

CHARTER TOWNSHIP OF FENTON
Ordinance No. 779
Adopted: June 1, 2015

An ordinance to amend Ordinance No. 594, the Fenton Township Zoning Ordinance, to change the zoning of certain parcels of land, 06-11-100-001, 06-11-200-030, 06-11-504-009 & 06-11-504-010 owned by G & K Associates, 3407 Torrey Rd. Flint, MI 48507 from C-2, General Business to PUD, Planned Unit Development 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:

06-11-100-001

PART OF GOVT LOT 2 BEG AT NELY COR OF LOT 1 SUPERVISORS PLAT NO 21 TH N 48 DEG 02 MIN W 51.50 FT TH N 71 DEG 48 MIN E 150.55 FT TH S 31 DEG 58 MIN E 31.94 FT & S 34 DEG 05 MIN 12 SEC E 18.77 FT & S 39 DEG 03 MIN E 14.10 FT TH S 45 DEG 48 MIN 30 SEC W 109.96 FT & S 34 DEG 39 MIN 30 SEC W 29.89 FT TH N 55 DEG 41 MIN W 60.77 FT TH N 38 DEG 01 MIN E 33 FT TH N 49 DEG 10 MIN W 20.10 FT TO PL OF BEG & A PARCEL OF LAND BEG S 47 DEG 54 MIN 32 SEC W 14.68 FT FROM NW COR OF LOT 1 SUP PLAT NO 21 TH N 64 DEG 23 MIN 58 SEC E ALONG MEANDER LINE OF LAKE FENTON 62.47 FT TH N 63 DEG 56 MIN 01 SEC E 52.71 FT TH N 54 DEG 32 MIN 14 SEC E 50.53 FT TH LEAVING MEANDER LINE S 24 DEG 14 MIN 55 SEC E 20.49 FT TH S 50 DEG 28 MIN E 19.21 FT TH S 71 DEG 47 MIN 02 SEC W 171.17 FT TO NLY LINE OF LOT 1 TH N 47 DEG 54 MIN 32 SEC W 7.33 FT TO PL OF BEG SEC 11 T5N R6E (84/08) FR 0600019077

06-11-200-030

LOTS 8 THRU 15 & PART OF LOTS 5 THRU 7 & F BLK 3 & PART OF GOVT LOT 2 DESCR AS BEG AT NW COR OF LOT 15 BLK 3 TH S 83 DEG 19 MIN E 175.06 FT TH S 83 DEG 22 MIN 10 SEC E 22.82 FT TH N 71 DEG 42 MIN 23 SEC E 34.23 FT TH N 76 DEG 19 MIN 41 SEC E 31.74 FT TH S 31 DEG 18 MIN 37 SEC W 88.11 FT TH ON A CURVE TO LEFT CHORD=S 25 DEG 43 MIN 36 SEC W 102.64 FT TH S 20 DEG 08 MIN 35 SEC W 42.5 FT TH S 87 DEG 41 MIN 15 SEC W 1.14 FT & S 87 DEG 44 MIN W 25 FT TH S 2 DEG 54 MIN 50 SEC W 50 FT TH S 87 DEG 44 MIN W 35 FT TH N 2 DEG 54 MIN E 75 FT TH S 87 DEG 44 MIN W 15 FT TH S 2 DEG 54 MIN W 75 FT TH S 87 DEG 44 MIN W 40 FT TH N 39 DEG 03 MIN W 220.4 FT TH S 72 DEG 02 MIN W 24 FT TH N 31 DEG 58 MIN W 31.94 FT TH N 71 DEG 48 MIN E 50.71 FT TH N 26 DEG 11 MIN E 10.82 FT TH S 69 DEG 11 MIN 35 SEC E 59.5 FT TH N 6 DEG 43 MIN E 25 FT TH S 83 DEG 19 MIN E 25 FT TH N 6 DEG 43 MIN E 50 FT TO PL OF BEG BAYPORT PARK SEC 11 T5N R6E (08) OWNED & OCCUPIED AS ONE PARCEL FR 06-11-200-001/527-002

06-11-504-009

LOT 1 SUPERVISORS PLAT NO 21 (07) FR 06-11-504-001

06-11-504-010

LOT 2 SUPERVISORS PLAT NO 21 (07) FR 06-11-504-001

The Township Zoning Map is hereby amended to reflect the change in zoning from C-2 to PUD with the following conditions:

1. Permitted principal uses shall be restricted to the following: Single Family Residential Attached & Detached.
2. Permitted accessory uses shall be restricted to those permitted in the single family residential attached and detached zoning districts.
3. The maximum number of residential dwellings to be constructed on the subject parcel shall not exceed 11.
4. The maximum building height shall not exceed 29 feet.
5. Minimum front yard set back shall be 15 feet.
6. Minimum side yard set back shall be 5 feet.
7. Minimum rear yard setback shall be 15 feet with the exception of the units 9 & 10 for which the rear yard setback may be a minimum of 10 feet.
8. Minimum distance between detached units shall be 10 feet.
9. Minimum floor area per unit shall be 1,250 square feet.
10. Attached single family units will be consistent with elevations shown on the concept plan dated 3-23-15 and submitted as part of this rezoning amendment.
11. The total number of dock slips shall not exceed 8.
12. Dock slips shall be for the exclusive use of the owner/occupants of the units in the PUD.
13. During construction the developer of the PUD project shall provide adequate ingress and egress to all dwelling units fronting on Sonora Drive/Minerva Street.
14. Units 1-6 (the attached units) shall be accessed from Ford Street.
15. Surface water runoff shall be captured and stored in a detention basin with metered outlet to Lake Fenton in accordance with the Genesee County Drain Commissioner and MDEQ, and be reviewed and approved by Fenton Township Engineer.
16. The existing boat launch shall remain with a gate and an emergency access key lock box for the exclusive use of the Fenton Township Fire Department.
17. A dry hydrant shall be constructed and placed near relocated roadway for the use of and be approved by the Fenton Township Fire Department.
18. 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.

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 1st day of June 2015 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