

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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

www.flushingtowship.com

PLANNING COMMISSION AGENDA

DATE: JULY 18, 2023

TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

Craig Davis

Timothy Lloyd

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

June 12, 2023 Meeting

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Motion on the Site Plan Review for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits
2. Public Hearing and motion on the Special Use Permit for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits

3. Motion on the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits
4. Public Hearing and motion on the Special Use Permit for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits

* Each speaker during Public Hearing is limited to three minutes

VII. ZONING ADMINISTRATOR COMMENTS

VIII. PUBLIC COMMENTS

Each speaker limited to three minutes

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, AUGUST 14, 2023 AT 7:00 P.M.

XI. ADJOURNMENT



CHRISTOPHER J. CZYZIO, Zoning Administrator

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

P (810) 659-0800

F (810) 659-4212

www.flushingtowship.com

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

Date of Approval

Makenzie Dearlove, Recording Secretary

SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Case No. _____
Permit Fee: _____
Date Paid: _____
Date Notice was Published: _____
Date of Public Hearing: _____
Affidavit Attached: _____

PAID

JUN 06 2023

CHARTER TOWNSHIP
OF FLUSHING

40348

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

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

A. Applicant

Name: Tim Huffman
Address: 5211 DeLand Rd.

Phone: [REDACTED]

B. Owner of property if different than above

Name: _____
Address: _____

Phone: _____

2. Location of Property:

Street number and name: 5211 DeLand Rd.

Property tax identification number: 25-04-23-300-021

Legal description of property involved: _____

Description:

A PARCEL OF LAND BEG N 1 DEG 24 MIN 02 SEC E 1131.14 FT & N 0 DEG 17 MIN 25 SEC E 869.62 FT FROM S 1/4 COR OF
SECT N 88 DE S 47 MIN 27 SEC W 992.94 FT TH N 1 DEG 04 MIN 10 SEC E 247.55 FT TH S 88 DE S 47 MIN 24 SEC E
591.73 FT TH S 1 DEG 17 MIN 25 SEC W 247.55 FT TO POB SEC 23 TOWNSHIP 5E (9th) S.64 A PR 03-23-300-014

List deed restrictions and easements: _____

None

Present zoning of property: _____

3. With all requests, a site plan must be submitted (see attached site plan form)

4. Answer the following questions of the affidavit:

a. What is the purpose of the request for a Special Use Permit?

Our family is seeking permission to erect a temporary above ground Pool in the SE corner of our property. This does place the pool in the front corner of our yard. The reason for the request is to keep the pool away from the forest that is our back yard as well as to keep the pool in a location where it is in full sun well into the evening hours. This is the only area of our yard that is full sun. In this location the pool is NOT visible to any neighbor of the street as it is fully surrounded by mature pines and heavy brush.

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)

PLANNING COMMISSION:

The Planning Commission (PC) having reviewed the submitted data do hereby:

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

If approved, are there conditions? _____

Date: _____

Chairperson

PAID

JUN 06 2023

40340

ZONING PERMIT

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road

Flushing, Michigan 48433

810-659-0800 Fax 810-659-4212

Receipt # _____
Date: _____
Permit Fee: _____
Initial: _____

APPLICANT TO COMPLETE ALL ITEMS IN SECTIONS. NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED FOR BUILDING, PLUMBING, MECHANICAL, AND ELECTRICAL PERMITS IF REQUIRED. SOIL EROSION PERMIT THROUGH GENESEE CTY.

Parcel # 25-08-23-300-021

Estimated Value of Structure \$ \$8,000 (Pool)

LOCATION OF BUILDING

STREET LOCATION: 5211 DELAND ROAD

CITY: FLUSHING STATE: MI ZIP: 48433

between CARPENTER and COLDWATER

ZONING DISTRICT: RSA

OWNERSHIP: Private Public

LOT SIZE: 5.5 ACRES

TYPE OF IMPROVEMENT:

- NEW BUILDING
- ALTERATION
- DEMOLITION
- FOUNDATION ONLY
- MOBILE HOME SET-UP
- PRE-MANUFACTURE
- SPECIAL INSPECTION
- RELOCATION
- ADDITION
- REPAIR

RESIDENTIAL PROPOSED USE:

- ONE FAMILY
- TWO OR MORE FAMILY # UNITS
- HOTEL, MOTEL # UNITS
- ADDITION SIGN
- POOL FENCE
- ATTACHED/DETACHED GARAGE
- DECK POND
- STORAGE SHED
- POLE BUILDING
- OTHER Above Ground

NON-RESIDENTIAL PROPOSED USE:

- AMUSEMENT
- CHURCH, RELIGION
- INDUSTRIAL
- PARKING GARAGE
- SERVICE STATION
- OFFICE, BANK
- PROFESSIONAL
- RETENTION AREA
- OTHER _____
- LIBRARY
- STORE, MERCANTILE
- TANKS, TOWERS
- PUBLIC UTILITY
- HOSPITAL/INSTITUTE
- SIGN

NON-RESIDENTIAL DESCRIBE IN DETAIL PROPOSED USE OF BUILDING, E.G. FOOD PROCESSION PLANT, MACHINE SHOP, LAUNDRY BUILDING, PARKING GARAGE FOR DEPARTMENT STORE. IF USE OS EXISTING BUILDING IS BEING CHANGED ENTER PROPOSED USE.

N/A

CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAMING

- Masonry (wall bearing)
- Wood frame
- Structural steel
- Reinforced concrete

NUMBER OF OFF-STREET PARKING

- Enclosed _____
- Outdoors _____
- Other: _____

RESIDENTIAL BUILDINGS ONLY

- Number of Bedrooms _____
- Number of bathrooms _____
- Number of partial bathrooms _____

DIMENSIONS

- No. of Stories _____
- Total square feet of floor area _____
- Total land area square feet/aces _____

IDENTIFICATION OF APPLICANT

APPLICANT IS RESPONSIBLE FOR ALL FEES APPLICABLE TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION:

OWNER OR LESSE: TIM & STEPHANIE HUFFMAN ADDRESS: 5211 DELAND ROAD

CITY: FLUSHING STATE: MI ZIP: 48433 PHONE NUMBER [REDACTED]

CONTRACTOR: SELF Homeowner ADDRESS: 5211 DELAND ROAD

CITY: FLUSHING STATE: MI ZIP: 48433 PHONE NUMBER [REDACTED]

BUILDERS LICENSE # _____ EXPIRATION DATE: _____

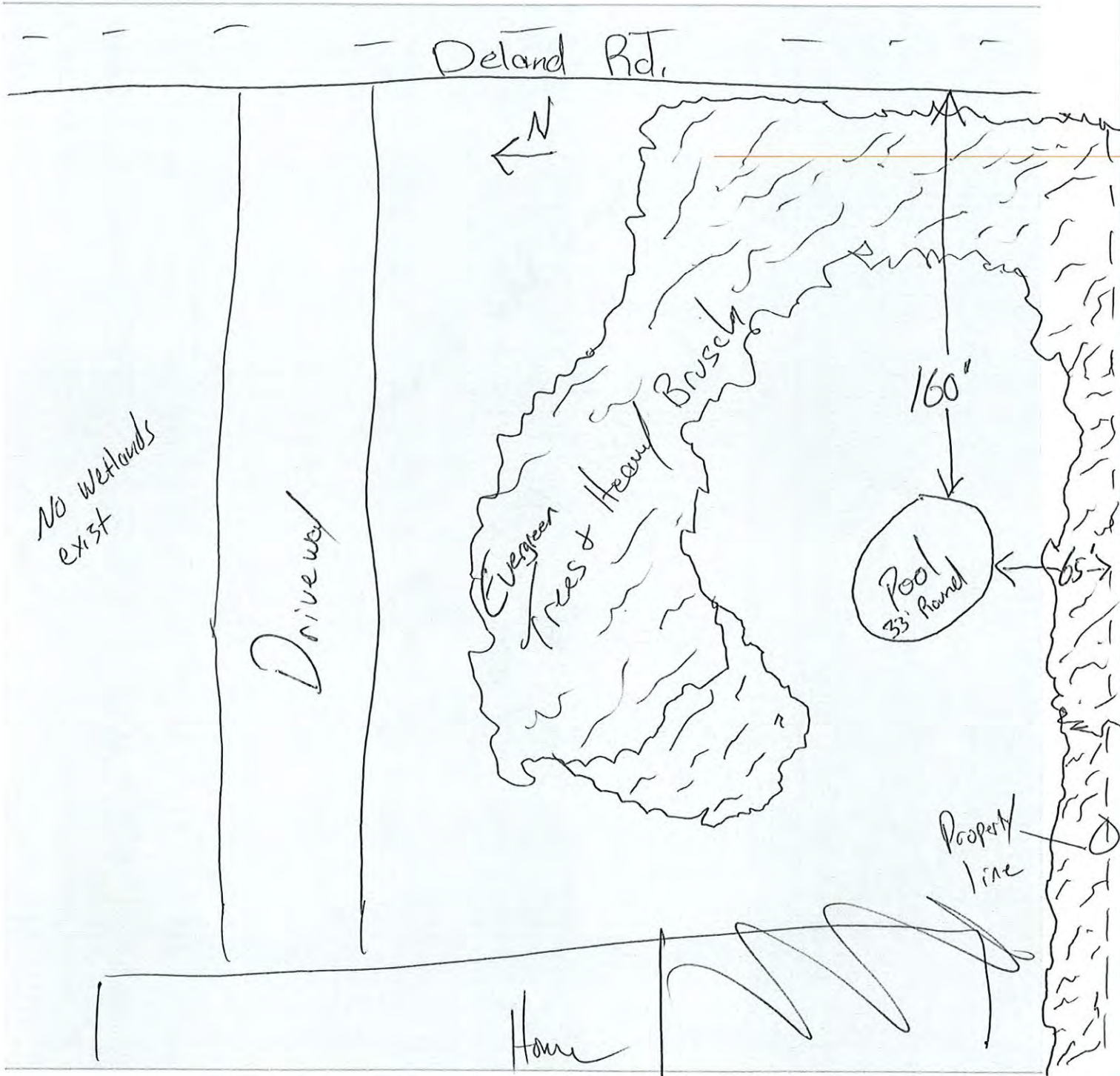
I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN, GENESEE COUNTY AND THE TOWNSHIP OF FLUSHING. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF APPLICANT: [Signature]

DATE: 6-6-2023

SITE PLAN: USE BELOW SPACE OR ATTACH SITE PLAN

- LABEL STREETS
- LABEL FRONT YARD LINE
- LABEL SIDE YARD LINES
- LABEL REAR YARD LINE
- EXISTING BLDGS
- DISTANCE BETWEEN BLDGS
- DISTANCE TO YARD LINES
- LABEL DIRECTION N/S/W/E
- DISTANCED BETWEEN EXISTING AND PROPOSED STRUCTURES



APPROVAL SIGNATURE: _____ DATE: _____

Print

This form and any required site plan MUST be completed in full and turned into Flushing Township **30 DAYS BEFORE THE SCHEDULED** Planning Commission meeting date to insure all Commission members have the necessary information:

Date of Next Meeting: 7-10-2023

Fee Due: _____

Paperwork Due By: 6-8-2023

Date Paid: _____

Amount Paid: _____

Receipt #: _____

RESIDENTIAL SITE PLAN REVIEW CHECKLIST

Name of Applicant: Tim Huffman

Mailing Address: 5211 Deland Rd.

Property Address: 5211 Deland Rd.

Parcel Number: 25-08-23-300-021

Proposed Use: Single Family Dwelling / Above Ground Pool

Existing Zoning: Agricultural / Residential / Suburban

Section 36-1902 Site Plan Review Requirements:

Before any Permit shall be issued, a site plan drawn to a scale of one (1) inch equals twenty (20) feet, and at least two (2) copies of this site plan shall be submitted to the township clerk. **Such site plan drawing shall contain ALL of the following information:**

PLEASE PLACE AN ANSWER IN EVERY BOX UNDER PROPOSED.

ORDINANCE REQUIREMENTS	COMMISSIONERS REVIEW	APPLICANT'S PROPOSAL
(a) Statistical data including: number of dwelling units, size of dwelling units (e.g., one-bedroom, two-bedrooms, and three-bedrooms), if any, and total gross acreage involved. In all other cases, the location, type, horsepower, fuel, dimensions, and other data of all machinery to be used on the proposed site.		1 single Family Dwelling 2500 sq Ft 3 Bedrooms 2.5 Bath 1 pole barn 60x40 5.86 Acres 286' x 1000'
(b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.		1 pole bldg in rear wooded portion of the property
(c) Vehicular traffic and pedestrian circulation features within and without the site.		Double wide Driveway w/turnaround
(d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development.		N/A
(e) The location, dimensions and proposed use of all on-site recreation areas, if any.		None currently
(f) The location of all proposed landscaping, fences or walls.		None
(g) The height and dimensions of all structures.		Home - 2500 sq. ft Approx 20' Height Barn - 40' x 60' x 20' Height
(h) Front, rear and side elevations of any typical structure proposed for development.		N/A

Site Plan Review Checklist

<p>(i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.</p>		<p>Two water at the street 6' sewer interceptor running N/S 40' in front of home Septic Field South of Home</p>
<p>(j) The locations, dimensions and lighting of all signs.</p>		<p>N/A</p>
<p>(k) The location, intensity and orientation of all lighting.</p>		<p>N/A</p>
<p>(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than one (1) square mile.</p>		
<p>(m) A physiographic map showing the natural topography, the soil types, and suitability for intended use, natural features such as wood lots, lakes, drains, streams, and ditches, and surface coverage data (such as paved areas and structures) related to storm water runoff characteristics.</p>		
<p>(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.</p>		
<p>(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.</p>		<p>N/A</p>
<p>(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.</p>		<p>N/A</p>

Site Plan Review Checklist

(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or waste water. The point of discharge for all drains and pipes shall be specified on the site plan.		N/A
(r) Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.		N/A
(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."		N/A
(t) Submission of the "State/County Environmental Permits Checklist."		N/A
(u) 100 year floodplain.		N/A
(v) Topographic lines at 1' intervals.		N/A
(w) Proposed and existing utilities including water, sewer, storm water and lighting.		(1) 3/4" underground water line w/ freezeless hydrant (2) 120V. 20A Circuits
(x) Driveway location.		Drawn on Attached site plan
(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning. (Amended by adoption July 25, 2002).		R S A
(z) Statement on the plan as to whether wetlands exist on the site. (Added by adoption July 25, 2002).		✓
(aa) Easements impacting property.		None
(bb) Underground utilities present on property.		Water, Sewer, Septic

existing

NOTE: Review the Flushing Township Code of Ordinances Section 36 Article 19: Site Plan for additional information.

ADDITIONAL COMMENTS:

- This location is not visible to any neighbor of Deland Rd.

- This location is free and clear of the 40' no build zone from the centerline of the sewer interceptor

- This location is free and clear of any/all public and private utilities

- This location provides us the least amount of vegetation debris in the pool and the most possible sun.

