

**CHARTER TOWNSHIP OF FENTON**

**Ordinance No. 658**

**Adopted: April 3, 2006**

An ordinance to amend ordinance No. 594 of the Township of Fenton, commonly known as the Fenton Township Zoning Ordinance, to change the zoning of a part of certain parcel of land, 06-11-200-024 from R-3, Single Family Residential to PUD, Planned Unit Development, property is owned by Karl Jasinski 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:

**SECTION 3.02 A**

A PARCEL OF LAND BEG N 15 DEG 22 MIN E 33.4 FT & N 66 DEG 19 MIN W 149.53 FT FROM NW COR OF LOT 1 BLOCK A OF LONG LAKE CABIN SITES TH CONT N 66 DEG 19 MIN W 131.87 FT TH N 62 DEG 32 MIN W 88.46 FT TH S 12 DEG 20 MIN 20 SEC W 434.14 FT TH S 22 DEG 21 MIN 49 SEC E 336.53 FT TH S 41 DEG 20 MIN 39 SEC E 20.38 FT TH S 88 DEG E 115.99 FT TH S 87 DEG 25 MIN E 160.3 FT TH N 15 DEG 01 MIN E 375 FT TH N 67 DEG 20 MIN W 22.01 FT TH N 22 DEG 14 MIN 17 SEC W 49.03 FT TH N 15 DEG 29 MIN 35 SEC E 262.08 FT TO PL OF BEG SEC 11 T5N R6E (06) FR 06-11-200-018/019

The Township Zoning Map is hereby amended to reflect the change in zoning from R-3 to PUD with the following conditions:

1. Permitted principal uses shall be restricted to the R-3 zoning district.
2. Permitted accessory uses shall be restricted to those permitted in the R-3 zoning district.
3. The maximum number of units to be constructed on the subject parcel shall not exceed 8.
4. Minimum setbacks shall be as follows:

Front yard	25 feet
Side yard	minimum of 14 feet between buildings
Rear yard	25 feet
5. The maximum building height shall not exceed 29 feet.
6. The architectural design for the buildings shall be that of the cottage theme as presented with the conceptual plan.
7. The minimum floor area per dwelling unit shall be 1,600 square feet.
8. The developer shall enter into a development agreement that is acceptable both in form and content to Fenton Township.
9. 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.
10. 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 3rd day of April 2006 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**