

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

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

Chairperson McGuirk called the meeting to order at 7:05 p.m.

Present: Cypher, Lewis, Marko, McGuirk, Mustola, Tucker
Zoning Administrator: Deem
Absent: None

APPROVAL OF AGENDA:

Motion to approve the agenda as presented

Motion by: Marko

Seconded by: Cypher

Ayes: Cypher, Marko, Lewis, McGuirk, Mustola, Tucker

Nays: None

The motion passed.

PUBLIC HEARINGS:

SUP19-006 Charles Mueller, 16362 S. Linden Road

The request is for an Agricultural Accessory Residence at 16362 S. Linden Road, parcel #06-31-400-002.

Chairperson McGuirk read into record a letter from Charles Mueller stating that he was unable to attend the meeting due to a recent surgery. The letter states that his request is consistent with State laws which allows dwellings to house agricultural workers.

Chairperson McGuirk opened the public hearing. No comments were made.

Mr. Deem informed the Planning Commission that Mr. Mueller had previously applied for and received approval for a rezoning from R-3, Single Family to AG, Agriculture with the intent to combine the farm parcels. This request is necessary for the combination. Mr. Deem reviewed the staff report noting that the request meet the requirements for a Special Use Permit and the standards for an agricultural accessory residence.

Motion to approve SUP19-006 for an Agricultural Accessory Residence at 16362 S. Linden Road.

Motion by: Tucker

Seconded by: Mustola

Ayes: Cypher, Marko, Lewis, McGuirk, Mustola, Tucker

Nays: None

R19-003 Courtney Stephens, 14337 Eastview Drive

The request is to rezone the property at 14337 Eastview Drive from C-2, General Business to R-5, Single Family Residential, parcel #06-22-400-047.

Courtney Stephens was sworn in. She stated that she is looking to sell her house and the buyer wants the property zoned from commercial to residential.

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Chairperson McGuirk opened the public hearing. There were no comments.

Commissioner Mustola asked if there was a concern that the lot didn't meet the frontage requirements for the R-5 zoning district. Mr. Deem responded that since it is an existing lot, there is not an issue. If a new lot were to be created, it would have to meet the district requirements. Mr. Deem also noted that the lot was larger than nearby lots on Eastview Drive.

Treasurer Tucker noted that while the lot was identified as Manufactured Home Residential by the Future Land Use Map, the surrounding area is planned for medium density residential. Mr. Deem noted that the property was once part of the adjacent manufactured home park, but had been a single family residential lot for many years.

Motion to recommend approval to the Township Board for the rezoning of 14337 Eastview Drive from C-2, General Business to R-5, Single Family Residential.

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

NEW BUSINESS

None

UNFINSHIED BUSINESS:

None

PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit
No public comment.

COMMUNICATIONS:

None.

MINUTES: November 7, 2019 stand approved as submitted

ADJOURN: 7:15 p.m.

Jim McGuirk, Chairperson

Minutes Posted

Phil Lewis, Secretary