

CHARTER TOWNSHIP OF FENTON

Ordinance No. 792

Adopted: December 19, 2016

An ordinance to amend Ordinance No. 594, the Fenton Township Zoning Ordinance, to amend 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 the previously approved PUD, Planned Unit Development and to amend the Township Zoning Map to reflect the zoning amendment.

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 3.21 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 changes to the 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. For the detached residential units in the PUD, the minimum setback requirements shall be as follows:
 - Front yard = 15 feet.
 - Side yard = 5 feet.
 - Rear yard = 15 feet with the exception of units 9 and 10 where the rear yard setback minimum is 10 feet.
 - Minimum distance between detached units shall be 10 feet.
6. For the attached residential units in the PUD, the minimum setback requirements shall be as follows:
 - Front yard = 15 feet.
 - Side yard = 5.5 feet.
 - Rear yard = 10 feet .
7. Minimum floor area per unit shall be 1,250 square feet.
8. Attached single family units will be consistent with elevations shown on the concept plan dated 3/23/15 and submitted as part of the original rezoning amendment.
9. Common dock slip dimensions shall not exceed 10 feet x 20 feet in size, as determined by the Fenton Township Planning Commission.
10. Common dock slips shall be for the exclusive use of the owners/occupants of the units in the PUD that do not have frontage on Lake Fenton.
11. The total number of common dock slips shall not exceed 8.
12. The owners/occupants of the units in the PUD that have frontage on Lake Fenton shall have full riparian rights, including the ability to install docks, boat hoists, etc.
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. The dead end of Sonora Drive shall be constructed in a manner that will allow emergency vehicles to turn around, subject to review and approval by the Fenton Township Fire Chief.
16. Surface water drainage plans shall be approved by the Fenton Township Planning Commission, Fenton Township Engineer, Genesee County Drain Commissioner's office and the Michigan Department of Environmental Quality.
17. 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.
18. A dry hydrant shall be constructed and placed near relocated roadway for the use of and be approved by the Fenton Township Fire Department.
19. 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 19th day of December 2016 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