

CHARTER TOWNSHIP OF FENTON
Ordinance No. 646
Adopted: July 5, 2005

An ordinance to amend Sections 8.03, 8.11 and 14.01 of Fenton Township Zoning Ordinance No. 594 to revise the provisions regarding site plan review and initiating zoning amendments.

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

ARTICLE I. Section 8.03 (Required Information) of Zoning Ordinance No. 594 is hereby amended to add the following provision:

- Y. Plans shall be sealed by a Michigan licensed professional within their respective discipline per the professional laws of that discipline.

ARTICLE II. Section 8.11 (Time Limits) of Zoning Ordinance No. 594 is hereby amended to provide as follows:

SECTION 8.11 Time limits

- A. Deadline to commence construction

An application for a zoning permit for a project approved by site plan approval shall be filed with the Township Zoning Administrator within two (2) years from the date of approval of the site plan. If a zoning permit is not issued within two (2) years, site plan approval shall expire.

- B. Deadline for completion

A project approved by site plan approval shall be completed within two (2) years from the date that the zoning permit was issued by the Zoning Administrator. If an occupancy permit is not granted within two (2) years, site plan approval shall expire. The Planning Commission may grant approval for up to five (5) years per phase in the case of multi-phased development.

- C. Extensions

The Planning Commission may grant two (2) extensions for an additional one year per extension for preliminary and final site plan approval and two (2) extensions for up to an additional two (2) years per extension for completion of an approved site plan if the applicant submits a request for an extension prior to

expiration of the approval and can demonstrate that suitable, continual progress has been made on the project.

ARTICLE III. Subsection B of Section 14.01 is hereby amended to provide as follows:

SECTION 14.01 Initiating amendments

- B. Any proposal for an amendment to the Zoning Map (i.e. to rezone a parcel(s)) may be initiated by the owner of that parcel(s) or a person with written permission of the owner. The process is initiated with the filing of the following with the Zoning Administrator:
1. An application for rezoning.
 2. A map at a scale of not less than 1"=50' showing the subject parcel in relation to adjoining parcels of land.
 3. The necessary fees for such zoning change.
 4. A copy of the deed to the property.
 5. A sewer capacity report prepared by the Township Engineer.

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 5th day of July 2005.

Bonnie Mathis, Supervisor

Robert Krug, Clerk