

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowship.com

ZONING BOARD OF APPEALS MEETING AGENDA

DATE: SEPTEMBER 5, 2023 TIME: 7:00 P.M.

MEMBERS OF ZONING BOARD OF APPEALS

Chair – Steve Moulton

Andrew Eichorn

Vice Chair – Richard Vaughn

James Sarka

Planning Commission Representative – Craig Davis

Makenzie Dearlove, Recording Secretary

I. CALL THE MEETING TO ORDER:

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES: JULY 17, 2023

IV. PUBLIC COMMENTS: Pertaining to Agenda Items Only. Each speaker limited to three minutes.

V. UNFINISHED BUSINESS: None

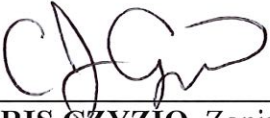
VI. NEW BUSINESS

1. Public Hearing for the Variance Request for signage setback, height and area requirement for Valero at 8464 W. Mt. Morris Road, Flushing, Michigan 48433, Parcel Numbers: 08-02-300-021 and 08-02-300-022, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 17, Sec. 36-1727 Commercial, C2 Permanent Signs.*
2. Motion on the Variance Request for signage setback, height and area requirement for Valero at 8464 W. Mt. Morris Road, Flushing, Michigan 48433, Parcel Numbers: 08-02-300-021 and 08-02-300-022, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 17, Sec. 36-1727 Commercial, C2 Permanent Signs.*

VII. NEXT REGULAR MEETING:

TUESDAY, DECEMBER 5, 2023 AT 7:00 P.M.

VIII. ADJOURNMENT

A handwritten signature in black ink, appearing to read 'Czyzio', is positioned above a horizontal line.

CHRIS CZYZIO, Zoning Administrator
Charter Township of Flushing

DRAFT

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ZONING BOARD OF APPEALS MINUTES

DATE: JULY 17, 2023

TIME: 7:00 P.M.

MEMBERS OF ZONING BOARD OF APPEALS

Chair – Steve Moulton

Andrew Eichorn

Vice Chair – Richard Vaughn

James Sarka

Planning Commission Representative – Craig Davis

Makenzie Dearlove, Recording Secretary

PRESENT: Eichorn, Davis, Vaughn, Sarka, and Moulton

ABSENT: None

OTHERS PRESENT: Five (5) other individuals were present.

I. MEETING CALLED TO ORDER at 7:01 P.M. by Zoning Board of Appeals Chairperson Moulton with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA:

MR. SARKA MOVED, supported by Mr. Davis to approve the agenda.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES:

MR. VAUGHN MOVED, supported by Mr. Davis to approve the minutes of the May 2, 2023 meeting.

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:03 P.M.

One resident inquired about the proposed store at the S.W. Corner of N. Elms Road and Mt. Morris Road.

CLOSED FOR PUBLIC COMMENTS 7:06 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Public Hearing for the Variance Request for parking space requirements for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses.*

Public Hearing opened at 7:07 P.M.

- Brian Stadler, representative for Wolgast Corporation, spoke on behalf of the developer of the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road and why the developer is looking for a variance.

Public Hearing closed at 7:15 P.M.

2. Motion on the Variance Request for parking space requirements for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses.*

Mr. Vaughn asked Mr. Stadler about meeting all the other ordinance requirements for this development. Chairperson Moulton inquired about other developments by the corporation and if they've also requested parking variances. Mr. Vaughn asked what the process would be if the store wanted to expand.

Mr. Davis stated that it may be beneficial to the surrounding residents to have a visual buffer between them and the store. Mr. Vaughn shared that he visited the nearby Dollar General and they have less spots than the amount being proposed today and the amount seems adequate for their business. Mr. Sarka stated he would rather see brush than a parking lot. Mr. Davis and Mr. Eichorn shared in the idea it would be nice to have a thriving business on that corner, as it's been vacant for a long time.

Chairperson Moulton ended the discussion by summarizing the proposed variance request. The developer has requested that they receive a parking space variance to allow them to only have 42 parking spaces rather than the 87 parking spaces required by our Code of Ordinances. They have requested to have 42 parking spaces as a way to avoid overburdening the drain system and unnecessary maintenance. The developer has experience with such variances and the 42 parking spaces would be more than enough for the volume of the store's business.

MR. DAVIS MOVED, supported by Mr. Eichorn to approve the Variance Request for parking space requirements, allowing for 42 parking spaces rather than the 87 parking spaces required by ordinance, for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses*.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Moulton, Eichorn, Davis, Vaughn, and Sarka

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

X. NEXT REGULAR SCHEDULED MEETING

TUESDAY, SEPTEMBER 5, 2023 AT 7:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 7:24 P.M.

