

CHARTER TOWNSHIP OF FENTON
Ordinance No. 678
Adopted: May 21, 2007

An ordinance to amend Ordinance No. 649, (a PUD rezoning amendment to Ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance), to revise the PUD conditions and conceptual plan for the previously approved PUD for a certain parcel of land, 06-27-100-021, owned by Hartland Developers, and to amend the Township Zoning Map to reflect the zoning change.

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

After public hearing and publication of notice thereof as required by the statutes of the State of Michigan, Section 3.02 A of the Fenton Township Zoning Ordinance (Ordinance No. 594) is hereby amended as follows:

The PUD conditions are hereby amended to provide as follows:

1. Boundary survey and legal description of the property shall describe the boundary of the project excluding any leased or other lands.
2. Permitted principal uses shall be restricted to the following: Detached Single Family Residential.
3. Permitted accessory uses shall be restricted to those permitted in the R-6 zoning district.
4. The maximum number of boat slips allowed for the subject parcels shall not exceed 22.
5. The boats shall be registered with the association and a copy supplied to the Township on a yearly basis.
6. The launch and gas tank(s) shall be removed.
7. Dock placement shall not interfere with navigation of watercraft on Lake Ponemah.
8. Bubblers shall be prohibited.
9. The maximum number of dwelling units to be constructed on the subject parcel shall not exceed 22.
10. The above maximum is only available if during the engineering the following set backs are met.
11. Minimum setbacks shall be as follows:

Front yard	20 feet to curb
Side yard	10 feet between buildings
12. The maximum building height shall not exceed 29 feet.
13. The architectural design for the buildings shall be consistent with the renderings presented as part of the amended PUD.
14. The minimum floor area per dwelling unit shall be 1,250 square feet.
15. The roads within the development shall be constructed as and remain private.
16. There shall be no access to subject parcel from Silver Lake Road with the exception of an emergency ingress/egress acceptable to the Planning Commission and the Fenton Township Fire Chief.
17. The Fire Chief shall review and approve accessibility and dry hydrants.

18. Ponemah Drive shall remain closed until a building permit is issued for a structure.
19. The use of Ponemah Drive for commercial and construction traffic shall be prohibited.
20. Any improvements to Ponemah Drive by way of special assessment shall be equally shared by each unit.
21. The developer shall enter into a development agreement that is acceptable both in form and content to Fenton Township.
22. The developer of the PUD project shall pay to Fenton Township the total cost of any necessary upgrades to the sanitary sewer system, as determined by Fenton Township.
23. The Planning Commission & Township Board will evaluate this request in 2 years and may initiate a rezoning of the property if the developer has not demonstrated that suitable, continual progress has been made to develop the property.

This amendatory ordinance is hereby declared to have been enacted by the Fenton Township Board of Trustees at a regular meeting thereof held on the 21st day of May 2007 and is ordered to be given publication in the manner prescribed by law. It shall become effective seven (7) days after adoption and publication.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk