

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF APRIL 20, 2020**

**MEETING HELD BY TELEPHONE CONFERENCE CALL  
PER MICHIGAN EXECUTIVE ORDER 2020-48**

Supervisor Mathis called the meeting to order at 7:30 p.m.

Present: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Reid

Absent: None

Also Present: Attorney Belzer, Operations Manager Broecker, Zoning Administrator  
Deem, Engineer Allen Lawrence

**OPENING PRAYER:**

Trustee Goupil offered the opening prayer.

**APPROVAL OF AGENDA:**

Clerk Krug asked to have an item added to the New Business section of the agenda to discuss a temporary pay raise for members of the Fire Department due to increased risk during the COVID-19 pandemic. Motion to approve the 4/20/20 Fenton Township Board Meeting agenda as amended.

Motion by: Tucker

Seconded: Krug

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Reid

Nays: None

Motion carried. The agenda is approved.

**MEETING MINUTES:**

The minutes for the 4/6/20 regular meeting stand approved as presented.

**EXPENDITURES:**

Treasurer Tucker questions the invoice from Watkins Ross for actuarial services. Operations Manager Broecker confirmed the expense is for an updated actuarial report for our OPEB (retiree health care), which is required for our financial audit. Motion to approve invoices and expenditures for all funds totaling \$437,720.48 for payment as presented.

Motion by: Tucker

Seconded: Reid

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Reid

Nays: None

Motion carried.

**PUBLIC HEARINGS:**

None

**REPORTS:**

**Fenton Township Fire Department - 1st Quarter Report**

Supervisor Mathis reviewed the first quarter statistics for the Fenton Township Fire Department.

Total alarms	120 (16 in Tyrone Twp.)
Fires/Explosions	10
EMS	46
Hazardous conditions	4

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Service calls	7
Good intent calls	42
False alarms	11

**COMMUNICATIONS:**

None

**ADOPTION OF ORDINANCES:**

**Proposed PUD Amendment - Lake Fenton Self-Storage, parcels 06-02-100-002 and 06-02-100-003, (11191 & 11175 Torrey Road); 2<sup>nd</sup> Reading/Vote on Adoption**

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to revise the conditions for a previously approved PUD zoning, which was introduced at the 4/6/20 meeting. The proposed amendment would permit the development of a self-storage facility on the subject property. Per the discussion at the public hearing, the proposed use of the property is consistent with the Master Plan and the Planning Commission unanimously recommended adoption of the ordinance after their public hearing in February. Zoning Administrator Deem explained that the conditions in the ordinance would restrict the property the use specified and also imposes other restrictions. Concerns raised at both the Planning Commission and Township Board public hearings are site plan issues and would be addressed during the site plan review and approval process.

Public Comment:

Glenda Downer, 11111 Torrey Road

Ms. Downer asked why the township doesn't simply rezone the property to commercial instead of PUD. Zoning Administrator Deem explained that the entire property was zoned PUD several years ago, with several different uses proposed. The proposed ordinance only affects part of the original PUD plan, leaving the remaining property still zoned PUD. Treasurer Tucker also explained that rezoning to a commercial zoning district would allow any used permitted in that district for this property. Using the PUD option gives the township more control by limiting the uses and placing additional conditions on the property.

Bill Downer, 11111 Torrey Road

Mr. Downer asked what protections neighboring residents have from the potential storage of hazardous materials on this property. Treasurer Tucker pointed out that one of the conditions in the proposed ordinance specifically clearly prohibits the storage of hazardous materials. Any violations would be prosecuted.

Clerk Krug asked how water runoff would be controlled. Treasurer Tucker explained the Township does not allow stormwater drainage off a developed property to exceed the pre-development rate.

Trustee Lorraine asked how the proposed use fits into the Master Plan. He also asked if outdoor storage component of the proposed use creates any environmental concerns. Treasurer Tucker explained that the Thompson Road area is Master Planned for mixed use, and this proposed use is consistent with that designation. Outdoor storage of vehicles or recreational craft should not create a significant environmental impact. The outdoor storage area, which is proposed to be closer to the adjacent residential properties, may be moved during the site plan approval process if that is preferable.