STEVE MOULTON, Chairperson

MAKENZIE DEARLOVE, Recording Secretary

Date of Approval

VARIANCE REQUEST FORM

RECEIVED

AUG 6 1 2023

CHARTER TOWNSHIP
OF FLUSHING

Variance Request
Variance Fee: 650.⁰⁰
Date Paid: 8-1-2023
Date Notice was Published: _____
Date of Public Hearing: _____
Affidavit Attached: _____

FLUSHING TOWNSHIP ZONING BOARD OF APPEALS VARIANCE REQUEST

Required information from owner or person having interest in requesting Zoning Board of Appeals (ZBA) review and opinion.

1. Name of applicant/owner requesting ZBA review and opinion.

A. Applicant

Name: MARTHA'S QUICK STOP INC
Address: 767 E MAIN ST STE 1171
FLUSHING MI 48433
Phone: [REDACTED]

B. Owner of property if different than above

Name: RICK HANSEN
Address: 767 E. MAIN ST STE 1171
FLUSHING MI 48433
Phone: [REDACTED]

2. Location of Property:

Street number and name: 8464 W. MT. MORRIS RD FLUSHING, MI 48433
Property tax identification number: 08-02-300-021-022
Legal description of property involved: _____

List deed restrictions and easements: N/A

Present zoning of property: C-2

3. With all requests, a plot plan drawn to scale (1" = 20') showing lot, location of existing buildings, proposed buildings and additions to existing buildings, plus distance from property line, is required.

ATTACHED - COPY OF SIGN

4. Answer the following questions of the affidavit:

a. Will the strict enforcement of the provisions of the township zoning ordinance unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome? YES

If yes, how? UNREASONABLE FOR SIGN TO BE 15 FT FROM ROAD RIGHT OF WAY
WOULD LIKE SIGN IN SAME SPOT AS EXISTING SIGN

b. Is the need for a variance due to unique circumstances of the property? YES

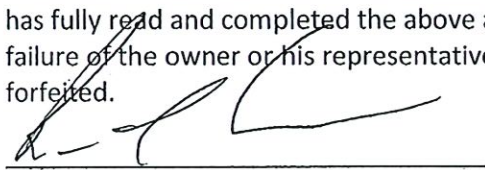
If yes, please describe. THE SIGN WOULD BE IN THE MIDDLE OF PARKING LOT AND A BE A HAZARD TO CUSTOMERS & VENDORS.

c. Did you create the problems you are trying to get around? No

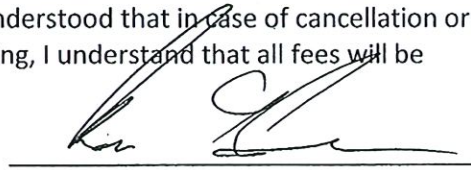
d. Will the requested variance confer special privileges that are denied other properties similarly situated and in the same zoning district? No

e. Will the requested variance be contrary to the spirit and intent of this zoning district and public safety? No

ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.



Signature of Applicant



Signature of Owner
(If different than applicant)

ZONING BOARD OF APPEALS:

The Zoning Board of Appeals (ZBA) having reviewed the submitted data do hereby:

