

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

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PLANNING COMMISSION MINUTES

DATE: JUNE 12, 2023 TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Craig Davis

Vice Chair – William Mills

Timothy Lloyd

Secretary – Amy Bolin

Michael Moon

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

PRESENT: Moon, Bolin, Mills, Bachakes, Lloyd, Davis, and Peck

ABSENT: None

OTHERS PRESENT: Fourteen (14) other individuals were present.

I. MEETING CALLED TO ORDER at 7:00 P.M. by Planning Commission Chairperson Bachakes with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA:

TREASURER PECK MOVED, supported by Commissioner Bolin to approve the amended agenda, switching the order of Agenda Items 7 and 8, making Zoning Administrator Comments Item 7 and Public Comments Item 8.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES:

TREASURER PECK MOVED, supported by Commissioner Mills to approve the minutes of the May 8, 2023 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Lloyd, Davis, Peck, Moon, Bolin, and Mills

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:02 P.M.

One comment was made in regards to the Special Use Permit to extend the fence into the front yard at 6377 N. Seymour Road, Flushing, MI 48433.

CLOSED FOR PUBLIC COMMENTS 7:04 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Motion on the Discretionary Special Use Permit for Veteran's Mechanical LLC in pursuit to placing a plumbing, heating and air conditioning contractor - sales and service at 8034 N. McKinley Road, Flushing, MI 48433, Parcel No. 08-02-300-033, pursuant to Article XVIII Special Use Permits

The applicant, Mr. William Lincoln, and his wife were present and called to speak on their request. Mr. Lincoln wanted to state clearly that while the Discretionary Special Use Permit falls under the sales and service line item, they do not plan to use the building as a sales space for the public. The building will serve as a location for the office staff to conduct business, for a box-truck to remain parked until needed for product installation, and for service employees to receive and return necessary equipment. Mr. Lincoln was concerned that he would not be able to proceed with the purchase of the parcel without more information in regards to the commercial driveway deemed necessary by the Genesee County Road Commission.

Treasurer Peck directed Mr. Lincoln to put in an application with the Genesee County Road Commission to resolve the driveway issue as soon as possible. Commissioner Bachakes expressed concern about the lack of clearly marked parking spaces in front of the building. The current owner of the parcel was present and was able to share that the yellow parking curb stops that were in the front of the building were only removed to grade the crushed asphalt and could be reinstalled. After much more discussion, the following motion was made.

TREASURER PECK MOVED, supported by Commissioner Davis to approve the Discretionary Special Use Permit for Veteran's Mechanical LLC in pursuit to placing a plumbing, heating and air conditioning contractor - service location at 8034 N. McKinley Road, Flushing, MI 48433, Parcel No. 08-02-300-033, contingent on the Genesee County Road Commission's approval of the driveway and also marked parking spots in front of the building.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bolin, Mills, Bachakes, Lloyd, Davis, Peck, and Moon

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

2. Motion on the Special Use Permit to extend the fence into the front yard at 6377 N. Seymour Road, Flushing, MI 48433, Parcel No. 08-15-100-023, pursuant to Article XVIII Special Use Permits.

The applicant, Ms. Jerilyn Finch, was present and was called to speak on her request. Ms. Finch explained that the 6' privacy fence in the backyard needed repair and she would like it to be extended into the front yard as a safety precaution for her mother with dementia. Ms. Finch explained that the trees on the south side of her property would be removed to make way for the fence if approved, as they currently don't cover enough of the property line to keep her from wandering off the property.

Many Commissioners asked why the fence wouldn't go across the front of the yard if the goal was to prevent wandering off the property. Many Commissioners also asked about the preference of the 6' fence rather than the 4' decorative fence allowed for a front yard. Ms. Finch stated that she would prefer a 6' privacy fence to block her mother from being able to see the neighboring dogs, as her mother has developed a heightened fear of dogs with her condition. After much more discussion, the following motion was made.

TREASURER PECK MOVED, supported by Commissioner Moon to deny the Special Use Permit to extend the fence into the front yard at 6377 N. Seymour Road, Flushing, MI 48433, Parcel No. 08-15-100-023, pursuant to Article XVIII Special Use Permits.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Mills, Bachakes, Lloyd, Davis, Peck, Moon, and Bolin

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

VII. ZONING ADMINISTRATOR COMMENTS

Zoning Administrator, Chris Czyzio, spoke on several township zoning activities that may come before the Planning Commission soon. Mr. Czyzio stated that the developers of the Bibi Villas project are considering a change of direction and are thinking about building condos, a gas station and a coffee shop, but that would require rezoning. Commissioner Mills asked about the abandoned gas station on the corner of McKinley and Mt. Morris and Mr. Czyzio had no new information to share on that property. Mr. Czyzio shared that Dollar Tree/Family Dollar is expected to put in an application in the next two months

to build a store at the corner of Elms and Mt. Morris Road. Mr. Czyzio informed the Planning Commission of a resident's concern with the Township's roof-mounted solar ordinance. Upon researching the 36" wide pathway requirement, Mr. Czyzio came to find out it falls in line with the 2021 International Fire Code requirements. Mr. Czyzio also stated that there is interest in turning the QuikStop on Mt. Morris Road into a gas station with the possibility of electronic vehicle charging stations and coin laundry.

VIII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:49 P.M.

One comment was made in regards to the denial of the Special Use Permit to extend the fence into the front yard at 6377 N. Seymour Road, Flushing, MI 48433.

CLOSED FOR COMMENTS: 7:50 P.M.

IX. COMMISSION COMMENTS

Commissioner Mills expressed that he was glad to see Veterans moving business into the township and he hopes that Mr. Lincoln's business thrives.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, JULY 10, 2023 AT 7:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 7:51 P.M.



VICKI BACHAKES, Chairperson



AMY BOLIN, Secretary

07-18-23

Date of Approval



Makenzie Dearlove, Recording Secretary