

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF FEBRUARY 7, 2019**

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

Commissioner Mustola called the meeting to order at 7:11 p.m.

Present: Mustola, Marko, Tucker, Cypher  
Zoning Administrator: Deem  
Absent: McGuirk, Warren, Westbrook

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

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

Motion carried

**PUBLIC HEARINGS**

**SUP19-002 Randy Butler, 3022 Ponemah Drive:**

Requesting an accessory building on a separate lot from a principal building at 3022 Ponemah Drive, parcel 06-22-576-005.

Mr. Randy Butler was sworn in. Mr. Butler explained that there was an easement that provides access to four lots that separates his two lots. The proposed accessory building will be used for storage and will have landscaping to help clean up the site. The lot where the proposed accessory building will be located is too small to build a home on.

Mr. Deem reviewed section 11.01A of the zoning ordinance, which provides the standards for an accessory building on a separate lot from a principal building.

Commissioner Mustola opened the public hearing and there were no comments.

The Planning Commission asked if there would be power, sewer, or water extended to the accessory building. Mr. Butler replied that the accessory building will be used for storage and he does not plan on extending power, sewer or water.

Motion by Treasurer Tucker to approve SUP19-002 for an accessory building on a separate lot from a principal building at 3022 Ponemah Drive with the following conditions:

1. The accessory building complies with the requirements of section 11.01A;
2. Record a legal document with the Genesee County Register of Deeds that states that the two parcels are combined as a zoning lot;
3. The accessory building will match the style submitted as part of the SUP application;
4. Landscaping to be approved by the Zoning Administrator; and
5. No sewer, water, or electricity will be extended to the accessory building.

Motion by: Tucker  
Seconded by: Marko  
Ayes: Cypher, Marko, Mustola, Tucker

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Nays: None  
Absent: McGuirk, Warren, Westbrook

Motion carried

**SUP19-003, SPR19-001 Shepherd of the Lakes, 16214 Linden Road:**

Requesting a special use permit for a religious institution at 16214 Linden Rd. parcels 06-31-400-037 and 06-31-400-038

Brent LaVanway of Boss Engineering was sworn in and described the project. Shepherd of the Lakes is seeking Special Use and Preliminary Site Plan Approval to build a 6,100 square foot church on a 10 acres site on the west side of Linden and Owen Road. The existing wetlands and woodlands will not be disturbed. Sanitary sewer will be extended across the length of the property and the site will be serviced by well water. The building will be constructed of block, siding, and a metal roof. There will also be a separate bell tower next to the church.

Mr. Deem reviewed his staff report noting a deficiency in the number of greenbelt trees provided and the lack of dimensions on the parking lot islands.

Commissioner Mustola opened the public hearing.

Ryan Devries, 16169 Lydia Ct, expressed his concern about a lack of pathways or sidewalks. Pathways would benefit the nearby neighborhoods and connect to the future Owen Road pathway.

Rod Porter, 16218 Orchard Trail, was concerned about light pollution. The neighborhood already has issues with light and noise from Muller's summer events.

Commissioner Mustola talked about the importance of pathways and noted that the Master Plan encourages the expansion of pathways in the Township.

Treasurer Tucker noted that sidewalks will be reviewed as part of the final site plan approval.

Commissioner Cypher asked about additional uses on site. The applicant responded that there are no plans for uses other than for Church service.

Mr. LaVanway stated that they will work with the Township to determine the appropriate location for the additional greenbelt trees.

Motion by Treasurer Tucker to approve SUP 19-003 as submitted.

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

Motion carried

Motion by Treasurer Tucker to grant Preliminary Site Plan Approval as submitted.

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

**PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:** 5 Minute Limit  
There were no comments

**ZONING ORDINANCE AMENDMENTS:**

**ZO19-001** Allow a lesser intensity use in a zoning district by Special Use Permit.  
The Planning Commission discussed a zoning ordinance amendment to allow uses of less intensity in more intensive zoning districts as a Special Use Permit. The Planning Commission will hold further discussion at the March Planning Commission meeting.

**ZO19-002** Solar and Wind Energy Facilities Ordinance Amendment  
Mr. Deem discussed best practices of solar and wind energy facilitates ordinances and represented a draft solar energy facility ordinance. The Planning Commission will review the draft ordinance and discuss the proposal at a future meeting.

**MINUTES:** January 10, 2019 stand approved as submitted

**ADJOURN:** 8:24 p.m.

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Jim McGuirk, Chairperson  
Minutes Posted

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Donna Warren, Secretary