Signature of Approving Planning Commission Chair

Date Approved



Genesee County GIS

5211 Deland

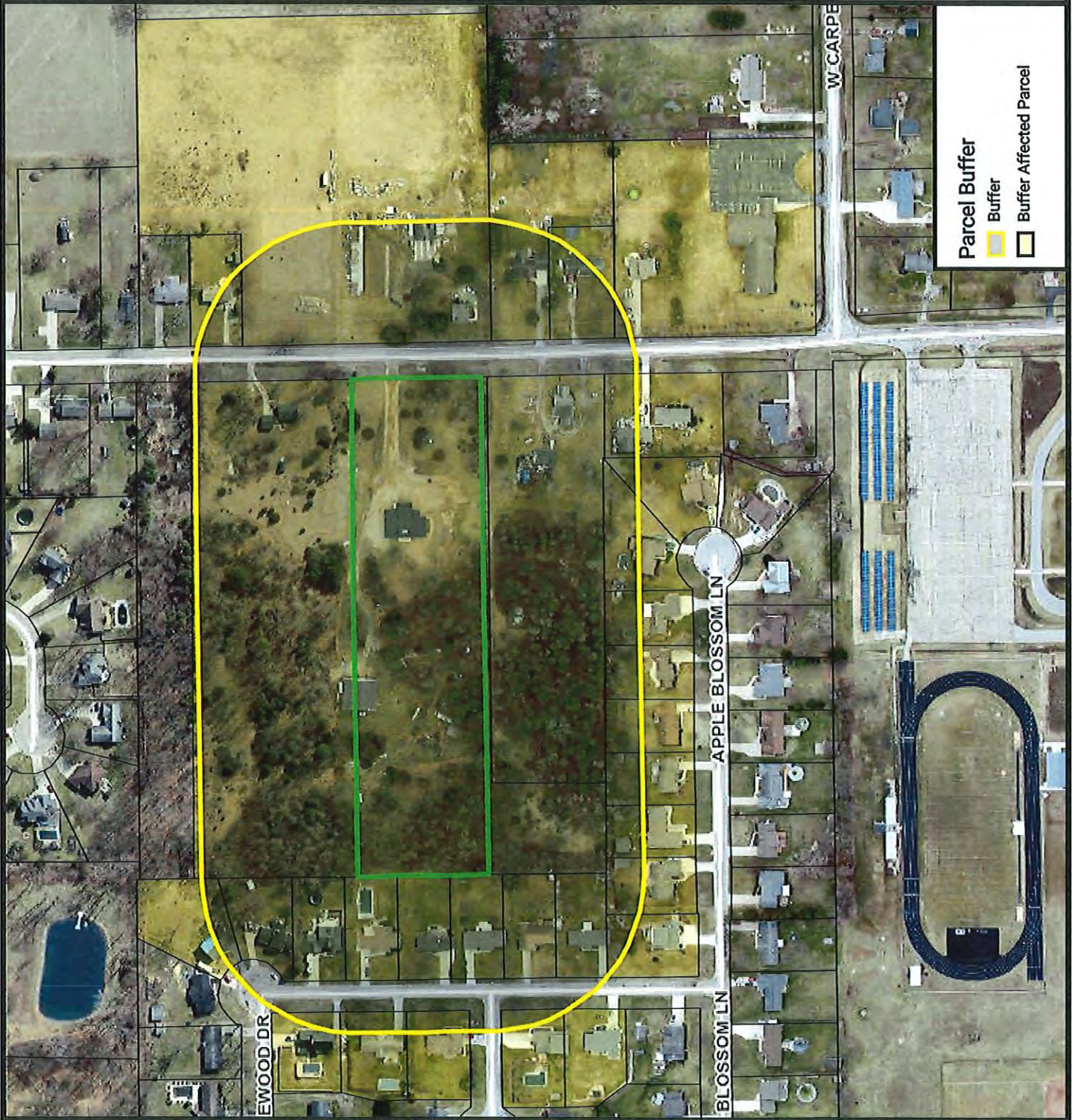


Map Publication:

06/06/2023 11:01 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Genesee County expresses no warranty for the information displayed on this map document.



Parcel Buffer

- Buffer
- Buffer Affected Parcel

Deputy Clerk

From: Zoning - Chris Czyzio <zoning@flushingtwp.org>
Sent: Wednesday, July 05, 2023 12:50 PM
To: 'Deputy Clerk'
Subject: Planning Comm Special Use - Pool in Front Deland

I have received a phone call with regard to the special use request to place a pool in the front yard at 5211 Deland.

The call was from the New Life Church across the street and was in support for the special use permit to be granted for the pool in the front setback.

Chris Czyzio
Flushing Township Zoning Administrator
(810) 659-0800 X110
Mon – Thurs
8am – 5pm

This form and any required site plan MUST be completed in full and turned into Flushing Township 30 DAYS BEFORE THE SCHEDULED Planning Commission meeting date to insure all Commission members have the necessary information:

Date of Next Meeting: JULY 10, 23

Fee Due: 3950

Date Paid: 6/8/23

Paperwork Due By: JUNE 10, 23

Amount Paid: #3950

Receipt #: 40357

COMMERCIAL SITE PLAN REVIEW CHECKLIST

Name of Applicant: RICK HANSEN

Mailing Address: 767 E MAIN ST STE 1171

Property Address: 8464 W. MT MORRIS RD

Parcel Number: 08-02-300-021 08 02 300 022

Proposed Use: GAS STATION CONVENIENCE STORE

Existing Zoning: _____

Section 36-1902 Site Plan Review Requirements:

Before any Permit shall be issued, a site plan drawn to a scale of one (1) inch equals twenty (20) feet, and at least two (2) copies of this site plan shall be submitted to the township clerk. **Such site plan drawing shall contain ALL of the following information:**



PLEASE PLACE AN ANSWER IN EVERY BOX UNDER PROPOSED.

ORDINANCE REQUIREMENTS	COMMISSIONERS REVIEW	APPLICANT'S PROPOSAL
(a) Statistical data including: number of dwelling units, size of dwelling units (e.g., one-bedroom, two-bedrooms, and three-bedrooms), if any, and total gross acreage involved. In all other cases, the location, type, horsepower, fuel, dimensions, and other data of all machinery to be used on the proposed site.		THIS IS A GAS STATION CONVENIENCE STORE WITH SELF SERVICE LAUNDRY BUILDING IN REAR IS SELF STORAGE UNITS
(b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.		THERE ARE GAS PUMPS IN THE MIDDLE THE LAUNDRY & CONVENIENCE STORE ARE ONE BLDG.
(c) Vehicular traffic and pedestrian circulation features within and without the site.		PARKING AT THE BUILDING DRIVE UP TO PUMPS SOME PARKING AT FRONT SIGN
(d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development.		PARKING AREAS SHOWN ON PLANS. SPACES 10X20 HANDICAP LARGER LOADING AREA BEHIND THE PUMP CANOPY
(e) The location, dimensions and proposed use of all on-site recreation areas, if any.		NONE.
(f) The location of all proposed landscaping, fences or walls.		NEW EVERGREEN PLANTS ALONG FENCE AT STORAGE BLDG.
(g) The height and dimensions of all structures.		STORAGE BUILD 145X40 STORE - 60X50 LAUNDRY 53X30
(h) Front, rear and side elevations of any typical structure proposed for development.		SEE PHOTOS OF SIMILAR VELARO

BUILDINGS

THIS BLDG TO BE UPGRADED

Site Plan Review Checklist

<p>(i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.</p>		<p>8" SAN 12" D.I. WATER LEADS UNKNOWN</p>
<p>(j) The locations, dimensions and lighting of all signs.</p>		<p>SIGN IN FRONT TO REPLACE EXISTING - NAME ON CANOPY</p>
<p>(k) The location, intensity and orientation of all lighting.</p>		<p>NOT DETERMINED YET</p>
<p>(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than one (1) square mile.</p>		<p>HOW THE HELL DO YOU DO THAT</p>
<p>(m) A physiographic map showing the natural topography, the soil types, and suitability for intended use, natural features such as wood lots, lakes, drains, streams, and ditches, and surface coverage data (such as paved areas and structures) related to storm water runoff characteristics.</p>		<p>SEE SITE PLAN</p>
<p>(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.</p>		<p>YES</p>
<p>(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.</p>		<p>SEE SEPRATE BUILDING LAYOUT PLAN</p>
<p>(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.</p>		<p>8'X60' UNDERGROUND FUEL TANK ON EAST SIDE OF SITE - SEE PLAN</p>

Site Plan Review Checklist

<p>(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or waste water. The point of discharge for all drains and pipes shall be specified on the site plan.</p>		<p>SITE DRAIN TO ROAD DITCH.</p>
<p>(r) Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.</p>		<p>NONE KNOWN</p>
<p>(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."</p>		<p>NONE</p>
<p>(t) Submission of the "State/County Environmental Permits Checklist."</p>		
<p>(u) 100 year floodplain.</p>		<p>NONE</p>
<p>(v) Topographic lines at 1' intervals.</p>		<p>SEE TOPO PLANS</p>
<p>(w) Proposed and existing utilities including water, sewer, storm water and lighting.</p>		<p>SEE SITE PLANS</p>
<p>(x) Driveway location.</p>		<p>SEE PLANS</p>
<p>(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning. (Amended by adoption July 25, 2002).</p>		<p>G-2 COMMERCIAL GENERAL</p>
<p>(z) Statement on the plan as to whether wetlands exist on the site. (Added by adoption July 25, 2002).</p>		<p>NO WETLANDS -</p>
<p>(aa) Easements impacting property.</p>		<p>NO EASEMENTS</p>
<p>(bb) Underground utilities present on property.</p>		<p>YES SHOWN ON TOPO PLAN</p>

NOTE: Review the Flushing Township Code of Ordinances Section 36 Article 19: Site Plan for additional information.

ADDITIONAL COMMENTS:

Signature of Approving Planning Commission Chair

Date Approved

NOTICE OF PROPOSED INSTALLATION OF UNDERGROUND STORAGE TANKS
Pre-Registration for Underground Storage Tanks

This information is required under Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, being Sections 324.21101 through 324.21113 of the Michigan Compiled Laws Annotated. A person who violates Part 211 or a rule promulgated under Part 211, or who knowingly submits false information shall be subject to a misdemeanor and/or civil penalties not to exceed \$5,000 per violation.

INSTRUCTIONS:

This form must be completed and submitted to the Bureau of Fire Services a minimum of 45 days PRIOR to installation of the underground storage tank system. Complete the required information in accordance with the Michigan Underground Storage Tank Rules, R 29.2101 et seq. and the Storage and Handling of Flammable and Combustible Liquids Rules, R 29.5601 et seq. Parts 2 and 3 for underground installations as cited below. The manufacturer and part number must be indicated next to the appropriate item. The item numbers correspond to the Typical Underground Storage Tank Installation diagram on page 3. The Act 451-Section 21102a addendum must be signed and submitted as part of the installation documentation. This form is not intended to list all of the requirements that may be applicable. **THE UST SYSTEM SHALL NOT BE BROUGHT INTO USE UNTIL FORM BFS-3821, REGISTRATION FOR UNDERGROUND STORAGE TANKS, IS COMPLETED AND SUBMITTED TO THE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.**

Please direct any questions to the Bureau of Fire Services, Storage Tank Section, at LARA-UST-AST@michigan.gov.

MARTHAS QUICK STOP

NEW ASSIGNED TANK NUMBER(S)		FACILITY ID NUMBER
OWNER'S NAME Rick Hansen		AREA CODE & TELEPHONE NUMBER [REDACTED]
CITY Flushing Twp	COUNTY Genesee	STATE MI
SUBMITTER'S NAME R.W. Mercer Company		ZIP CODE 48433
STREET ADDRESS 3124 Commerce Centre Dr		AREA CODE & TELEPHONE NUMBER [REDACTED]
CITY Saginaw	STATE MI	ZIP CODE 48601
OWNER'S EMAIL ADDRESS quik113@yahoo.com		

VALERO

Item No.	DESCRIPTION	MANUFACTURER & PART NO.	ITEM NO.	DESCRIPTION	MANUFACTURER & PART NO.
1.	TANK DESIGN AND CONSTRUCTION: Section 280.20(a), 280.20(d), 280.32 & Section 214.2 of FL/CL Part 2. Concrete; Steel - UL58; Fiberglass - UL 1316. Corrosion protection - ACT 100. Dimension, Capacity & Contents.	(1) 22,500 Gallon DW Glasteel II Tank 96" DIA x 59'11" - Diesel, RUL, PUL, REC	5.	ANCHORING OF TANK: Section 23.14 of FL/CL Part 2. In areas subject to flooding or high water table. NOTE: Tie-down straps.	Deadman Anchoring System from Modern Welding
2.	BURIAL DEPTH COVER: Section 23.5.2.1 of FL/CL Part 2. Minimum 2-foot or 1-foot earth & 4-inch reinforced concrete with no vehicular traffic. Minimum 3-foot or 18-inch earth & 6-inch concrete or 8-inch asphalt with vehicular traffic.	Minimum 36" w/ 8" Reinforced concrete Tank Pad	6.	CORROSION PROTECTION FOR TANK: Section 280.20(a) & Section 23.3.5 of FL/CL Part 2. Fiberglass tanks, steel tanks with cathodic protection, composite steel tanks, are acceptable.	Exterior of Tank is Jacketed Glasteel II Double Wall Tank
3.	BACKFILL MATERIAL SURROUNDING TANK: Section 23.5.1 of FL/CL Part 2. Per tank manufacturer.	Pea Stone installed minimum 6" below UST and to 8" below grade	7.	MONITORING OF CATHODIC PROTECTION: Section 280.31. Test station-wires to ground surface for access.	N/A
4.	TANK LOCATION: Section 280.20(d) & Section 23.4 of FL/CL Part 2. 10' from building. 3' for class I or 1' for class II to pit or property line; also to avoid loads transmitted by building foundation-tank outside 45 degree angle. Include site map. (#21)	UST Installed 5' from East Property Line 40' from North Property Line, & ±100' from South & West property Lines	8.	PIPING MATERIAL: Section 280.20(b), 280.20(d), 280.32 & Section 27.6.5 of FL/CL Part 2. Double-walled steel, fiberglass, or other approved material. Metallic piping shall be cathodically protected and dielectrically isolated.	Double Wall APT XP Flex Franklin Fueling

NOTICE OF PROPOSED INSTALLATION OF UNDERGROUND STORAGE TANKS (continued)

Pre-Registration for Underground Storage Tanks

Item No.	DESCRIPTION	MANUFACTURER & PART NO.	ITEM NO.	DESCRIPTION	MANUFACTURER & PART NO.
9.	CORROSION PROTECTION FOR PIPING: Section 280.20(b). Metallic piping (including flexible connectors) requires cathodic protection; and dielectric couplings at tank and dispenser to isolate the piping.	<u>100% Non-Corrosible</u> <u>Piping w/Tank &</u> <u>Dispenser Sumps</u>	15.	OVERFILL PROTECTION: Section 280.20(c) (1) (ii). Audible alarm or flow restricted when tank is 90% full, or an automatic shutoff of flow into the tank when the tank is 95% full.	<u>OPW 7150-400C</u> <u>overflow valves</u> <u>Automatic shutoff</u> <u>@ 95% full</u>
10.	RELEASE DETECTION FOR TANK & PIPING: Section 280.40(a), Section 280.41 & Section 280.42. Must be able to detect a release from any portion of the tank and piping.	<u>a) TANK: DW Tank w/</u> <u>Interstitial sensor</u> <u>b) PIPING: Veeder Root 450 w/</u> <u>sump sensors, tank probes</u> <u>DW Piping, Dispenser sumps</u>	16.	SPILL PROTECTION AROUND FILL PIPE: Section 280.20(c). Equipment to prevent release of product to the environment when the transfer hose is detached from the fill pipe. Sealed to prevent entry of product into the ground.	<u>OPW 2105 5 Gallon</u> <u>Spill Containers w/</u> <u>Color coded lids</u> <u>to identify products</u> <u>stored</u>
11.	VENT PIPING: Section 27.8.2 of FL/CL Part 2. Steel above ground; outlet above snow level, minimum 12 feet above grade for class 1.	<u>2" SW fiberglass</u> <u>vent pipe w/ 16" High</u> <u>steel risers installed</u> <u>above grade for each</u> <u>compartment</u>	17.	AREA BENEATH & AROUND DISPENSER: Section 28.9 of FL/CL Part 2. Prevent leaks and spills from reaching groundwater, surface water, and subsurface soils.	<u>APT Dispenser</u> <u>Sumps for</u> <u>Gibacco Encores</u>
12.	EMERGENCY SHEAR/FIRE VALVE: Section 6.3.9 and 6.3.10 of FL/CL Part 3. Required on submerged pumping systems, rigidly anchored. Suction systems require check valve or pressure regulating valve under the dispenser.	<u>OPW 10R-Series</u> <u>Emergency shear</u> <u>valve - underneath</u> <u>each dispenser</u>	18.	PROTECTION AGAINST COLLISION: Section 6.3.4 of FL/CL Part 3. Raised concrete island or crash posts. NOTE: Local ordinances may be more stringent.	<u>Raised fuel Islands</u> <u>with U-shaped</u> <u>bumper posts</u> <u>for crash</u> <u>protection</u>
13.	EMERGENCY BREAKAWAY DEVICE: Section 6.5.2 of FL/CL Part 3. Installed on each hose that dispenses a liquid. Designed to retain liquid on both sides of the breakaway point.	<u>Catlow Breakaway</u> <u>Re-connectible</u> <u>on each hose</u>	19.	DISPENSING DEVICE and NOZZLE: Section 6.6 of FL/CL Part 3. Must be listed and identified as to product it dispenses. Self-service needs special feature of nozzle that prevents resumption of flow once pump is stopped	<u>Catlow self service</u> <u>nozzle on each</u> <u>hose</u>
14.	LOCATION OF DISPENSER: Section 6.2.1, 6.3.4, 6.3.5 & 9-4 of FL/CL Part 3. 10 feet from property lines, combustible building walls, and building openings. In clear view of attendant. Within 100 feet of emergency shutoff switch for self-serve.	<u>All dispensers are</u> <u>10ft from property</u> <u>line, bldg walls, +</u> <u>openings, emergency</u> <u>shutoff by counter</u> <u>w/ 100' self service clear</u> <u>view</u>	20.	SAFETY: Section 6.7 of FL/CL Part 3. Dispensing devices shall have one or more identified emergency shutoff devices. Section 9.2.5.2 Each motor fuel dispensing facility shall be provided with fire extinguishers per NFPA 10.	<u>Automatic nozzle</u> <u>Emergency pump shutoff</u> <u>with 100' of dispensers</u> <u>fire extinguisher on site</u> <u>Per NFPA 10</u> <u>Requirements</u>

21. A plot plan showing structures, roads, railroads, property lines, and easements within 25 feet of the UST system. Section 280.22 - attach to this form.