() APPROVE () DISAPPROVE the application for the following reasons: _____

If approved, are there conditions? _____

Date

Zoning Board of Appeals Chairperson



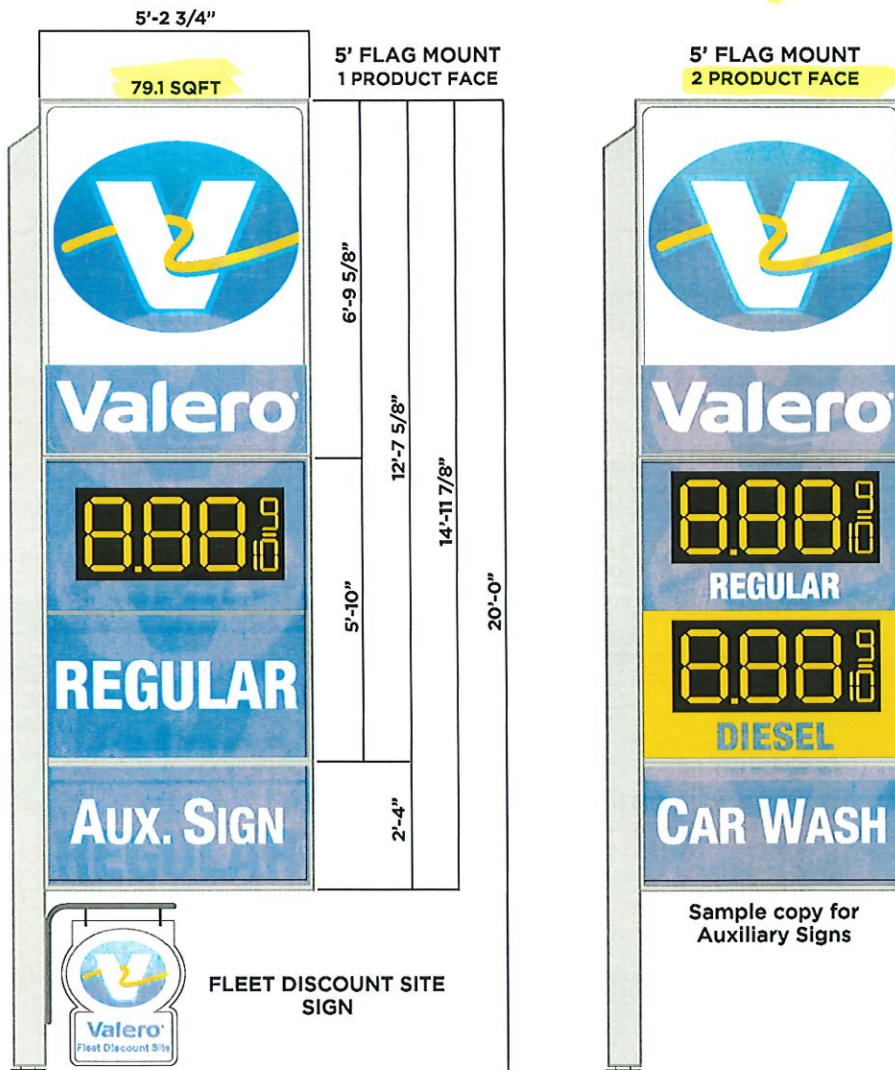
FLAG MOUNT ID/price signs

5' FLAG MOUNT

Standard 5' Treatments

This page shows the standard treatments for the 5' Flag Mount which allow for one or two fuel products and an optional Auxiliary Sign.

Refer to pages A4 and A5 for detailed placement and orientation information.



Note: In cases where discounted pricing is requested, please contact your project manager.



FLAG MOUNT SIGNS are always flagged toward the street.



The Main ID(s) must display **THE HIGHEST PRICE** per posted product(s).

FLEET DISCOUNT SITE SIGN: The preferred location to mount a Fleet Discount Sign is on the pole of a fuel sign. Placement on a flag mount sign pole should mirror the same direction as the flag. Placement on a twin pole should be inward toward the poles.

If the fuel price sign is not available, place the Fleet Discount Sign on a light pole nearest to the price sign pole. Allow for a clearance of 7' from the ground to the bottom of the sign. Same distance applies on a light pole.

Drilling into any sign cabinet is not allowed.



Important Note: Valero Authorized Material Suppliers

All materials and signage necessary to meet the guidelines and specifications set forth in this Wholesale Branding Manual must be obtained through one of Valero's authorized suppliers unless otherwise approved, in writing, by Valero.

SITE ADDRESS:

709 W STATE ST

ST JOHNS MI 48879

VALERO SPL 12064

CANOPY PLAN VIEW

Quote 22-81961-10 Rev.2

Confirmed Canopy Fascia Height 36"

Confirm 2' ACM Field Variance All Sides

APPROVED BY: _____

DATE: _____

APPROX LEAD-TIME: 3 WEEKS

ACM & word mark ship from Delaware, Ohio
Canopy Oval ID logos ship from Jacksonville TX

ART DETAIL 192087



D

Valero 36" Canopy System

Dimensional ACM with LED LIGHT BAR on 3 SIDES: A-B-C

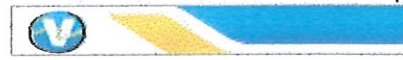
Side A: 24' with Oval ID Logo

Side B: 88' with Valero Word mark & Oval ID Logos

Side C: 24' with Oval ID Logo

Side D: 88' Valero Detail Flat ACM only Store Side

C



A



24'

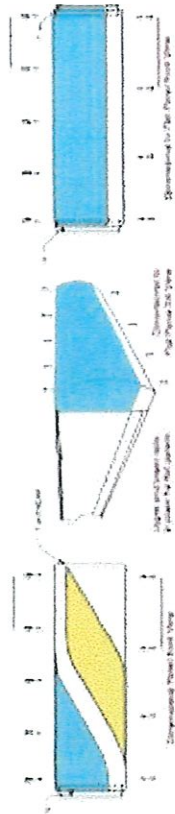
88'

