

CHARTER TOWNSHIP OF FENTON
Ordinance No. 729
Adopted: November 1, 2010

An ordinance to amend Article 2 and Article 7 of Zoning Ordinance No. 594 to revise provisions relating to filling of property.

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

ARTICLE I. Section 2.01 (Definitions) of Zoning Ordinance No. 594 is hereby amended to revise the definition of *filling* as follows:

Fillling - Placing material to alter land contours or displace water with soil, paving or similar material.

ARTICLE II. Subsections A and B of Section 7.02 (Zoning Permits) of Zoning Ordinance No. 594 are hereby amended to provide as follows:

SECTION 7.02 Zoning permits

A. Permits required

It shall be unlawful for any person, firm or corporation to do any of the following without first obtaining a zoning permit from the Zoning Administrator:

1. change the use of a parcel of land or building,
2. commence excavation for, or construction of any building or structure, including fences and accessory structures two hundred (200) square feet or less in area that otherwise does not require a building permit, or addition to any existing building or structure,
3. make structural changes, or make repairs to any existing non-conforming building or structure,
4. move an existing building
5. grade or fill property,

No building permit shall be issued until an application has been submitted in accordance with the provisions of this Ordinance showing that the construction and/or use proposed is in compliance with the provisions of this Ordinance and other applicable codes and ordinances of the Township.

B. Application

An application for a zoning permit shall include:

1. A plot plan showing:
 - a. The actual shape, location and dimensions of the lot.
 - b. The shape, size, and location of all buildings or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot.
 - c. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.
2. The signature of the deed holder/owner of the premises concerned.
3. Verification of compliance with the Township Grading Ordinance
4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed, including, but not limited to, a survey of all or a portion of the lot(s).

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

ARTICLE V. 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 1st day of November 2010.

Bonnie K. Mathis, Supervisor

Robert E. Krug, Clerk