22. The location of all applicable drinking water wells and surface water intakes within 2000 feet of the UST system. Section 280.22 - attach to this form.

23. A diagram of the UST system. Section 280.22 - attach to this form.

MAIL TO: Department of Licensing and Regulatory Affairs Bureau of Fire Services, Storage Tank Division P.O. Box 30033, Lansing, MI 48909	OVERNIGHT MAIL: LARA Cashiers Office UST/AST 2407 North Grand River Avenue Lansing, MI 48906	Page 2 of 3 BFS-3820 (Rev 42470822)
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June 22, 2023

Mr. Chris Czyzio
Zoning Administrator
6524 N. Seymour Road
Flushing, MI 48433

RE: Site Plan Review and Special Land Use – 8464 W Mt Morris Road

Dear Mr. Czyzio:

ROWE Professional Services Company is in receipt of a site plan and special land use application for a Gas Station located at 8464 W Mt. Morris Road. The proposed activity is to include a mini-storage facility and a self-service laundromat which currently exist on site, as well as a new gas station and convenience store. The proposed site is located on two parcels which the developer plans to combine, both of which are zoned C-2 Commercial General District.

ROWE has completed a review of the site plan against township zoning ordinance standards and offers the following comments for consideration by the Planning Commission. We have also attached checklists that provide additional information regarding zoning ordinance requirements.

Planning Comments:

Information Requirements

The following items from the list of informational requirements for a site plan in Section 20-1902 of the Township Zoning Ordinance were not included. The section reference at the beginning of each item references where the information requirement is located in the ordinance. Please note that the Planning Commission may waive any of the following requirements on an individual basis or by general rule where the information is not necessary to determine compliance with the zoning ordinance requirements.

- **Sec. 36-1902(c) Vehicular traffic and pedestrian circulation features within and without the site.** - Parking spot locations are shown but traffic and pedestrian circulation arrows were not provided. Please indicate the plans for traffic circulation on the site.
- **Sec. 36-1902(g) The height and dimensions of all structures.** - The height of the proposed canopy is not dimensioned.
- **Sec. 36-1902(h) Front, rear and side elevations of any typical structure proposed for development.** - No elevations were provided.
- **Sec. 36-1902(j) The locations, dimensions, and lighting of all signs.** - New signage information is needed to determine compliance.
- **Sec. 36-1902(k) The location, intensity, and orientation of all lighting.** - There was no indication of lighting on the site plans, applicant is to confirm any permanent or temporary lighting on the site.
- **Sec. 36-1902(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than 1 square mile.** - The map on the cover sheet only shows the area to the north and east of the site, not land to the south and west.

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- **Sec. 36-1902(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.** - The site plan is not sealed.
- **Sec. 36-1902(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.** - The location of the loading area and storage tank for gasoline are not shown on the site plan.
- **Sec. 36-1902(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.** - Fuel storage tanks and storm water collection are not indicated on the site plan.
- **Sec. 36-1902(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or wastewater. The point of discharge for all drains and pipes shall be specified on the site plan.** - There is no drainage system marked in the site plan.
- **Sec. 36-1902(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."** - A Hazardous Substances Reporting Form was not submitted with the application.
- **Sec. 36-1902(t) Submission of the "State/County Environmental Permits Checklist."** - A State/County Environmental Permit was not submitted with the application.
- **Sec. 36-1902(w) Proposed and existing utilities including water, sewer, storm sewer and lighting.** - Sheet 2 includes the location of existing water and sewer utilities, but no storm sewer or lighting utilities information is provided.
- **Sec. 36-1902(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning.** - The parcels' zoning is not stated on the site plan.
- **Sec. 36-1902(z) Statement on the plan as to whether wetlands exist on the site.** - A statement as to whether wetlands exist on the site was not submitted with the application. However, it does not appear that wetlands are present on the site.

Zoning Compliance:

The following items were identified as potential zoning ordinance compliance issues.

- **Section 36-409 Incinerators and Outside Trash containers** - Dumpster location is not shown on site plan. Please indicate the location of the dumpster and ensure it meets the standards of this section.
- **Section 36-416(a-g) Performance Standards** - Please confirm with developer that plans meet these standards. This can be addressed with a simple statement provided on the site plan.
- **Section 36-500 Off-Street Loading and Unloading** - No loading/unloading space is provided near the laundry area. A 10 foot by 25-foot loading/unloading space must not be part of the off-street parking area. Additionally, no unloading space is provided for fueling trucks to access the gasoline storage, which is also not shown.
- **Section 36-501 Off-Street Parking Requirements** - 30 spots are included in the site plan. However, the two barrier free parking spots are 8 feet in width instead of the required 10 feet.
- **Section 36-1804: Requirements for Permitted Special Land Uses—Automobile Gasoline filling and service station:**
 - The driveway must be a minimum of 10 feet from an adjacent property line. The applicant should confirm the distance between the driveway and the adjacent property.

- Since the property is being combined, it appears the northern boundary is shared with a residentially zoned property, thereby requiring a 4-foot, 6-inch wall to be maintained along the property line. Because the use to the northern portion of the property is an existing storage use, the planning commission may determine that this standard is not relevant given the unique nature of the site. Mini-storage facilities are required to be “appropriately screened from surrounding property, as determined by the Planning Commission” per Section 36-1804(X).
- The surface of the driveway is not clear in some areas. Please confirm the area of the paved surface, and that all drives and parking areas will be paved.
- Any vehicle stored for more than 24 hours on the site are required to be screened by a 6-foot fence. Please confirm that no vehicles will be stored on site.
- **Fencing** – It appears that the storage building is completely surrounded by a fence. What is the proposed use of the storage building and how will access be provided?

In addition to these comments, we have attached a checklist which contains additional information for your use.

Next Steps

As the Planning Commission is aware, the Special Land Use and Site Plan Review request must be addressed separately. Following is a general summary of the process necessary for the Planning Commission to take action on this request.

1. **Address outstanding ordinance issues:** The Planning Commission should determine which informational requirements, if any, are appropriate to be waived. The Planning Commission should also determine whether outstanding zoning compliance issues have been addressed by the applicant or if they are appropriate to be addressed via a conditional approval.
2. **Take action on the Special Land Use:** The Planning Commission must take action on the Special Land Use request according to the standards in the zoning ordinance. See the attached Special Land Use checklist for additional information.
3. **Take action on the Site Plan:** The Planning Commission must take action on the Site Plan Request according to the standards in the zoning ordinance. See the attached Site Plan checklist for additional information.

Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. The developer and designer remain responsible for the design, construction, and any resulting impacts of the project. If you have any questions or require additional information, please contact me at [REDACTED] or [REDACTED].

Sincerely,
ROWE Professional Services Company

Jason Ball, AICP
Senior Planner II

Attachments

Charter Township of Flushing Site Plan Information Checklist

Valero Mt. Morris Road, 8464 W Mt. Morris Rd, Flushing MI

Site Plan Received Date: June 12, 2023

Sec. 36-1902 Site Plan Review Requirements				
<i>Required Information</i>	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
A site plan drawn to a scale of 1 inch equals 20 feet.	X			
(a) Statistical data including: number of dwelling units, size of dwelling units (e.g., one-bedroom, two-bedroom, and three-bedroom), if any, and total gross acreage involved. In all other cases, the location, type, horsepower, fuel, dimensions and other data of all machinery to be used on the proposed site.			X	This is not a residential site, and there is no machinery shown on plan.
(b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.	X			
(c) Vehicular traffic and pedestrian circulation features within and without the site.	?			A circulation plan is not shown with the site plan. Parking spaces and sidewalk are shown, but arrows showing general flow should be included. The turn radius of larger cars should also be considered when showing how easily cars can access the gas pumps. Also show the distance between gas pump islands and the edge of the asphalt, as it appears very small. Does the canopy overhang the grass?
(d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development.	X			
(e) The location, dimensions and proposed use of all on-site recreation areas, if any.			X	
(f) The location of all proposed landscaping, fences or walls.	X			No new landscaping, fences, or walls are proposed in the site plan
(g) The height and dimensions of all structures.		X		Proposed canopy does not have height shown. Also, it appears that the canopy overhangs the grass?
(h) Front, rear and side elevations of any typical structure proposed for development.		X		Elevations not shown for pillars of proposed canopy. It is not shown if there will be any renovations proposed for the existing building façade.
(i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.	X			See sheet 4

Sec. 36-1902 Site Plan Review Requirements				
<i>Required Information</i>	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
(j) The locations, dimensions and lighting of all signs.		X		No sign information is provided.
(k) The location, intensity and orientation of all lighting.		X		No lighting plan or information is provided.
(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than 1 square mile.		X		Not included in any provided plan documents
(m) A physiographic map showing the natural topography, the soil types, and suitability for intended use, natural features such as wood lots, lakes, drains, streams, and ditches, and surface coverage data (such as paved areas and structures) related to storm water runoff characteristics.		X		A topographic survey is provided (Sheet 2), however no other physiographic information is shown. It does not appear that there are any significant natural features on the site.
(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.	?			Site plan is not sealed
(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.		?		Gasoline is considered a hazardous substance, none of these points are shown on the site plan. The site plan does not show where a fuel truck would be able to park on site for loading of hazardous substances, and no storage areas are shown.
(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.		X		Fuel storage tanks and storm water collection are not shown on site plan
(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or waste water. The point of discharge for all drains and pipes shall be specified on the site plan.		X		No drainage system is shown in plans, although stormwater catch basins and inlets are included in the legend. A detention/retention pond appears to be planned adjacent to Mt. Morris Rd. but it's unclear if the plan is for water to just sheet-drain to this area.
(r) Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.			X	No areas known to be contaminated listed on site plan
(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."		?		No statement provided stating that this form has been submitted.
(t) Submission of the "State/County Environmental Permits Checklist."		?		No statement provided stating that this checklist has been submitted.
(u) 100 year floodplain.			X	See Sheet 1 for statement
(v) Topographic lines at 1' intervals.	X			See Sheet 2 for elevations

Sec. 36-1902 Site Plan Review Requirements

<i>Required Information</i>	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
(w) Proposed and existing utilities including water, sewer, storm sewer and lighting.		X		Proposed lighting and storm sewer not shown. All other utilities are displayed.
(x) Driveway location.	X			
(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning.	?			Zoning of the parcel is not stated on the site plan, however the parcels' zoning matches the proposed uses through a special land use permit.
(z) Statement on the plan as to whether wetlands exist on the site.		X		No statement as to whether wetlands exist on the site

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Charter Township of Flushing
Zoning Ordinance Compliance Checklist
Valero Mt. Morris Road, 8464 W Mt. Morris Rd, Flushing MI

Site Plan Received: June 12, 2023

Article 3: General Provisions Requirements	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
Sec. 36-304. Common Driveways. Are the proper Right-of-Way (ROW) shown on the plan (33 ft ingress/egress for not more than 2 residences)? The applicant provides there are records with the Genesee County Register of Deeds, written agreement with all lot or residences to be served by the common driveway, and staked boundary survey of driveway easement.			X	This provision is a requirement when a common driveway is needed, which in this case it is not. The developer plans to combine the two parcels into one mixed use parcel.
Sec. 36-305. Private Roads. Are the required information provided and the road has a minimum 66ft ROW and follow other requirements?			X	
Sec. 36-309. Non Conforming Use Generally. Is this a non conforming use and if so it is not being enlarged, altered, or changed in area, activity, content, and has not ceased business for a period of 1 year or more?			X	
Sec. 36-310. Non Conforming Structure. Is this a non conforming structure and if so there is no change in use, location, modification, or structure in setback requirements or other dimensional requirements?			X	
Sec. 36-314. Non Conventional Dwellings. Does any proposed dwelling comply with the prohibition against dwelling in a cellar, garage, or incompletely constructed structure after 1989?			X	
Sec. 36-318. Temporary Dwelling Structure, Fixed, or Movable. If a temporary structure is proposed for a dwelling, has it been granted the required Special Use Permit (SUP).			X	

Article 4: Site Regulations Requirements	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
Sec. 36-400. Accessory Structures. Is any accessory structure being proposed that follows these requirements?			X	Proposed canopy is a piece of the principle use of the site as a service station and therefore is not an accessory.
Sec. 36-403. Lot Sizes. Is the lot not served by municipal water and sanitary sewer have a minimum lot size of 30,000 sq ft with at least 100 feet of frontage on a public road and other septic system requirements?			X	Lot is served by municipal water and sanitary sewers
Sec. 36-404. One Family Dwelling Regulations. Do any proposed the one family dwellings meet the requirements?			X	
Sec. 36-405. Clear Vision Zone. Does the development meet the requirement to have a 25ft area from the intersection of 2 public ROW with no structure, objects, or existing topography over 2 ft, besides some tree exceptions?			X	The site is not at the corner of two right of way areas
Sec. 36-406. Curb Cuts and Driveways. Do any proposed curb cuts or driveways have approval from the Genesee County Road Commission for curb cuts or driveways?			X	Driveway and curb cuts are existing
Sec. 36-408. Fences, Walls, and Other Protective Barriers. Do any proposed fences conform to the Flushing Township Fence Ordinance?	X			Fence is existing and will remain

Flushing Township- Zoning Compliance Checklist

Article 4: Site Regulations Requirements	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
Sec. 36-409. Incinerators and Outside Trash Containers. Do any proposed incinerators and outside trash containers follow these requirements?	?			Dumpster location is not shown on site plan
Sec. 36-410. Lot Grades. Does the site plan include a sloping grade cause the surface drainage to flow away from the walls of such structures and does new construction it does not jeopardize existing drainage systems?	X			
Sec. 36-411. Setback. Does the site plan comply with the prohibition of parking or storage of vehicles with the required front yard in a residential district?			X	Not in a residential district
Sec. 36-413. Storage in Front Yard. Does the proposed storage, parking of any vehicle, or permanent structure outside of the front yard of any lot within a residential district?			X	Not in a residential district
Sec. 36-414. Water Supply. Does the proposed development have safe, adequate, and sanitary water supply?	X			Building is connected to public water supply
Sec. 36-415. Private Water Supply. Does the proposed development met the requirements to have a private water supply?			X	Not planning to use private water supply
Sec. 36-416. Performance Standards. Does the proposed development meet performance standards for the below categories?	?			Please confirm with developer that plans meet these standards
(a) Smoke Control.	?			
(b) Control of Noise.	?			
(c) Odors.	?			
(d) Control of Glare or Heat.	?			
(e) Control of Vibrations.	?			
(f) Control of Radioactivity or Electronical Disturbance.	?			
(g) Outdoor Storage and Waste Disposal.	?			
Sec. 36-417. Mobile Home Park Development. Does the proposed mobile home park meet these requirements?			X	
Sec. 36-418. Industrial Parks. Does the proposed industrial park meet these requirements?			X	
Sec. 36-419. Farm Animals and Horses. Within the RSA district, are the requirements being met?			X	

Article 5: Off Street Parking Requirements	<i>Does Site Plan Include This Information</i>			
	Yes	No	N/A	Comment
Sec. 36-500. Off-Street Loading and Unloading. Is a loading/unloading space provided as required?		X		No loading/unloading space is provided near the laundry area. 10' by 25' loading/unloading space must not be part of the off-street parking area. Additionally, no unloading space is provided for fueling trucks to access the gasoline storage (also not shown)
Sec. 36-501. Off-Street Parking Requirements. Do any proposed parking spaces meet these requirements?	?			30 spots are included in the site plan. However, the two barrier free parking spots are 8' in width instead of the required 10'. Additionally,

Article 5: Off Street Parking Requirements	Does Site Plan Include This Information			
	Yes	No	N/A	Comment
				parking in front of the building is dimensioned at 120' deep instead of 20' (assume to be a typo)

Sec. 36-501(b)(3) Off-Street Parking Requirements	Required	Provided
Parking Spaces-	30	30
Barrier Free Spaces-	2	2
Loading Spaces-	1	0

Article 7: District Requirements
What is the use: C-2 General Commercial District
Is use permitted in the district it is located in By Right: <input type="checkbox"/> By SUP: <input checked="" type="checkbox"/>

Sec. 36-701 Table of District Regulations		
District Requirement	Ordinance Standard	Proposed Plot Plan
Minimum Lot Area (sq. ft.)	22,500 sq ft	80,000 sq ft
Minimum Lot Width (ft.)	150 ft	200 ft
Minimum Lot Depth (ft.)	150 ft	400 ft
Minimum Setbacks – Front (S)	50 ft	50 ft
- Sides (E)	50 ft	52.7 ft
- Sides (W)	50 ft	7 ft (existing building)
- Rear (N)	50 ft	79 ft
Maximum Building Height (Stories)	2.5	1
Maximum Lot Coverage (%)	N/A	--
Are there any required conditions for this district?		