B



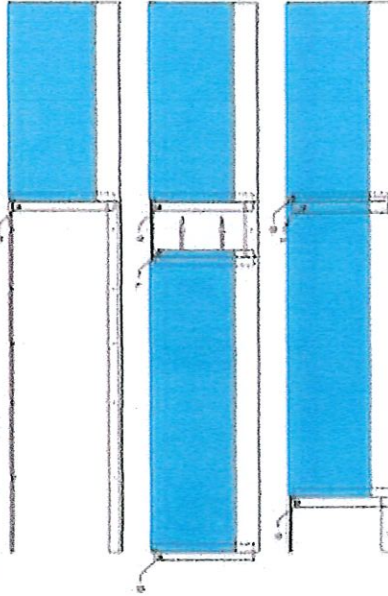
DIMENSIONAL PANEL

1. Cut out the panel from the roll of material.
2. Cut out the panel from the roll of material.
3. Cut out the panel from the roll of material.
4. Cut out the panel from the roll of material.



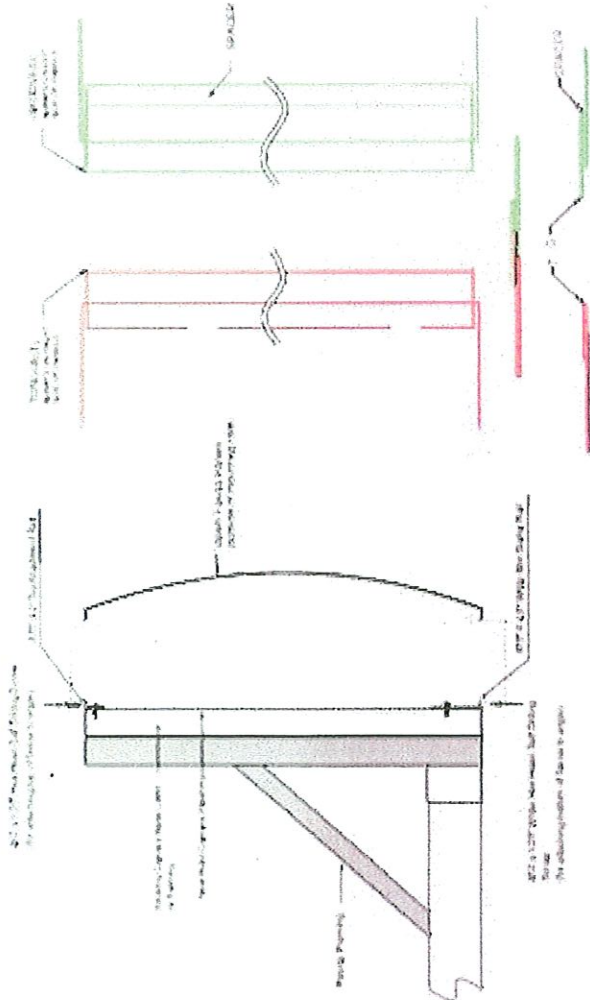
INSTALLING DIMENSIONAL PANELS

1. On each side from white to yellow to blue. (Do not install together except on the regular panel into the groove.)
2. Use canopy layout to determine location, attach the top of the dimensional panel using #12 self-tapping screws (bottom, 10" on center).
3. Attach the bottom of the dimensional panel using self-tapping #12 screws (top, 10" on center).
4. NOTE: Always install a right to left installation. Follow panel layout when installing left to right.



Flat ACM Installation

1. Install ACM corner pieces on the corners. If needed, use canopy layout to determine if the corner has a bevel or is blank. Break ACM along rounded lines to form 90° angles. Attach ACM over angles using #8x5/8" self screws. NOTES: If section is to get an eye-witness canopy layout use #8x5/8" counter sink screws instead of self screws at the top.
2. Follow site specific System Circuit Layout for panel locations. Always work from white to yellow to blue on each side.
3. Attach ACM straight pieces based on canopy layout. A cut-to-fit section may be required at either or both ends depending on canopy layout. NOTES: If section is to get an eye-witness canopy layout use #8x5/8" counter sink screws instead of self screws at the top.
4. Cut-to-fit ACM. Cut ACM 1" longer than the measured opening and make a vertical mark using a 1/16" "V" starter bit. Cut top and bottom corners to match other end.



Valero

White - Yellow - Blue

Valero Diesel

White - Yellow - Blue

