

**CHARTER TOWNSHIP OF FENTON**  
**Ordinance No. 806**  
**Adopted: May 6, 2019**

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 certain parcel of land, 06-10-300-014, owned by Lois Van Lente, from R-3, Single Family Residential, to PUD, Planned Unit Development and to amend the township zoning map and land use plan to reflect the zoning change.

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

A PARCEL OF LAND BEG N 89 DEG 28 MIN 30 SEC E 1125.82 FT FROM SW COR OF SEC TH N 0 DEG 31 MIN 30 SEC W 225.81 FT TH ON A CURVE TO LEFT CHORD=N 1 DEG 07 MIN 33 SEC W 5.91 FT TH S 89 DEG 28 MIN 30 SEC W 348.19 FT TH N 1 DEG 29 MIN 36 SEC W 2460.26 FT TH N 89 DEG 18 MIN 18 SEC E 554.14 FT TH S 1 DEG 32 MIN 49 SEC E 2443.82 FT TH S 89 DEG 28 MIN 30 SEC W 100 FT TH S 1 DEG 13 MIN 25 SEC E 249.86 FT TH N 89 DEG 28 MIN 30 SEC W 110.93 FT TO PL OF BEG SEC 10 T5N R6E (08) 31.91 A FR 06-10-300-007

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

1. Uses shall be restricted to those allowed in the R-5 zoning district.
2. The maximum number of detached single family residential dwellings to be constructed on the subject parcel shall not exceed 23.
3. The minimum setback shall be as follows:
  - a. Front: 30 feet
  - b. Rear: 35 feet
  - c. Side: 10 feet
4. The minimum lot size shall be 12,000 square feet.
5. The minimum lot width shall be 75 feet.
6. The maximum building height shall not exceed 29 feet.
7. The minimum floor area per dwelling unit shall be 1,100 square feet.
8. A minimum of 40% of the development area shall remain as dedicated open space in the areas shown on the concept plan.
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 and 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.
11. The appropriate documentation shall be recorded to permanently preserve the open space as shown on the conceptual plan approved by the Fenton Township Planning Commission.

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 6th 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**