Article 18: Special Use Permits Requirements Sec. 36.	Does Site Plan Include This Information			
	Yes	No	N/A	Comment
Sec. 36-1804 Requirements for Permitted Special Uses.				
(H) Automobile Gasoline filling, and service station, subject to the requirements listed in subsection H:	?			Outstanding issues appear to be present.
1. The minimum lot area for gasoline, filling, and service stations shall be fifteen thousand (15,000) square feet, for stations having no more than two (2) service bays and no more than two (2) pump islands. There shall be an added three thousand (3,000) square feet for each additional service bay and one thousand five hundred (1,500) square feet for each additional pump island. At least one (1) street lot line shall be at least one hundred fifty (150) feet in length along	X			Four pump islands make the minimum lot size 21,000 square feet. Total lot area once combined is 80,000 square feet.

Flushing Township- Zoning Compliance Checklist

one (1) major thoroughfare. The lot shall be so shaped and the station so arranged as to provide ample space for vehicles which are required to wait.				
2. The driveway or curb cuts for access to a service station shall not be permitted at such a location that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be located no less than ten (10) feet from an adjoining property line, twenty-five (25) feet from an intersection street right of way line, extended to the curb or pavement.	?			Distance of driveway entrance to adjacent property line is not shown. Please provide a dimension.
3. A four foot, six inch masonry obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.		?		If the property is combined as a single use, will a screening wall be required on the northern border if it is residentially zoned?
4. The entire surface used for parking or driveways area of the service station shall be paved with concrete or asphalt.	?			The parking area delineated on the plan is unclear. It appears some area under the canopy would be grass. Please confirm.
5. Any vehicles stored at the site over 24 hours shall be in an area enclosed by a six foot high obscuring fence.			?	It appears there are no plans for storage of vehicles on the site. Please confirm.

R:\Projects\17C0091\Docs\Planning and Zoning Services\Planning Commission\Flushing Twp- Zoning Compliance Checklist.docx

Charter Township of Flushing
Special Land Use Standards for Approval
 Valero Mt. Morris Road, 8464 W Mt. Morris Rd, Flushing MI

Site Plan Date: June 2023

Sec. 20-1802 Standards for Approval			
<i>Standards</i>		<i>Does Site Meet Requirements</i>	
		Yes	No
(a) That the special land use shall be consistent with and promote the intent and purpose of this chapter.		<input type="checkbox"/>	<input type="checkbox"/>
COMMENTS/FINDINGS OF FACT:			
<ul style="list-style-type: none"> The use is permitted as a special land use in the zoning district. 			
<i>Applicant's Comments:</i> N/A	<i>Planning Consultant Comments:</i> The use is permitted as a special land use and the current use of the site is not drastically different from the proposed addition of gasoline pumps.	<i>Planning Commission Comments:</i>	
(b) That the proposed use will ensure that the land use or activity authorized shall be compatible with adjacent land uses, the natural environment and the capacities of public services and facilities affected by the proposed land use.		<input type="checkbox"/>	<input type="checkbox"/>
COMMENTS/FINDINGS OF FACT:			
<ul style="list-style-type: none"> No information regarding hazardous materials storage or use was provided. Outstanding information regarding the location of the driveway and construction of a wall separating the property from adjacent residential uses remains. 			
<i>Applicant's Comments:</i>	<i>Planning Consultant Comments:</i> Outstanding ordinance standards must be addressed to ensure the use meets this standard.	<i>Planning Commission Comments:</i>	
(c) The special land use sought is consistent with the public health, safety, and welfare of the township.		<input type="checkbox"/>	<input type="checkbox"/>
COMMENTS/FINDINGS OF FACT:			
<ul style="list-style-type: none"> Several pieces of outstanding information remain. See attached zoning compliance checklist. 			
<i>Applicants Comments:</i>	<i>Planning Consultant Comments:</i> The use does not clearly present dangers to public health, safety, and welfare, but additional information is required to ensure this standard is met (e.g., hazardous materials storage).	<i>Planning Commission Comments:</i>	

(d) A request for approval of the land use or activity, which is in compliance with the standards stated in this chapter, the conditions imposed pursuant to this chapter, and other applicable ordinances and state and federal statutes shall be approved by the commission.					
COMMENTS/FINDINGS OF FACT:					
<ul style="list-style-type: none"> Several outstanding compliance issues remain. 					
<i>Applicants Comments:</i>		<i>Planning Consultant Comments:</i> Several outstanding compliance issues remain		<i>Planning Commission Comments:</i>	

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PUBLIC UTILITY STATEMENT

ALL SANITARY SEWERS 8" AND LARGER IN DIAMETER AND ALL WATERMAINS 6" AND LARGER IN DIAMETER FOR THIS PROJECT ARE DESIGNED FOR AND WILL BECOME A PUBLIC SYSTEM UPON SATISFACTORY APPROVAL BY THE AGENCY OR MUNICIPALITY.
 ALL STORM SEWERS AND DETENTION AREAS SHALL BECOME A PUBLIC SYSTEM UPON SATISFACTORY APPROVAL BY THE AGENCY OR MUNICIPALITY.

EASEMENT STATEMENT

ALL PUBLIC SANITARY SEWERS AND PUBLIC WATERMAINS SHALL HAVE AN EASEMENT GRANTED TO GCDC-WWS AND/OR LOCAL MUNICIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. FOR CONDOMINIUMS, THE EASEMENT SHALL BE RECORDED ON THE MASTER DEED DOCUMENT AND FOR A SUBDIVISION, THE EASEMENT SHALL BE NOTED ON THE FINAL RECORDED PLAT.

ALL OTHERS SHALL BE RECORDED ON STANDARD GCDC-WWS EASEMENT DOCUMENTS.

FLOODPLAIN

THIS PROPERTY IS LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOODWAY MAP COMMUNITY PANEL NUMBER 26049C0281D, EFFECTIVE DATE OF SEPTEMBER 25, 2009.

N.P.D.E.S. STATEMENT

THERE WILL BE 5.7 ACRES DISTURBED BY THIS PROJECT. A N.P.D.E.S. PERMIT IS REQUIRED.

CONTRACTOR ALERT STATEMENT

THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST GCDC-WWS DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

UTILITY LOCATIONS AND ELEVATIONS

PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO EXPOSE EXISTING UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION.

LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AND STORM SEWER STRUCTURES AND PIPE INVERTS INSIDE THE STRUCTURES WERE OBTAINED FROM A FIELD SURVEY.

LOCATIONS AND ELEVATIONS OF EXISTING WATERMAIN VALVES AND FIRE HYDRANTS WERE OBTAINED FROM A FIELD SURVEY.

LOCATIONS AND ELEVATIONS OF BURIED SANITARY SEWER, STORM SEWER AND WATERMAIN PIPE WERE OBTAINED FROM RECORD DRAWINGS.

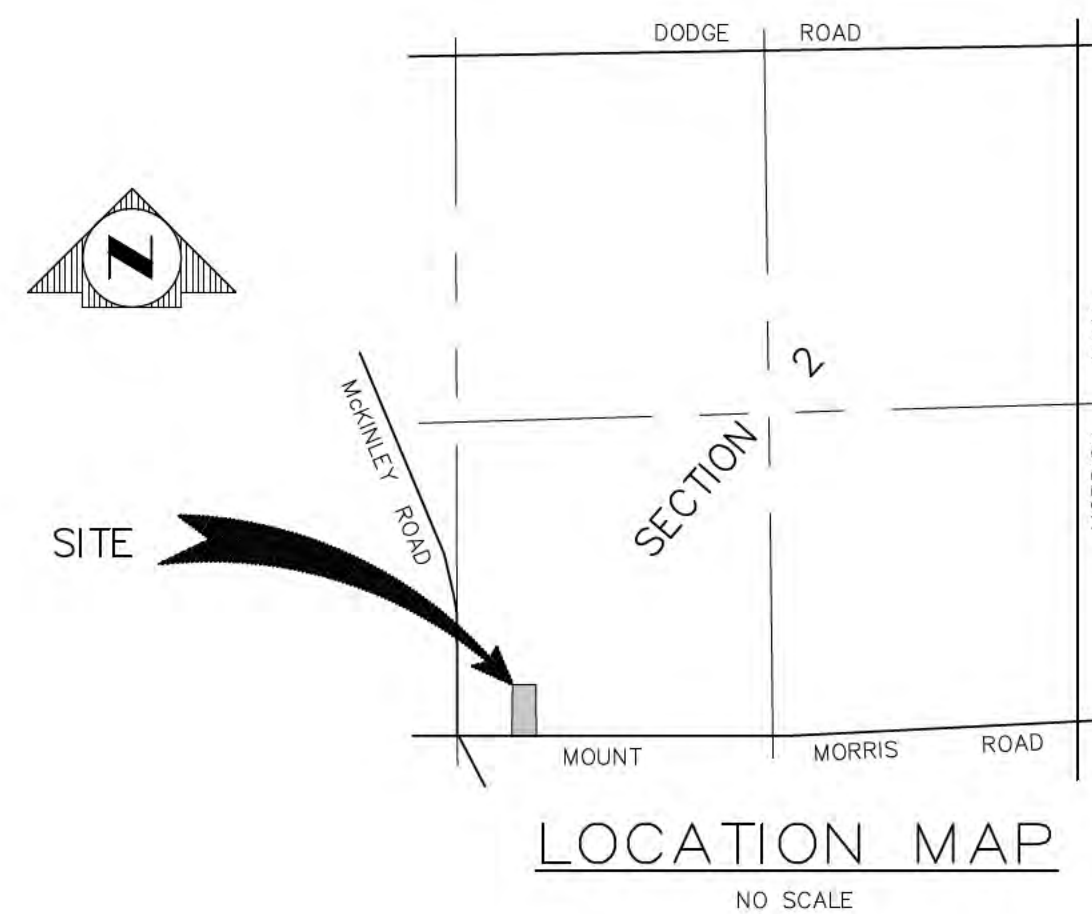
NO BURIED UTILITIES WERE EXPOSED.

PLAN DISTRIBUTION

DATE	DATE	AGENCY (UTILITY) CONTACT PERSON	SUBMITTED	APPROVED
		GENESEE COUNTY DRAIN COMM. - SESC MARK STEPHENS G-4610 BEECHER ROAD (810) 732-7870 FLINT, MI 48532 COUNTY ENFORCING AGENT FOR: Soil Erosion/Sediment Control, Part 91 of Act 451 of 1994	-	PENDING
		GENESEE COUNTY DRAIN COMM. - SWM TOM JONES G-4610 BEECHER ROAD (810) 732-7870 FLINT, MI 48532 COUNTY ENFORCING AGENT FOR: Surface Water Management	-	PENDING
		GENESEE COUNTY DRAIN COMM. - WWS LYNNETTE MEINZ BEECHER ROAD (810) 732-7870 FLINT, MI 48532 COUNTY ENFORCING AGENT FOR: WATERMAIN/SANITARY	-	PENDING
		GENESEE COUNTY ROAD COMMISSION BILL DILORENZO OAKLEY (810) 767-4920 FLINT, MI 48532 COUNTY ENFORCING AGENT FOR: PUBLIC ROAD	-	PENDING
		CONSUMERS ENERGY COMPANY (GAS) TONNA WILCOX 3201 E. COURT STREET (810) 760-3486 FLINT, MI 48506	PENDING	PENDING
		CONSUMERS ENERGY COMPANY (ELECTRIC) Tracy Mahar 1801 W. MAIN STREET (517) 204-9018 Owosso, MI 48867	PENDING	PENDING
		COMCAST (CABLE TELEVISION) PATRICK REINHART 6095 WALL STREET (248) 914-6497 STERLING HEIGHTS, MI 48312	PENDING	PENDING
		FRONTIER (TELEPHONE) MARK STEVENS 224 W. EXCHANGE (989) 732-0373 Owosso, MI 48867	PENDING	PENDING
		Township of FLUSHING 6524 N. SEYMOUR (810) 659-0800 FLUSHING, MI 48433	PENDING	PENDING

SITE PLAN FOR VALERO MT. MORRIS ROAD

A COMMERCIAL DEVELOPMENT BEING PART OF THE SOUTHWEST 1/4 OF SECTION 2, T8N-R5E, TOWNSHIP OF FLUSHING, GENESEE COUNTY, MICHIGAN



PROPERTY DESCRIPTION STORAGE BUILDINGS:

TAX ID NO. 08-02-300-022
 THE EAST 100 FEET OF THE WEST 677 FEET OF THE SOUTH 400 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 & N 01'28" W, 250 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, THENCE N 01'28" W, 150 FEET; THENCE S 89'55'51" E, 100 FEET; THENCE S 01'28" E, 150 FEET; THENCE N 89'55'51" W, 100 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION CONVENIENCE STORE:

TAX ID NO. 08-02-300-021
 LAND BEGINNING 477 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2, THENCE N 01'28" W, 250 FEET; THENCE S 89'55'51" E, 100 FEET; THENCE S 01'28" E, 249.88 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

NOTE: OWNER INTENDS TO COMBINE BOTH PARCELS INTO ONE PARCEL.



AREA MAP WITH ZONING

SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHICAL SURVEY
3. DEMO PLAN
4. SITE PLAN
5. DIMENSION CONTROL
6. TRAFFIC PLAN
7. INTERIOR PLAN
8. SESC PLAN

SITE DATA AS REQUIRED:

Parcel is zoned G-2 Commercial General District
 Required area 22,500 s f
 Building Height 2.5 stories
 Minimum Yard Setback

Front 50 ft.(n) At the discretion of the Planning Commission the minimum dimensions of the front and rear yard and the side yards may be adjusted so that At the discretion of the Planning Commission the minimum dimensions of the front and rear yard and the side yards may be adjusted so that the total of the front and rear yards is a minimum of 100 feet and the total of the side yards is a minimum of 100 feet, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. Any lot zoned C-2 as of the effective date of this ordinance, which does not meet the currently established minimum yard requirements may be used for any permitted C-2 use, provided the total of the front and rear yards equals at least 40% of the total lot depth, and the total of the side yards equals at least 40% of the width, and provided any building or structure on the lot is located at a minimum of 30' from the road right of way and a minimum of 20' from the rear lot line and any property line abutting residential property. The planning Commission may, at its discretion require a buffer along any line abutting residential property.

Side 50 ft.(n)
 Rear 50 ft.(n)

SITE DATA PROPOSED:

Actual area of site 1.73 Acre
 Building Height 24.5 feet
 Front setback 70 feet

Side setback 7 feet and 130 feet
 Rear setback 79 feet with 4,000 s. f. of unloading area

Combined parcels road Frontage is 200 feet.

Additional site data

This business is intended to be a retail convenience store, gasoline station, and self-service laundry. The existing building at the rear of the site is a self-storage unit and will remain as is. The site is presently two parcels and will be combined into one parcel. There are no wetlands and no distinguishing natural features to note on the site.

The self-storage units are in the north portion of the property and the laundry mat, and the gas station convenience store in the south portion of the property. The two buildings on the site are 6500 Sq. Ft. (self-storage) and 5200 Sq. Ft. (convenience store) for a total of 11,700 square feet.

