar to the Operations Manager, Fire Chief and Assessor.

Motion to authorize an offer of the Planning/Zoning Administrator position to Christopher Gruba at an annual salary of \$65,000.00, and to approve the hiring of Mr. Gruba upon acceptance of the offer.

Motion by: Shumaker

Seconded: Lorraine

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

Nays: None

Absent: Krug

Motion carried.

Emergency Ordinance No. 803, Zoning Ordinance Amendment - Household pets

Attorney Belzer explained that this ordinance was drafted to eliminate situations where residents claim farm animals to be household pets. If adopted, the ordinance limits the definition of household pets to dogs, domestic cats and any animal that is totally contained and restrained within the residence of the owner at all times. The proposed ordinance also limits residents to a maximum of two dogs and three cats. After discussion, the board agreed to revise this provision to three dogs and five cats.

Attorney Belzer noted that this is an emergency ordinance, which can be introduced and adopted at this meeting, and take effect immediately. He recommended that the board proceed with a more detailed Zoning Ordinance amendment through the normal adoption process.

Motion to adopt Emergency Ordinance No. 803 as revised.

Motion by: Tucker

Seconded: Kesler

Ayes: Mathis, Tucker, Kesler, Lorraine, Shumaker

Nays: Goupil

Absent: Krug

Motion carried. Ordinance declared adopted.

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Proposed Zoning Ordinance Amendment - Accessory Buildings/1st Reading

Treasurer Tucker introduced a proposed Zoning Ordinance amendment regarding accessory buildings. While the ordinance updates and revises some of the general provisions relating to accessory buildings, the primary purpose of the amendment is to allow, by special use permit, the construction of an accessory building on a lot without a principal structure, if the lot is across the street from the principal residence. The need for this amendment arose when Genesee County determined they would no longer allow the combination of two parcels across the road from each other. The Planning Commission has devoted a considerable amount of time to this amendment, which has gone through many changes during the process. Planning Commissioner Andy Marko agreed, adding that he believes this final version is the best approach to these situations. Trustee Lorraine stated that he likes the fact that the Planning Commission has the ability to look at each application separately and apply the appropriate standards to the decision. Attorney Belzer noted that the section dealing with building height includes language that allows the Planning Commission to exceed the height requirement, but does not include any standards. The board agreed to remove that language from the amendment.

The second reading of the proposed ordinance will be conducted at the 11/19/18 meeting.

**Requests to Assume Ownership & Maintenance of Type I Water Supply Systems -
Lake Fenton Estates, East Bay & Loon Lake Estates Mobile Home
Communities**

Supervisor Mathis stated that a new owner has purchased the three mobile home communities formerly owned by SMHC LLC (Ralph Scofield). Each of the three mobile home communities are served by a private type 1 well system that provides water to their residents. Because these mobile home communities have changed ownership, state law requires that they offer the ownership of and operation/maintenance responsibilities for the water systems to the local unit of government. The past practice of the township board has been to decline such offers since we do not currently own or maintain any water systems within the Township. The board postponed action on this issue to allow time to further investigate if the Township should consider taking over the systems. Allen Lawrence of Lawrence Engineering provided information regarding the three water systems. He noted that, if the Township eventually provides municipal water to these areas, the mobile home communities could not be required to connect to the public system if the existing systems remain privately owned. After additional discussion, the board agreed that the liability risk associated with owning and operating these water systems makes it impractical to do so.

Motion to discontinue investigation into taking over ownership of private water supply systems.

Motion by: Shumaker

Seconded: Lorraine

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

Nays: None

Absent: Krug

Motion carried.

Operations Manager Broecker noted that the board still needs to take action on the original requests. The resolutions to decline ownership will be placed on the 11/19/18 agenda.

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DISCUSSION ITEMS:

The board briefly discussed the following issues:

Silver Lake Road Property
Potential Lease of 3095 Thompson Road
Appointments to Southern Lakes Parks & Recreation Board of Directors
Schedule Disciplinary Hearing - Firefighter Paul Bjorklund
Recreational Marijuana Update

PUBLIC COMMENT:

None

ADJOURN:

Meeting adjourned at 8:00 p.m.

Bonnie Mathis, Supervisor

Thomas Broecker, Deputy Clerk

Minutes Posted 11/15/18