

**CHARTER TOWNSHIP OF FENTON**  
**Ordinance No. 639**  
**Adopted: April 4, 2005**

An ordinance to amend Sections 8.03, 8.06 and 4.23 of Fenton Township Zoning Ordinance No. 594 to revise the provisions regarding site plan review.

THE CHARTER TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN, ORDAINS:

**ARTICLE I.** The first two paragraphs and subsections B, C, I, N and P of Section 8.03 (Required Information) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

**SECTION 8.03 Required information**

Before any site plan approval is granted, twelve (12) copies of a site plan to a scale not greater than 1"=100' (unless a greater scale is permitted by the Zoning Administrator), and a digital copy of the drawing in a format designated by the Township provided in the Michigan South State Plane Coordinate System using the North American Datum of 1983 (NAD83) in units of international feet and a completed application for site plan approval, including completed and signed checklist, with all necessary fees as established by the Township's adopted fee schedule shall be submitted to the Township Zoning Administrator, for review and approval. The site plan shall contain the following information:

The items marked with an "\*" must be included in a site plan submitted for preliminary review. All of the information below must be included in a final site plan unless the requirement is waived by the Planning Commission as authorized in Section 8.03Y.

- B. Location of proposed and existing buildings with setbacks. Any structures with a historic significance shall be noted\*

This information is required to determine compliance with setback requirements and evaluate open space proposals (if applicable).

- C. Vehicular traffic and pedestrian circulation features including\*:
1. driveways
  2. drives
  3. sidewalks
  4. streets or driveways within one hundred (100) feet of the property
  5. preliminary review and comments from the Genesee County Road Commission regarding potential traffic issues

6. existing and proposed right-of-ways

This information is required to determine compliance with traffic access standards including adequacy of access, conflicts between vehicles and pedestrians, turning movement conflicts between the site and other nearby driveways and to verify open space calculations.

I. The location and preliminary review and comments from applicable Genesee County agencies relative to the capacity of public or private:

1. water lines, system capacity and information on any existing wells
2. sanitary sewer lines and treatment/line capacity from a sewer capacity study
3. storm sewer lines, open drains, detention/retention structures, system capacity and storm sump leads
4. storm calculations for the items above based on the 100 year storm
5. solid waste facilities
6. Copies of any available hydrogeological studies

This information is required to ensure compliance with the standard requiring adequate water and sewer service, and to prevent overloading the Township's water or sewer system.

N. Existing natural features\*:

1. streams
2. marshes
3. ponds
4. one hundred (100) year floodplain boundaries
5. limits of any wetland, including attachment of a wetland determination by a recognized consultant (wetland limits must be confirmed by the DEQ prior to final approval)
6. other submerged land
7. note if the site is within five hundred (500) feet of a lake, river, stream, drainage course or other waterways
8. woodlots
9. scenic vistas

This information is required to determine compliance with the environmental standards for site plan approval, to verify open space calculations and evaluate open space proposals (if applicable).

P. Soil information

Either as a separate drawing or as an overlay or layer of the site plan, the applicant shall identify the soils on the site as shown in the USDA Soil Conservation Service Soil Survey of Genesee County and copies of any available geotechnical reports. In addition, the map shall identify those soils that pose severe or very severe limitations to the type of development proposed, based on the classification system included in the survey. It shall highlight areas with slopes greater than 10% or classified as posing a high risk for erosion. This information is required to determine potential development problems due to poor soils and evaluate open space proposals (if applicable).

**ARTICLE II.** Section 8.06 (Standards for site plan approval) of Zoning Ordinance No. 594 is hereby amended to add subsection G as follows:

G. Compliance with other governmental agencies rules and requirements.

**ARTICLE III.** Item 15 of subsection D of Section 4.23 (Private Roads) is hereby amended to provide as follows:

15. The Township Engineer will inspect the private road four (4) times during construction:
  - a. Inspection of the sub-base after the top soil has been removed and the road bed has been excavated, graded and compacted.
  - b. Inspection of the road base material after it has been placed, graded and compacted.
  - c. Inspection during the laying of pavement.
  - d. Final inspection after all pavement is complete, shoulders are established and all grading and seeding is completed.
  - e. As part of their responsibilities during construction of the road, the applicant shall notify the Township Engineer at least three (3) days before a required inspection and shall provide the engineer with all density tests, material certification forms and other documentation required demonstrating compliance with the standards in this section. The applicant will provide pavement corings where determined by the Township Engineer. All costs for these inspections will be passed through to the applicant by the Township and will be considered part of the fees for approval of the private road.
  - f. The applicant shall provide a certification sealed by a professional engineer that the road has been constructed to Township standards and as approved by the Planning Commission.

**ARTICLE IV.** This ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

**ARTICLE V.** All ordinances and provisions of ordinances of the Charter Township of Fenton in conflict herewith are hereby repealed.

**ARTICLE VI.** This amendatory ordinance shall be published as required by law and shall take effect 7 days after adoption and publication.

Enacted at a regular meeting of the Fenton Township Board held on the 4th day of April 2005.

**Bonnie Mathis, Supervisor**

**Robert Krug, Clerk**