There is no parking for the storage unit building. The laundry building has 12, 10-foot x 20-foot parking spaces, and the convenience store has 10, 10-foot x 20-foot parking spaces. A 4,000 square foot unloading area is located between the north end of the laundry building and the storage area fence.

The proposed business will be open 24 hours per day, seven days a week. Eight employees are expected to share shifts to cover all retail hours. Two employees would be present at all hours of operation.

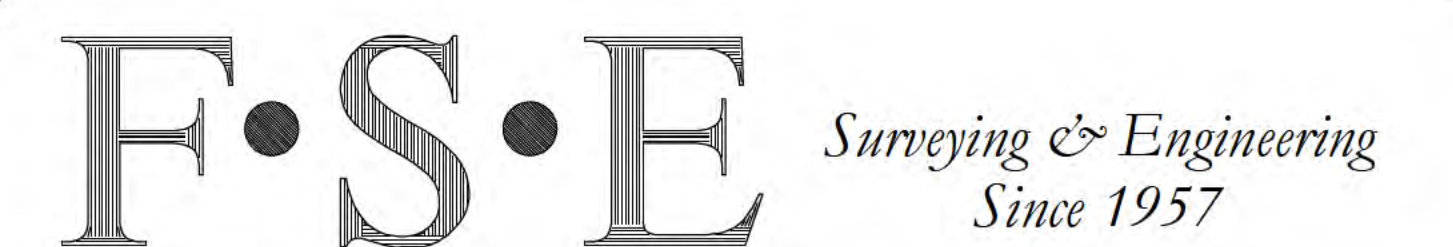
There are no adjacent parcels zoned residential. The adjacent zoning is G-2 general commercial.



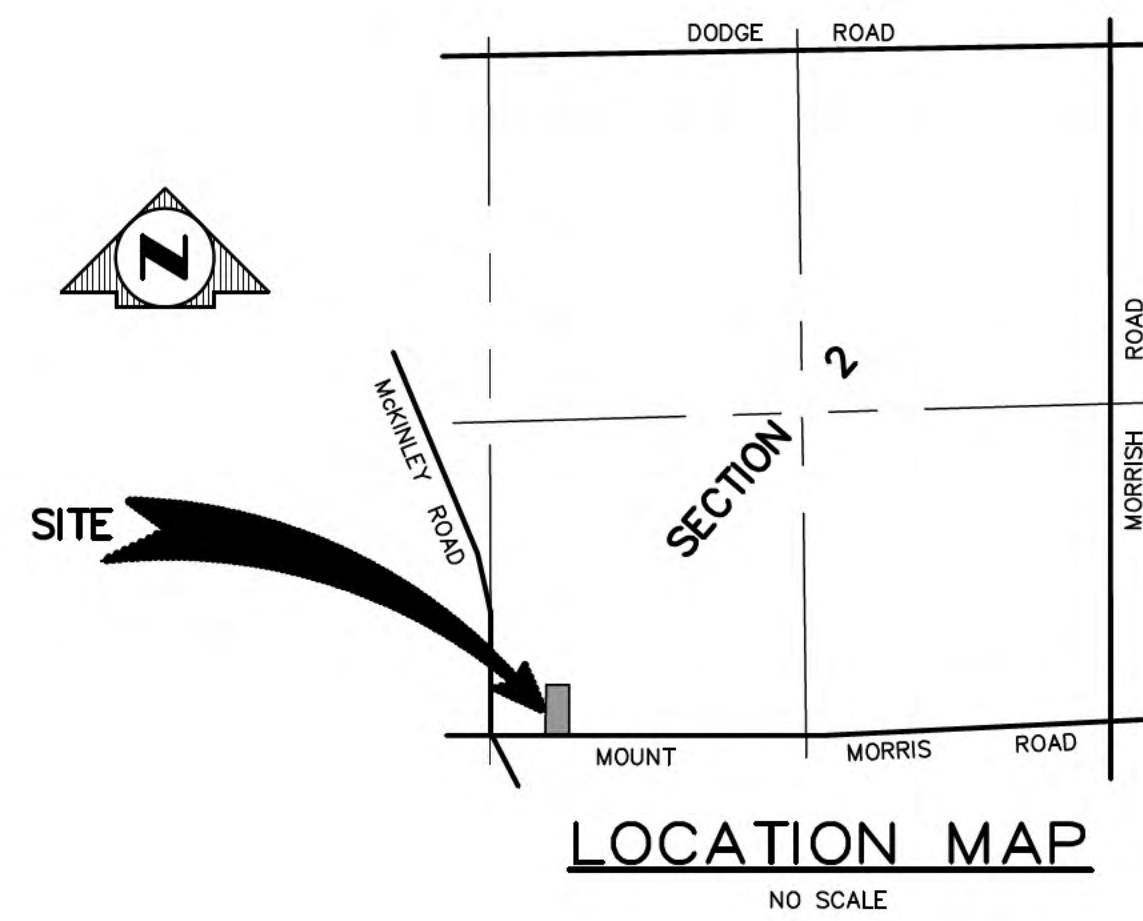
Know what's below
 Call before you dig.

DEVELOPER

RICK HANSEN
 767 E. MAIN STREET
 FLUSHING, MICHIGAN 48433
 PHONE: [REDACTED]
 CONTACT: RICK HANSEN



5370 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473
 PHONE: (810) 230-1333 FAX: (810) 230-7844



PROPERTY DESCRIPTION STORAGE BUILDINGS:

TAX ID NO. 08-02-300-022

THE EAST 100 FEET OF THE WEST 677 FEET OF THE SOUTH 400 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 & N 01°28' W, 250 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, THENCE N 01°28' W, 150 FEET; THENCE S 89°55'51" E, 100 FEET; THENCE S 01°28' E, 150 FEET; THENCE N 89°55'51" W, 100 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION CONVENIENCE STORE:

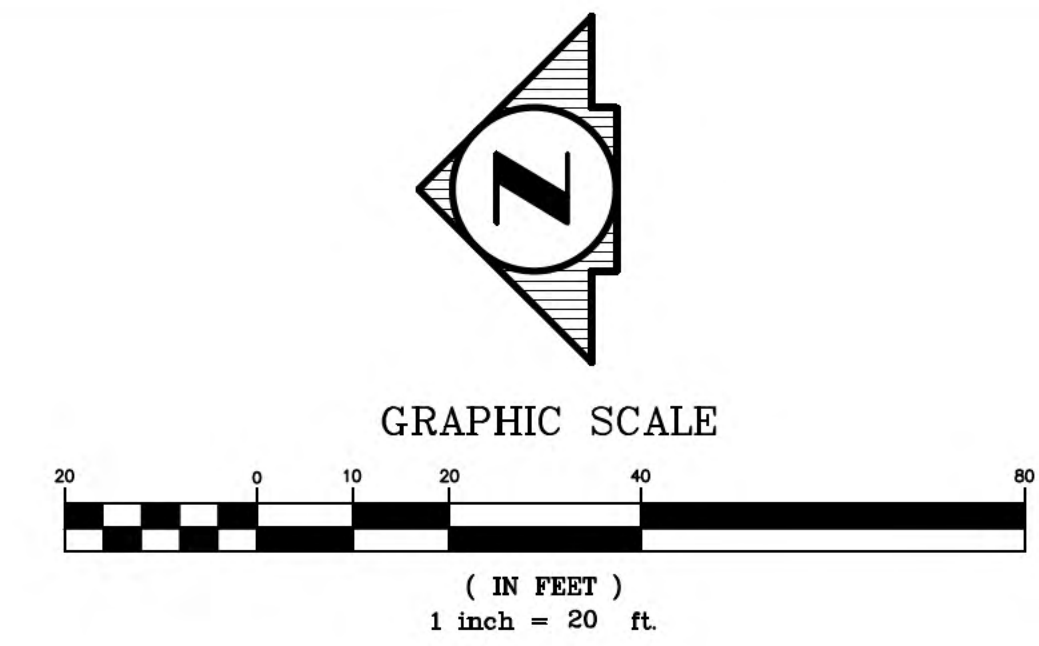
TAX ID NO. 08-02-300-021

LAND BEGINNING 477 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 2, THENCE N 01°28' W, 250 FEET; THENCE S 89°55'51" E, 100 FEET; THENCE S 01°28' E, 249.88 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

NOTE: OWNER INTENDS TO COMBINE BOTH PARCELS INTO ONE PARCEL.

LEGEND

- FOUND IRON
- SET IRON
- FOUND MONUMENT
- SET MONUMENT
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, FIREWATER, & GATE VALVE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- U.G. UNDER GROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC, POLE, & GUY WIRE
- CATCH BASIN (CURB & ROUND)
- CONTOUR LINE
- FENCE
- GUARD RAIL
- WELL
- LIGHT POLE
- METAL POLE
- SIGN
- STREET SIGN
- MAILBOX
- CONCRETE
- ASPHALT



REVISIONS

TOPOGRAPHICAL SURVEY

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

F.S.E
Surveying & Engineering
Since 1957
5370 MILLER ROAD, SUITE 113 • SWARTZ CREEK, MI 48473
PHONE: (616) 230-1323 FAX: (616) 230-7844

Date : 6-2-23

Drawn by: MAX

Designed by: K.R.C.

Sheet No. 2 OF 8

Job No. 26628



LEGEND

●	FOUND IRON
○	SET IRON
■	FOUND MONUMENT
□	SET MONUMENT
⊕	STORM SEWER & MANHOLE
⊙	SANITARY SEWER & MANHOLE
⊗	WATERMAIN, HYDRANT, & GATE VALVE
⊖	GAS MAIN & VALVE
⊕	BURIED TELEPHONE & MANHOLE
⊖	U.G.C.
⊕	UNDER GROUND ELECTRIC & MANHOLE
⊖	OVERHEAD ELECTRIC, POLE, & GUY WIRE
⊕	CATCH BASIN (CURB & ROUND)
---	CONTOUR LINE
---	FENCE
---	GUARD RAIL
○	WELL
○	LIGHT POLE
○	METAL POLE
○	SOB
○	STREET SIGN
○	MAILBOX
○	CONCRETE
○	ASPH.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

Site conditions based upon survey, contractor to field verify existing conditions by detailed inspection prior to beginning construction. Notify owner if existing conditions deviate substantially from those indicated herein.

Remove all existing site construction and deleterious materials unless otherwise noted.

Existing construction to remain to be protected as required. Replace and/or repair existing construction damaged due to contractor activities.

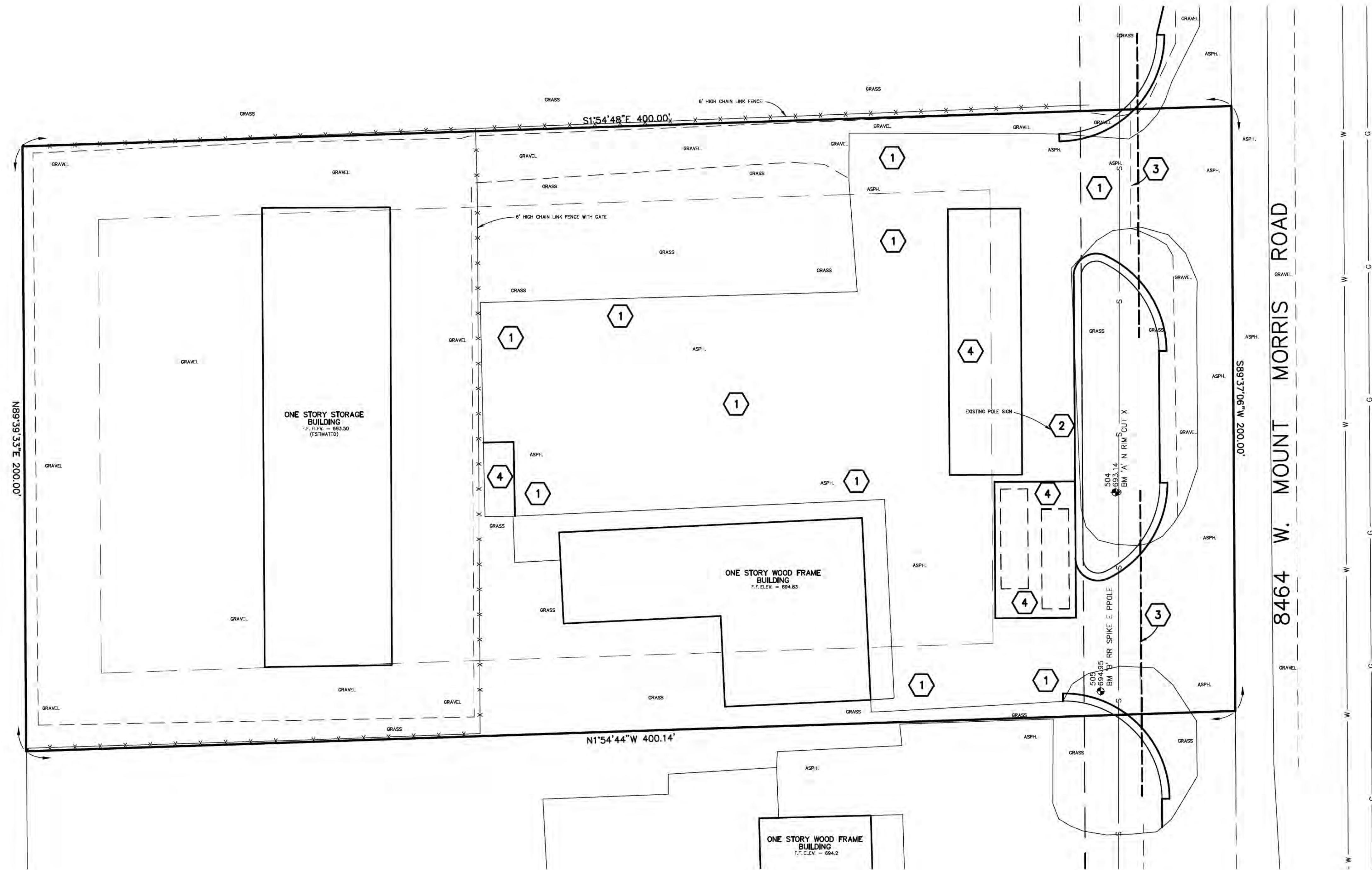
All demolition materials shall become property if contractor for proper disposal unless otherwise noted.

Refer to site utility plan for demolition of existing utilities.

Existing underground installation such as water mains, gas mains, sewers, telephone lines, power lines and buried structures in the vicinity of the work are indicated on the drawings only to the extent such information has been made available. There is no Guarantee as to the accuracy or completeness of such information and all responsibility for the accuracy and completeness is expressly disclaimed. Generally service connections are not indicated on the drawings contractor shall be responsible for discovery of existing underground installations in advance of excavating or trenching by contracting local utilities.

KEY NOTES

- 1 Existing asphalt and driveway pavement to be milled and re-surfaced in its entirety. Sawcut with clean edge where needed.
 - 2 Existing monument sign to be moved to new location near the west property line.
 - 3 Remove existing culverts and replace with new cmp culverts for new driveways.
 - 4 Remove existing asphalt for gas storage tanks, area under canopy and dumpster.
- Existing trees to be removed along with tree root system if any.



