

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF JULY 11, 2019**

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

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

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

**APPROVAL OF AGENDA:**

Motion to approve the agenda as presented

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

**PUBLIC HEARINGS:**

**R19-002 Loreta Vaughn, G-4022 Beacher Road, Flint MI**

Requesting a recommendation to the Township Board to rezone 13,436 square feet of 14214 Eastview Drive from R-MH to R5, parcel 06-22-528-007.

Denise Fish, attorney for Fenton Lakefront Community, was sworn in and explained that the request was to rezone 13,426 square feet around the existing single family home at the Fenton Lakefront Community mobile home park from R-MH to R5. This would allow the owner to split the house off from the mobile home park. A variance was approved to allow a lot with less than 100 linear feet of lake frontage. The proposed lot will be larger and have more lake frontage than the residential lots in the area. There will not be any new structures or increase in lake usage as part of this rezoning request.

Mr. Deem reviewed the staff report and noted that the proposed rezoning was consistent with the Master Plan and surrounding land usage.

Chairperson McGuirk opened the Public Hearing and there were no comments.

Commissioner Lewis noted that the survey provided did not label the side yard setback. The setback will need to be verified prior to approving the proposed lot split.

Motion by Cypher to recommend approval of R19-002 to rezone 13,436 square feet of 14214 Eastview Drive from R-MH to R5 with the following condition:

1. Verify the side yard setback prior to approving the proposed lot split.

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

**UNFINSHIED BUSINESS:  
ZO19-002 Sign Ordinance**

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The Planning Commission reviewed draft language for the regulation of billboards in the Township. Revisions include:

- Increasing the maximum sign area to reflect the size of the existing billboards and industry standards.
- Limitation on the number of billboards allowed in the Township.
- Regulations of Electronic Changeable Message Billboards:
  - Frequency of message change
  - Setbacks
  - Brightness
  - Malfunction
  - Removal of existing billboards.

Further discussion will be held at the next Planning Commission meeting.

**PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:**

There were no comments

**MINUTES:** June 13, 2019 stand approved as submitted

**ADJOURN:** 7:40 p.m.

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Jim McGuirk, Chairperson  
**Minutes Posted**

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Donna Warren, Secretary