

CHARTER TOWNSHIP OF FENTON
Ordinance No. 807
Adopted: May 20, 2019

An ordinance to amend ordinance No. 598, (Ordinance No. 598 is a previously adopted amendment to the Fenton Township Zoning Ordinance), which rezoned certain parcels of land, 06-29-200-004 and part of parcel 06-29-200-003, to PUD, Planned Unit Development. This amendment shall apply to current parcels 06-29-626-037, 06-29-626-038, 06-29-626-039, and 06-29-626-040, owned by 9G2, LLC.

THE 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:

SECTION 3.02 A

06-29-626-037

UNIT 37C HORIZON LAKES AIRPARK (08) FR 06-29-200-009

06-29-626-038

UNIT 38C HORIZON LAKES AIRPARK (08) FR 06-29-200-009

06-29-626-039

UNIT 39C HORIZON LAKES AIRPARK (08) FR 06-29-200-009

06-29-626-040

UNIT 40C HORIZON LAKES AIRPARK (08) FR 06-29-200-009

The PUD conditions of Ordinance No. 598 are hereby amended to provide as follows:

The following uses shall be permitted on the subject property:

Up to 15 airplane hangars may be permitted on parcels 06-29-626-037, 06-29-626-038, 06-29-626-039, and 06-29-626-040.

1. **The permitted uses for these hangars include:**

- a) Storing active aircraft;
- b) Sheltering aircraft for maintenance, repair, refurbishment or assembly, but not indefinitely storing non-operational aircraft;
- c) constructing amateur-built or kit-built aircraft provided that activities are conducted safely;
- d) Storing aircraft handling equipment, e.g., tow bar, glider tow equipment, workbenches, and tools and materials used to service, maintain, repair or outfit aircraft; items related to ancillary or incidental uses that do not affect the hangars' primary use;
- e) Storing materials related to an aeronautical activity, e.g., balloon and skydiving equipment, office equipment, teaching tools, and materials related to ancillary or incidental uses that do not affect the hangars' primary use;
- f) Storing non-aeronautical items that do not interfere with the primary aeronautical purpose of the hangar;

- g) Parking a vehicle at the hangar while the aircraft usually stored in that hangar is flying, subject to local airport rules and regulations;
- h) Storage of Vehicles, Boats, snowmobiles and other items that do not impede the storage of at least one aircraft;
- i) Not for profit aviation educational activities including classrooms provided they do not impede the storage of at least one aircraft;
- j) Office for personal use as long as it does not impede the storage of at least one aircraft.

2. **Uses not permitted include:**

- a) Operation of a non-aeronautical business, e.g., limo service, non-aeronautical storage businesses such as sublet seasonal boat or RV storage;
- b) Activities that displace the aeronautical contents of the hangar or impede access to aircraft or other aeronautical contents of the hangar;
- c) Overnight storage of aircraft or vehicles immediately outside the hangar.
- d) Storage of items or activities prohibited by local or state law;
- e) Storage of fuel and other dangerous and Hazmat materials other than that stored within the aircraft and vehicles or required for the maintenance and repair of aircraft.

Other Requirements:

1. The maximum square footage for these hangars shall not exceed 116,980 square feet.
2. The maximum height for these hangars shall not exceed 38 feet.

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 20th day of May 2019 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