Revisions
REVISION

DEMOLITION PLAN

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

F.S.E Surveying & Engineering Since 1957
5370 MILLER ROAD, SUITE 13 • SMARTY CREEK, MI 48473
PHONE: (616) 230-7323 FAX: (616) 230-7844

Date: 6-2-23

Drawn by: MAX

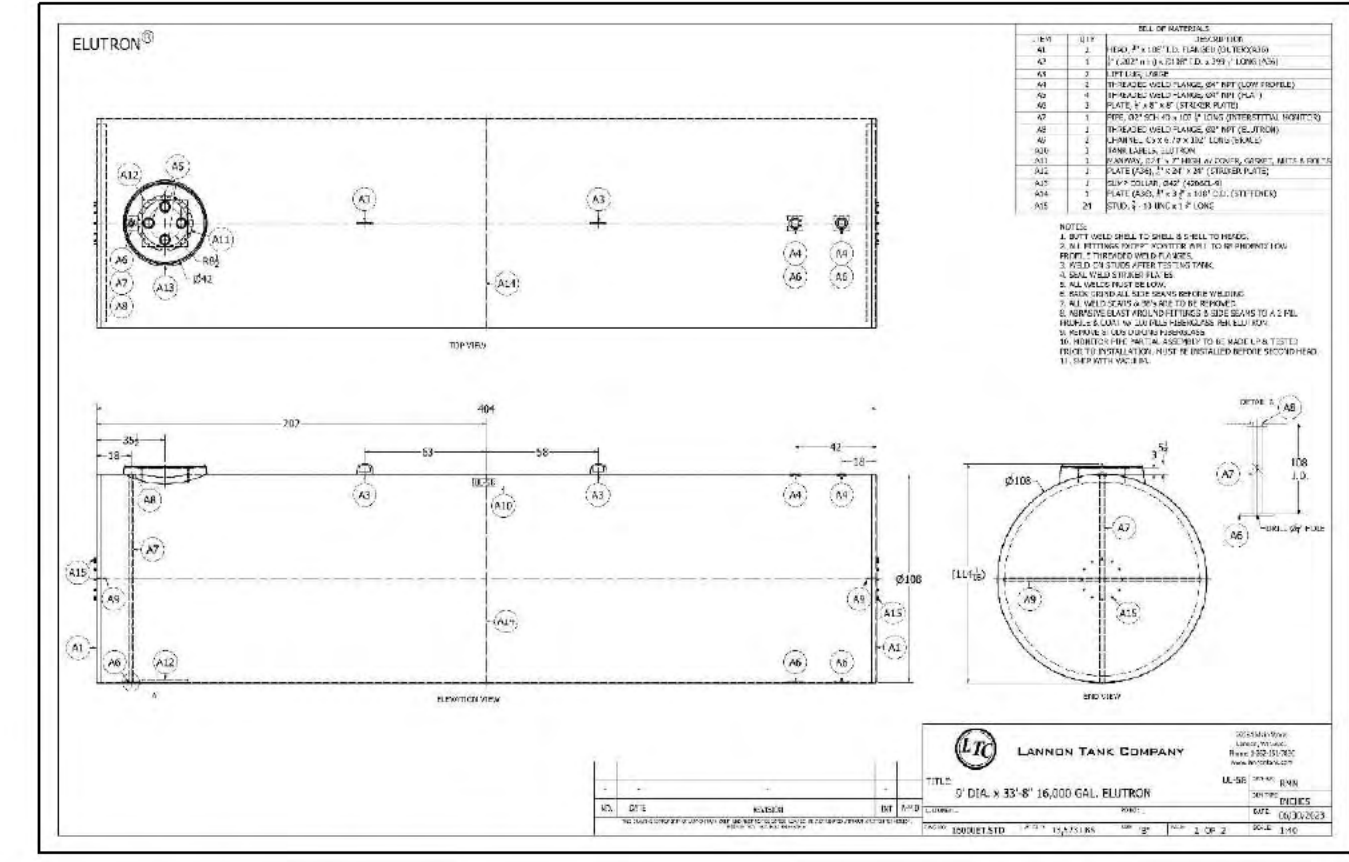
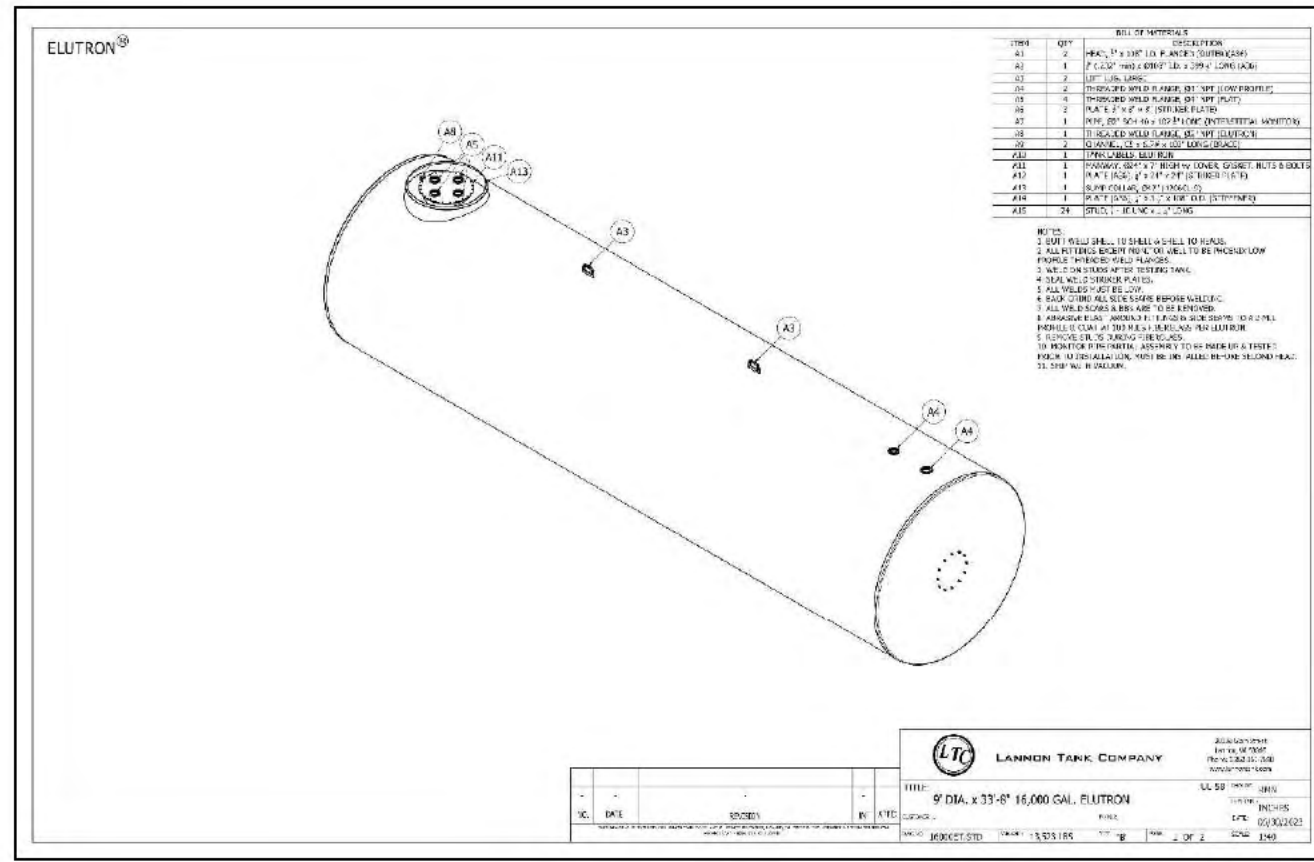
Designed by: K.R.C.

Sheet No. 3 OF 8

Job No. 26628



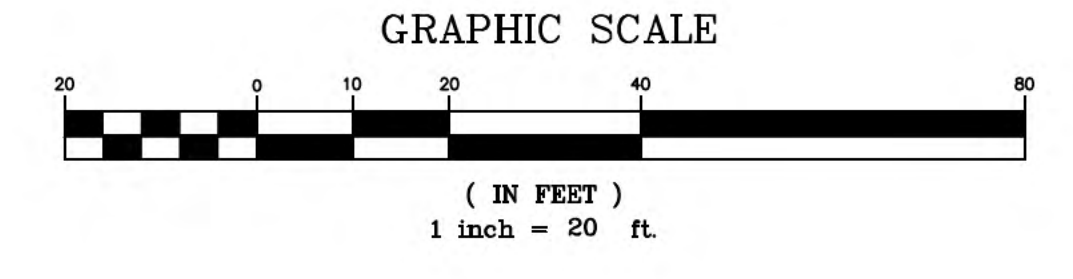
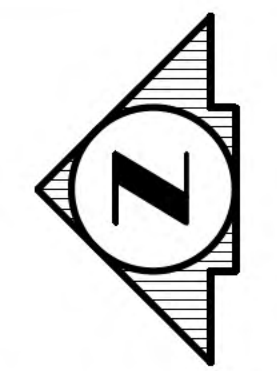
DEMOLITION PLAN



PROPOSED UNDERGROUND GAS TANKS

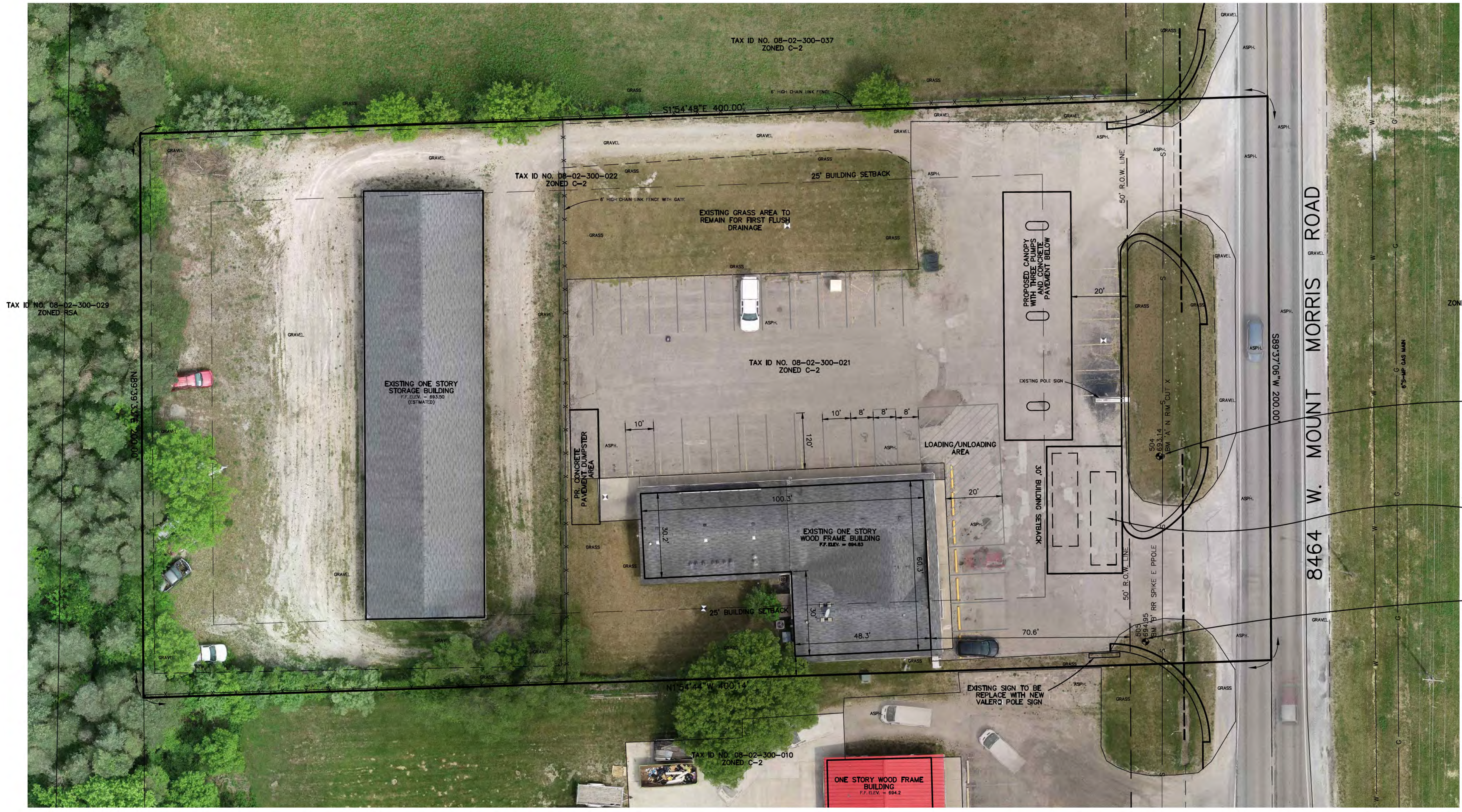
LEGEND

- | PROPOSED | EXISTING |
|--|---|
| <ul style="list-style-type: none"> --- PROPOSED SANITARY SEWER --- PROPOSED WATERMAIN --- PROPOSED STORM SEWER ○ PROPOSED SANITARY MANHOLE ○ PROPOSED FIRE HYDRANT ○ PROPOSED VALVE & BOX ○ PROPOSED STORM MANHOLE ○ PROPOSED STORM CATCH BASIN ○ PROPOSED STORM INLET ○ PROPOSED SAND BACKFILL C.I.P. SEE NOTE THIS SHEET | <ul style="list-style-type: none"> ○ SANITARY SEWER & MANHOLE ○ WATERMAIN, HYDRANT, & GATE VALVE ○ STORM SEWER & MANHOLE ○ GAS MAIN & VALVE ○ BURIED TELEPHONE & MANHOLE ○ U.G. UNDER GROUND ELECTRIC & PEDESTAL OVERHEAD ELECTRIC, POLE, & GUY WIRE ○ CATCH BASIN (CURB & ROUND) ○ CONTOUR LINE ○ 785 FENCE ○ GUARD RAIL ○ WELL ○ LIGHT POLE ○ METAL POLE ○ SIGN ○ STREET SIGN ○ MAILBOX |



REVISIONS

SITE PLAN



VALERO CONVENIENCE STORE SECTION 2, FLUSHING TOWNSHIP GENEESE COUNTY, MICHIGAN

F.S.E
Surveying & Engineering Since 1957
 5370 MILLER ROAD, SUITE 113 • SMARTY CREEK, MI 48473
 PHONE: (616) 230-1323 FAX: (616) 230-7844

Date: 6-2-23

Drawn by: MAX

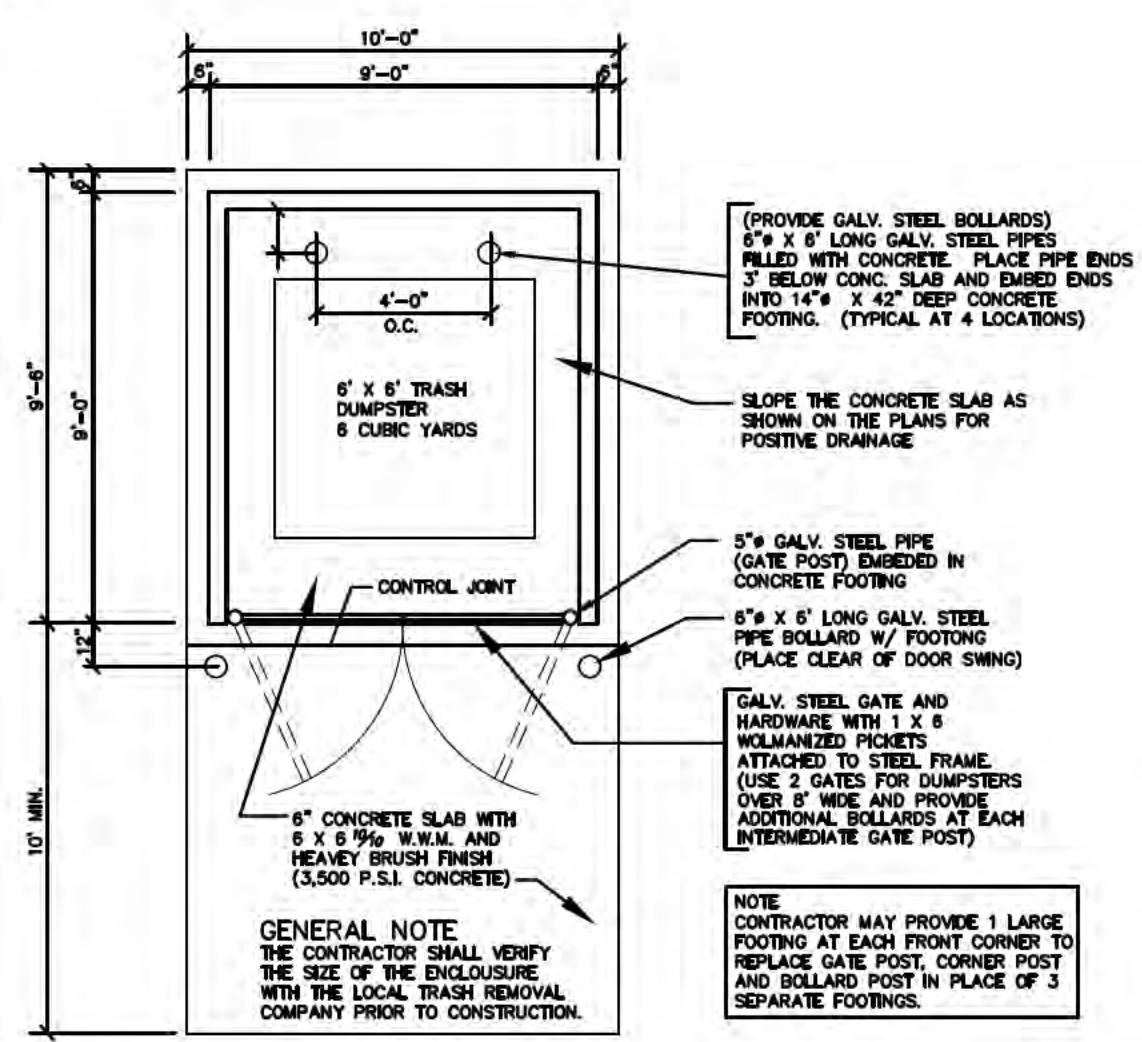
Designed by: K.R.C.

