

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR MEETING OF OCTOBER 19, 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.

**PUBLIC HEARINGS**

**ZO19-002 Sign Ordinance**

Review of Sign Ordinance including digital billboard signs.

Mr. Deem stated that the Planning Commission has been working on this review for the past few months. The revisions to the draft ordinance include revising the maximum sign area to reflect the size of the existing billboards and industry standards, minimum setbacks for billboards, distance to measure brightness of the sign, provide standards for digital billboards, and sign reduction for the installation of a digital billboard.

Denise Bartholomew of Outfront Media thanked the Planning Commission for their efforts in reviewing the sign ordinance. Mrs. Bartholomew was asked about the recent incident with a digital billboard displaying explicit information in Auburn Hills. She responded that that billboard used old technology. Current technology limits updates to digital displays to a central office that handles all of their digital signs in a region. The Planning Commission asked about who approves the content of the messages for appropriateness. Mrs. Bartholomew responded that the content review is based on the policy of the individual billboard companies. Mr. Deem responded that the Township has very limited control over the content of signs due to the Constitutional right to freedom of speech.

Motion to recommend adoption of amendments to the Sign Ordinance as presented, to the Township Board..

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

The Motion passed.

**ZO19-003 Wellhead Protection Ordinance**

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR MEETING OF OCTOBER 19, 2019**

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 explained that the purpose of the wellhead protection overlay is to protect the City of Fenton municipal wellhead aquifers 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.

Commissioner Mustola asked about existing uses that are conforming to the new ordinance. Mr. Deem responded that they would be treated as legal nonconforming uses and would have to follow the nonconforming uses chapter of the zoning ordinance if they wished to expand or rebuild.

Motion to recommend adoption of the Wellhead Protection Ordinance to the Township Board.

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

The motion passed.

**NEW BUSINESS**

None

**UNFINSHIED BUSINESS:**

None

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

Brian and Jennet Tate spoke regarding their future plans to open a storage facility at Thompson and Torrey Road.

The Planning Commission discussed the date of the November meeting. A motion was made by Mustola to reschedule the November meeting to November 7<sup>th</sup>.

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

Motion passed.

**MINUTES:** September 12, 2019 stand approved as submitted

**ADJOURN:** 7:45 p.m.

---

Jim McGuirk, Chairperson  
**Minutes Posted**

---

Phil Lewis, Secretary