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Trustee Goupil questioned the need for more storage facilities. As long as property owners are allowed to store their boats on their own property, they are less likely to pay for offsite storage.

Motion to adopt Ordinance No. 819, an amendment to Zoning Ordinance No. 594 to revise the conditions for a previously approved PUD zoning for parcels 06-02-100-002 and 06-02-100-003, as presented.

Motion by: Tucker

Seconded: Reid

Ayes: Mathis, Krug, Tucker, Kesler, Lorraine, Reid

Nays: Goupil

Motion carried. Ordinance declared adopted.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

**Resolution No. 2020-04, Schedule Public Hearing – Margaret Drive Improvement  
Special Assessment District**

Operations Manager Broecker noted that the Fenton Township Board adopted a resolution on 2/3/20 to create the Margaret Drive Improvement Special Assessment District for the milling and repaving of Margaret Drive. The Genesee County Road Commission recently bid out the project, along with several similar projects throughout the county. The low bid for Margaret Drive was \$190,009.35, which is about \$22,000.00 below the initial estimate. The next step in the process is to schedule a public hearing on the special assessment roll. Operations Manager Broecker presented the following resolution:

**RESOLUTION NO. 2020-04**

*WHEREAS, the Supervisor and assessing officer of the township has, in accordance with the resolution of the Fenton Township Board and the laws and statutes pertinent thereto, prepared a revised special assessment roll in the total amount of \$195,548.39 covering all parcels of land in the Margaret Drive Improvement Special Assessment District according to the relation of the benefit to each parcel of land to the total benefit to all parcels of land in such special assessment district, and has affixed thereto her certificate as required by said resolution;*

*NOW, THEREFORE, BE IT RESOLVED as follows:*

- 1. That said special assessment roll shall be filed with the Township Clerk and shall be available for public examination on the Township's website from the present date through the date of the public hearing upon the same.*
- 2. That the Fenton Township Board shall meet at 7:30 p.m. on May 18, 2020, at the Fenton Township Civic Community Center located at 12060 Mantawauka Drive, within the township, or via telephone conference call to:*
  - a. Receive comment from property owners in the special assessment district regarding the continuation of the project given the increase in costs.*

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- b. Review the special assessment roll and hear any objections thereto.*
- 3. *That the Township Clerk shall cause notice of such hearing and the filing of such assessment roll to be published twice in the Tri-County Times, a newspaper of general circulation in the township prior to the date of the hearing, with the first publication being not less than ten (10) days prior to the hearing and shall further cause notice of such hearing to be mailed by first class mail to all owners of or persons having an ownership interest in property within the Margaret Drive Improvement Special Assessment District as shown on the current assessment roll of the Township also at least ten (10) days prior to said hearing, all in accordance with the law and statute provided.*
- 4. *All resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution are hereby rescinded.*

Motion to adopt Resolution No. 2020-04 as presented.

Motion by: Tucker

Seconded: Kesler

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Reid

Nays: None

Motion carried. Resolution declared adopted.

**Temporary Compensation Increase – Fenton Township Fire Department**

Clerk Krug recommended increasing per-call pay for the Fire Department temporarily due to increased risk responding to medical alarms during the COVID-19 virus pandemic. The board agreed, in general, to the concept. It was suggested that a formal proposal be brought to the 5/4/20 meeting.

**BOARD COMMENT:**

None

**PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:**

Glenda Downer, 11111 Torrey Road

Ms. Downer asked what the next step for the storage unit project is. Zoning Administrator Deem stated that a review of the site plan will be on the 5/14/20 Planning Commission agenda.

**ADJOURN:** Meeting adjourned at 8:33 p.m.

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Bonnie Mathis, Supervisor

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Robert Krug, Clerk

**Minutes Posted 04/21/20**