Sheet No. 4 OF 8

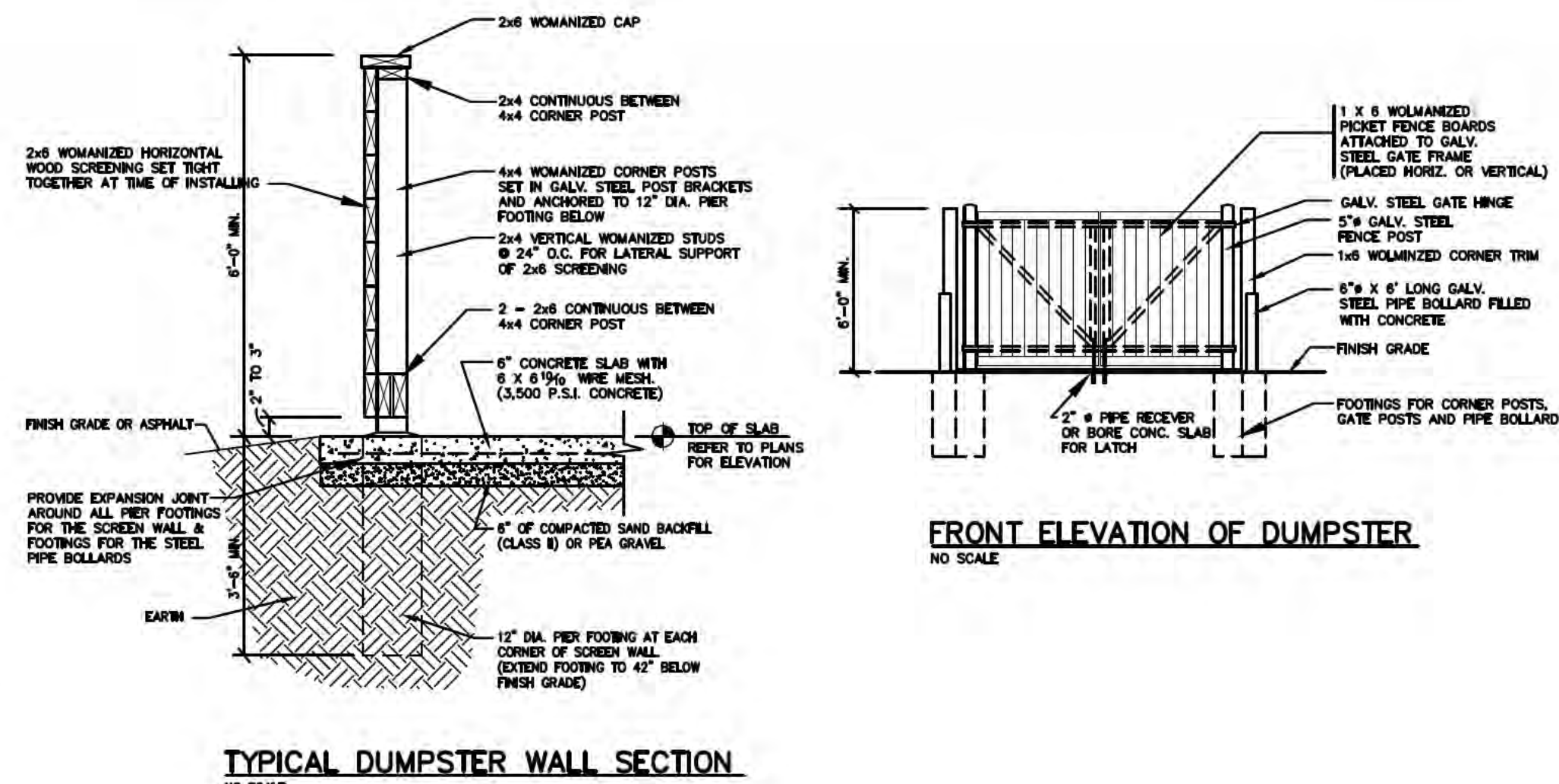
Job No. 26628



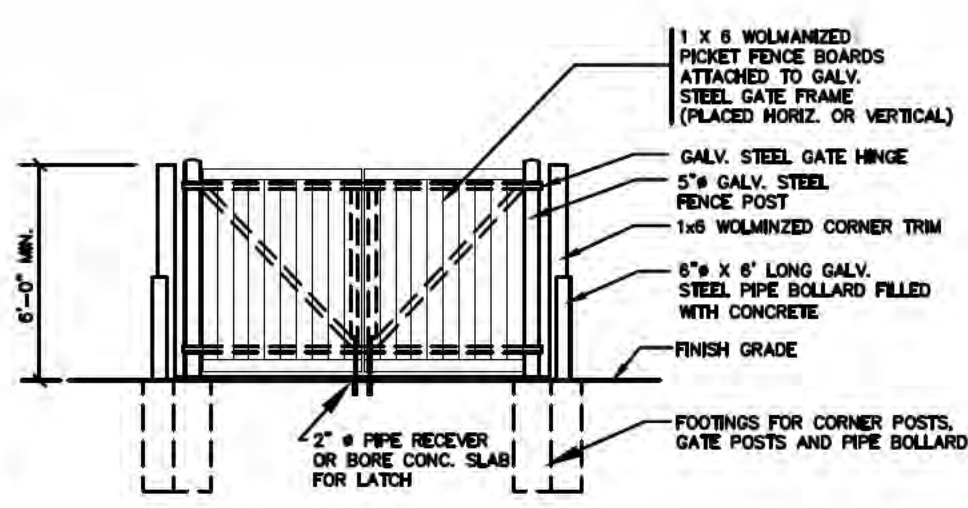
SITE PLAN



DUMPSTER PLAN
NO SCALE



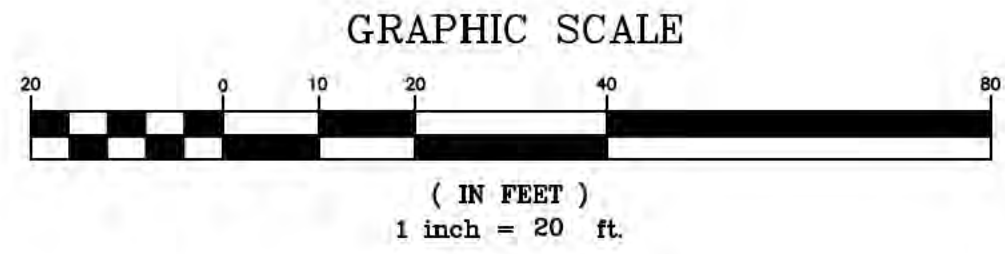
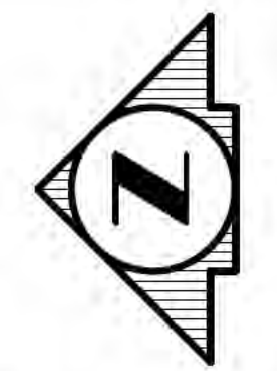
TYPICAL DUMPSTER WALL SECTION
NO SCALE



FRONT ELEVATION OF DUMPSTER
NO SCALE

LEGEND

- | PROPOSED | EXISTING |
|--|--|
| <ul style="list-style-type: none"> --- PROPOSED SANITARY SEWER --- PROPOSED WATERMAIN --- PROPOSED STORM SEWER --- PROPOSED SANITARY MANHOLE --- PROPOSED FIRE HYDRANT --- PROPOSED VALVE & BOX --- PROPOSED STORM MANHOLE --- PROPOSED STORM CATCH BASIN --- PROPOSED STORM INLET --- PROPOSED SAND BACKFILL C.I.P. SEE NOTE THIS SHEET | <ul style="list-style-type: none"> --- SANITARY SEWER & MANHOLE --- WATERMAIN, HYDRANT, & GATE VALVE --- STORM SEWER & MANHOLE --- GAS MAIN & VALVE --- BURIED TELEPHONE & MANHOLE --- UNDER GROUND ELECTRIC & PEDESTAL OVERHEAD ELECTRIC, POLE, & GUY WIRE --- CATCH BASIN (CURB & ROUND) --- CONTOUR LINE --- FENCE --- GUARD RAIL --- WELL --- LIGHT POLE --- METAL POLE --- STREET SIGN --- MAILBOX |



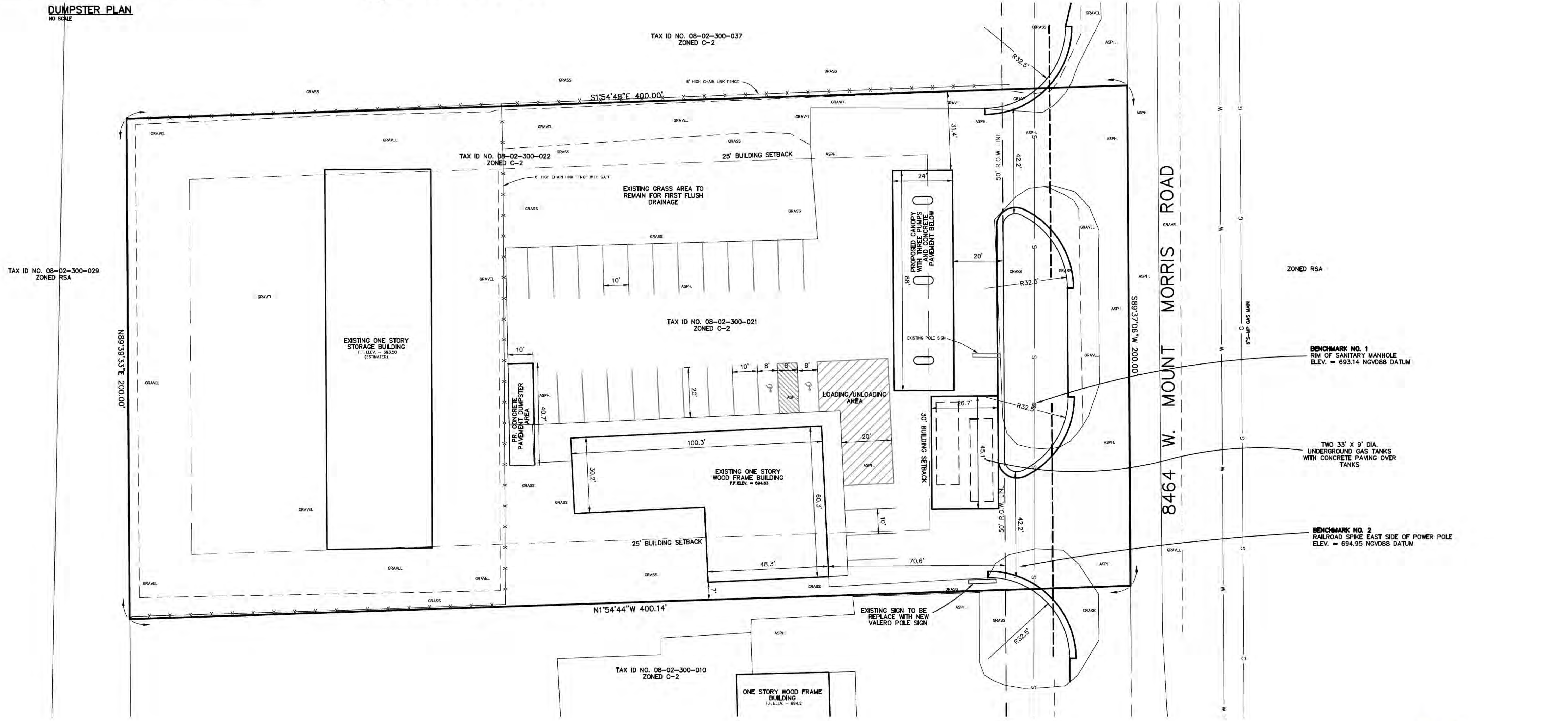
REVISIONS

DIMENSION CONTROL

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

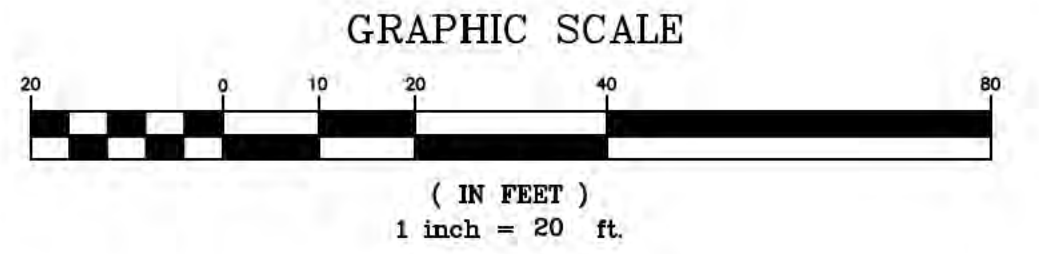
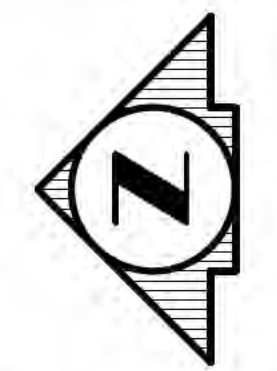
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PHONE: (616) 230-1323 FAX: (616) 230-7844

Date: 6-2-23
Drawn by: MAX
Designed by: K.R.C.
Sheet No: 5 OF 8
Job No: 26628



LEGEND

PROPOSED	EXISTING
SEE NOTE THIS SHEET	



Revisions

REVISION	DATE	BY

TRAFFIC PLAN

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

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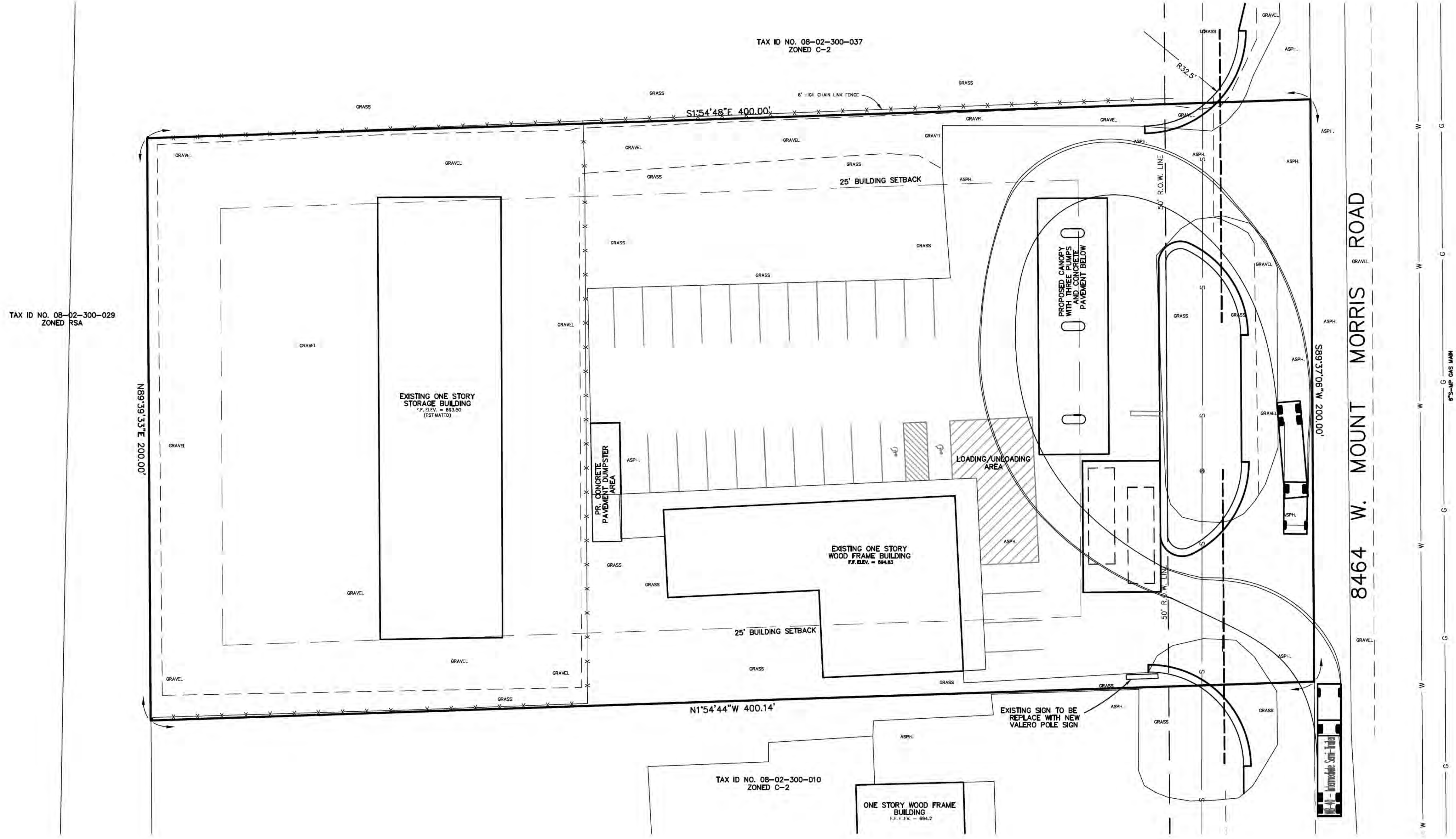
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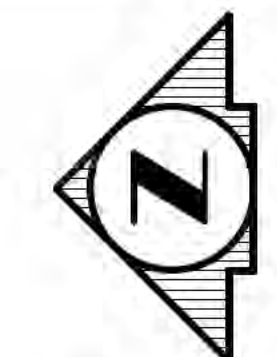
Designed by: K.R.C.

