

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR MEETING OF SEPTEMBER 12, 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, Lewis, Marko, Mustola, McGuirk
Zoning Administrator: Deem
Absent: Tucker

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

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

The motion passed.

NEW BUSINESS

ZO19-003 Wellhead Protection Ordinance

Review draft Wellhead Protection Ordinance and reference map for the protection of the wellheads for the City of Fenton's municipal water system located in Fenton Township.

Mr. Deem reviewed the draft Wellhead Protection Ordinance prepared by Doug Piggott. The purpose of the wellhead protection overlay is to protect the City of Fenton municipal wellheads located in Fenton Township. The area of influence for the wellhead included portions of the township and the intention is to protect those areas from inappropriate land use. The ordinance was developed by following the best practices of the DEQ (now EGLE) to address their concerns.

Motion to set a public hearing for the October 10, 2019 Planning Commission meeting.

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

The motion passed.

UNFINSHIED BUSINESS:

ZO19-002 Sign Ordinance

Review of Sign Ordinance including digital signs and content neutrality.

Mr. Deem noted the revisions to the draft ordinance since the last meeting included revising the maximum sign area to reflect the size of the existing billboards and industry standards and changing the section labeled minimum sign height to maximum sign height. Mr. Deem noted there were three items the Planning Commission needed further discussion on: minimum setbacks for billboards, distance to measure brightness of the sign, and sign reduction for the installation of a digital billboard.

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION
MINUTES FOR MEETING OF SEPTEMBER 12, 2019**

Chairperson McGuirk suggested the Planning Commission begin with sign reduction for the installation of a digital billboard. Commission Lewis confirmed that the intent of the ordinance is to remove two billboards for the installation of one digital billboard, for a net removal of one billboard. The Planning Commission was in consensus that this was their intent for the ordinance.

The next item the Planning Commission discussed was the minimum setbacks for billboards. The ordinance currently requires a 75 foot setback. None of the existing billboards meet this setback . A reduction of the setback to 10 feet would be consistent with the industry standard and bring the existing billboards into compliance. Chairperson McGuirk confirmed that there was consensus that 10 feet would be an appropriate setback.

Finally, the Planning Commission discussed the distance at which the brightness of a digital billboard sign would be measured. Denise Bartholomew of Outfront Media provided information explaining that the industry standard for distance to measure brightness is 250 feet rather than the 150 feet proposed in the draft ordinance. The Planning Commission agreed that 250 feet would be an appropriate distance for the measurement.

Motion to set a public hearing for October 10, 2019 to take comment on the revised draft sign ordinance based on the comments from tonight's meeting.

Motion by: Mustola
Seconded by: Cypher
Ayes: Mustola, Marko, Lewis, McGuirk
Nays: Cypher
Absent: Tucker

The Motion passed.

ELECTION OF OFFICERS

Motion to reappoint Chairperson McGuirk and Vice-Chairperson Tucker to their respective positions and appoint Commissioner Lewis to Secretary.

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

The motion passed.

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA:

There were no comments

MINUTES: August 15, 2019 stand approved as submitted

ADJOURN: 7:33 p.m.

Jim McGuirk, Chairperson
Minutes Posted

Phil Lewis, Secretary