Sheet No. 6 OF 8

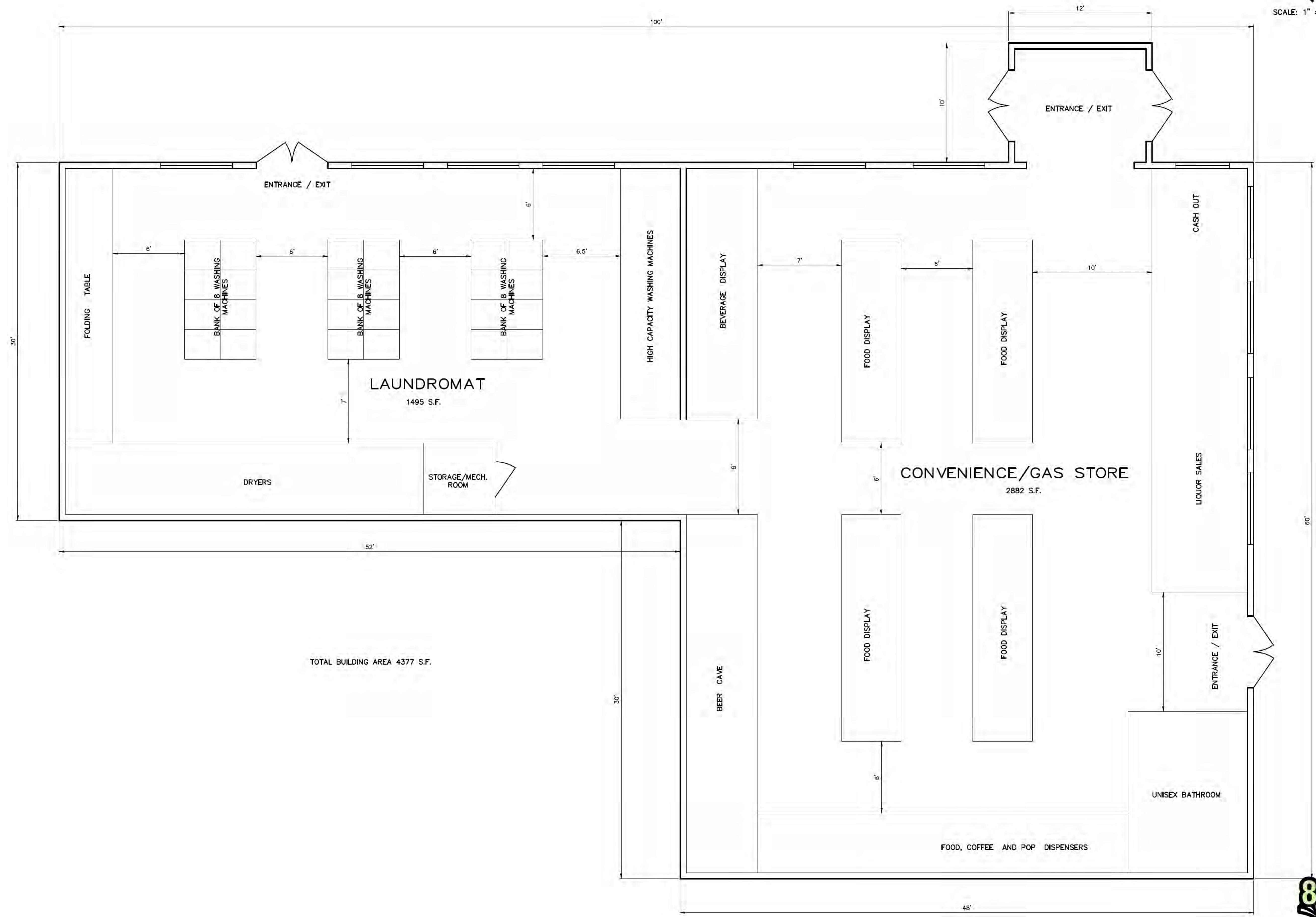
Job No. 26628



TRAFFIC PLAN



SCALE: 1" = 4'



REVISION	REVISIONS

PROPOSED BUILDING INTERIOR PLAN

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

F.S.E. *Surveying & Engineering Since 1957*
5370 MILLER ROAD, SUITE 13 • SMARTY CORNER, MI 48473
PHONE: (616) 230-7133 FAX: (616) 230-7844

Date: 6-2-23

Drawn by: MAX

Designed by: K.R.C.

Sheet No. 7 of 8

Job No. 26628



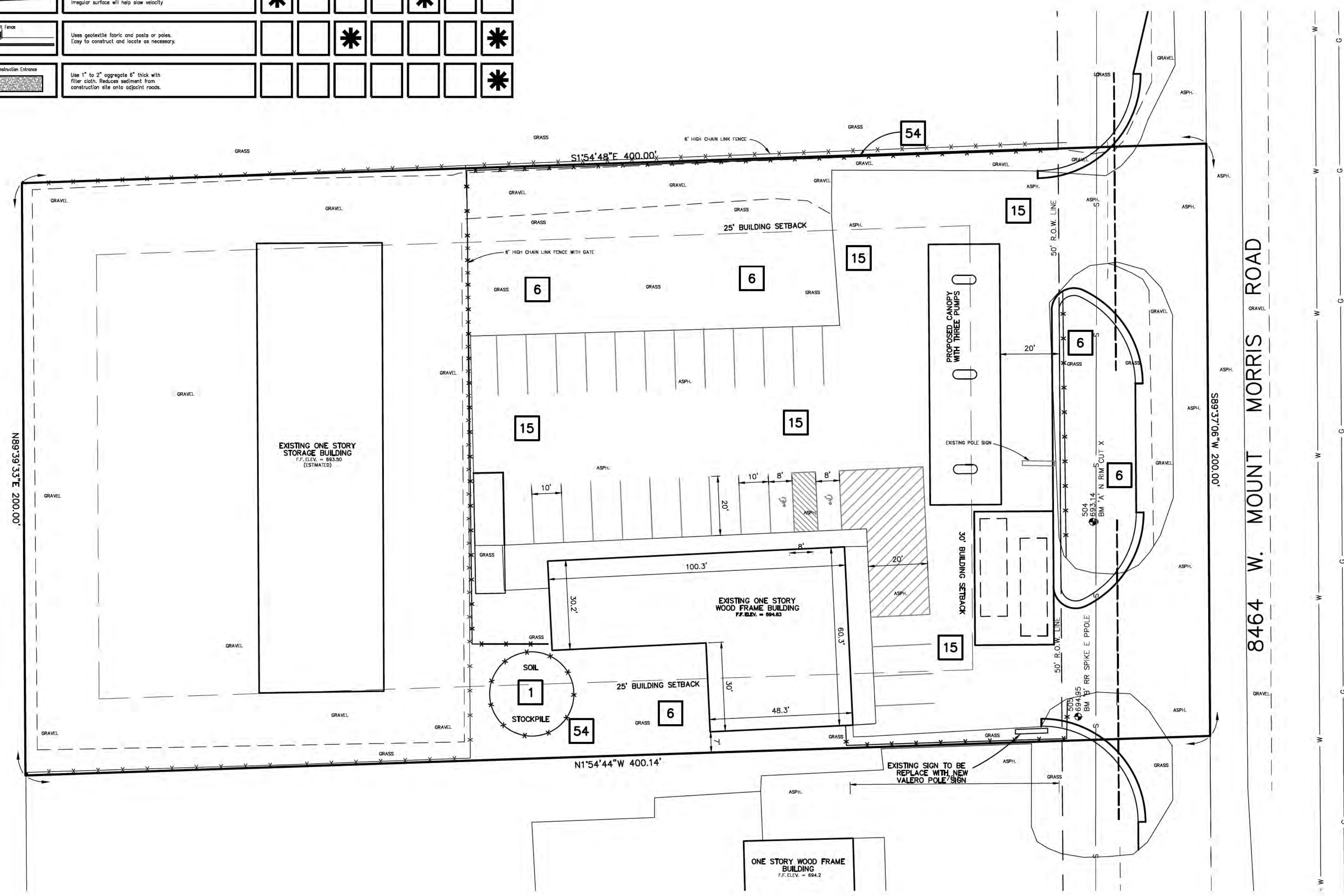
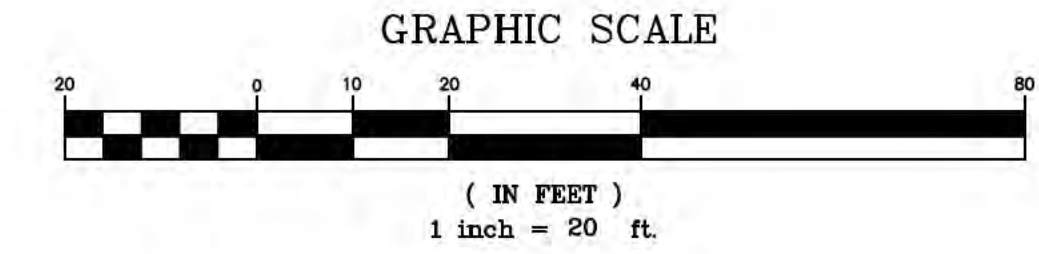
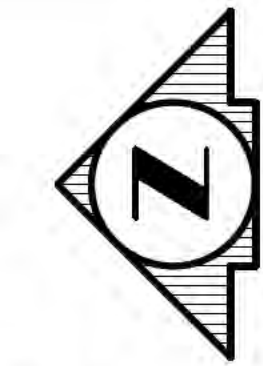
MICHIGAN UNIFIED KEY LEGEND

* indicates applicability of a specific control measure to one or more of the seven problem areas

KEY	DETAIL	CHARACTERISTICS	MICHIGAN UNIFIED KEY LEGEND						
			A	B	C	D	E	F	G
6	Seeding with mulch and/or netting	Facilitates establishment of vegetative cover. Effective for erodible soils with low velocity. Easily placed in small quantities by inexperienced personnel. Should include prepared topsoil bed.	*		*			*	*
15	Foaly	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.	*				*		
54	6' Fence	Uses galvanized fabric and posts or poles. Easy to construct and locate as necessary.			*				*
60	Gravel Construction Entrance	Use 1" to 2" aggregate 6" thick with filter cloth. Reduce sediment from construction site onto adjacent roads.							*

LEGEND

PROPOSED	EXISTING
PROPOSED SANITARY SEWER	SANITARY SEWER & MANHOLE
PROPOSED WATERMAIN	WATERMAIN, HYDRANT, & GATE VALVE
PROPOSED STORM SEWER	STORM SEWER & MANHOLE
PROPOSED SANITARY MANHOLE	GAS MAIN & VALVE
PROPOSED FIRE HYDRANT	BURIED TELEPHONE & MANHOLE
PROPOSED VALVE & BOX	UNDER GROUND ELECTRIC & PEDESTAL
PROPOSED STORM MANHOLE	OVERHEAD ELECTRIC, POLE, & GUY WIRE
PROPOSED STORM CATCH BASIN	CATCH BASIN (CURB & ROUND)
PROPOSED STORM INLET	CONTOUR LINE
PROPOSED SAND BACKFILL C.I.P.	FENCE
SEE NOTE THIS SHEET	GUARD RAIL
	WELL
	LIGHT POLE
	METAL POLE
	SIGN
	STREET SIGN
	MAILBOX



WpA - WASEPI - SANDY LOAMS, 0 TO 2 PERCENT SLOPES
PeA - PERROM - 0 TO 2 PERCENT SLOPES

SOILS MAP
SCALE: 1"=100'



Revisions
REVISION

SESC PLAN

VALERO CONVENIENCE STORE
SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

F.S.E. Surveying & Engineering Since 1957
5270 MILLER ROAD, SUITE 13 • SWARTZ CREEK, MI 48473
PHONE: (616) 230-1323 FAX: (616) 230-7844

Date: 6-2-23

Drawn by: MAX

Designed by: K.R.C.

Sheet No. 8 OF 8

Job No. 26628



SESC PLAN



June 23, 2023

Ms. Wendy Meinberg, Flushing Township Clerk
6524 N. Seymour Road
Flushing, MI 48433

RE: Site Plan Review – 8464 W. Mt. Morris Road – Valero Mt. Morris Road

Dear Ms. Meinberg:

Per your request, ROWE Professional Services Company has performed an engineering review of the proposed plans for the above-referenced project. The site is located at 8464 W. Mt. Morris Road just east of N. McKinley Road and the subject property is zoned C-2 Commercial. The township received the site plan set on June 12, 2023. The proposed work includes the addition of gas pumps and asphalt lot replacement.

Based on our review, we offer the following comments:

Engineering Comments

1. Sheet 5, the “Concept Plan” per the cover sheet, appears to have been omitted from the submission and may be needed for a complete review.
2. No information has been provided regarding underground storage tanks or other utilities that would be related to the addition of gas pumps to the facility. Tank specifications and details; along with plan and profile views should be included within the plans.
3. A proposed interior plan has been provided, but no existing interior plan has been included for comparison or assessment of the need for sewer and or water improvements.
4. Impervious area appears set to increase based on the proposed lot additions. Runoff calculations should be provided to assess the impact on site drainage and the capability to mitigate any increased site flow.
5. The existing fence along the north edge of the parking lot will likely need at least partial [temporary] removal for paving as proposed. This is not indicated on the demolition plan.
6. A utility plan should be provided that shows existing site utilities within the site and any proposed utility improvements.
7. If any sanitary sewer or water main improvements are proposed, then Genesee County Drain Commission – Division of Water and Waste Services (GCDC-WWS) standard detail sheets for sanitary sewer and water main as well as standard notes should be included in the plans as applicable.
8. If any easements are to be proposed, then they shall be shown on the plans and developer shall verify that easements are granted to the public agency that will be maintaining these utilities.

SINCE 1962

Ms. Wendy Meinberg, Flushing Township Clerk

June 23, 2023

Page 2

9. The developer shall obtain all permits through Michigan Department of Environment, Great Lakes, and Energy (EGLE), Genesee County Road Commission (GCRC), and GCDC-WWS as necessary to complete the proposed work shown.
10. Plans shall be reviewed by the GCDC-WWS for approval on any proposed water main and proposed sanitary sewer.
11. Plans shall be reviewed by the Genesee County Drain Commission – Surface Water Management (GCDC-SWM) for surface water management and onsite detention, if any.

Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. The developer and designer remain responsible for the design, construction, and any resulting impacts of the project. If you have any questions or require additional information, please contact me at [REDACTED] or [REDACTED].

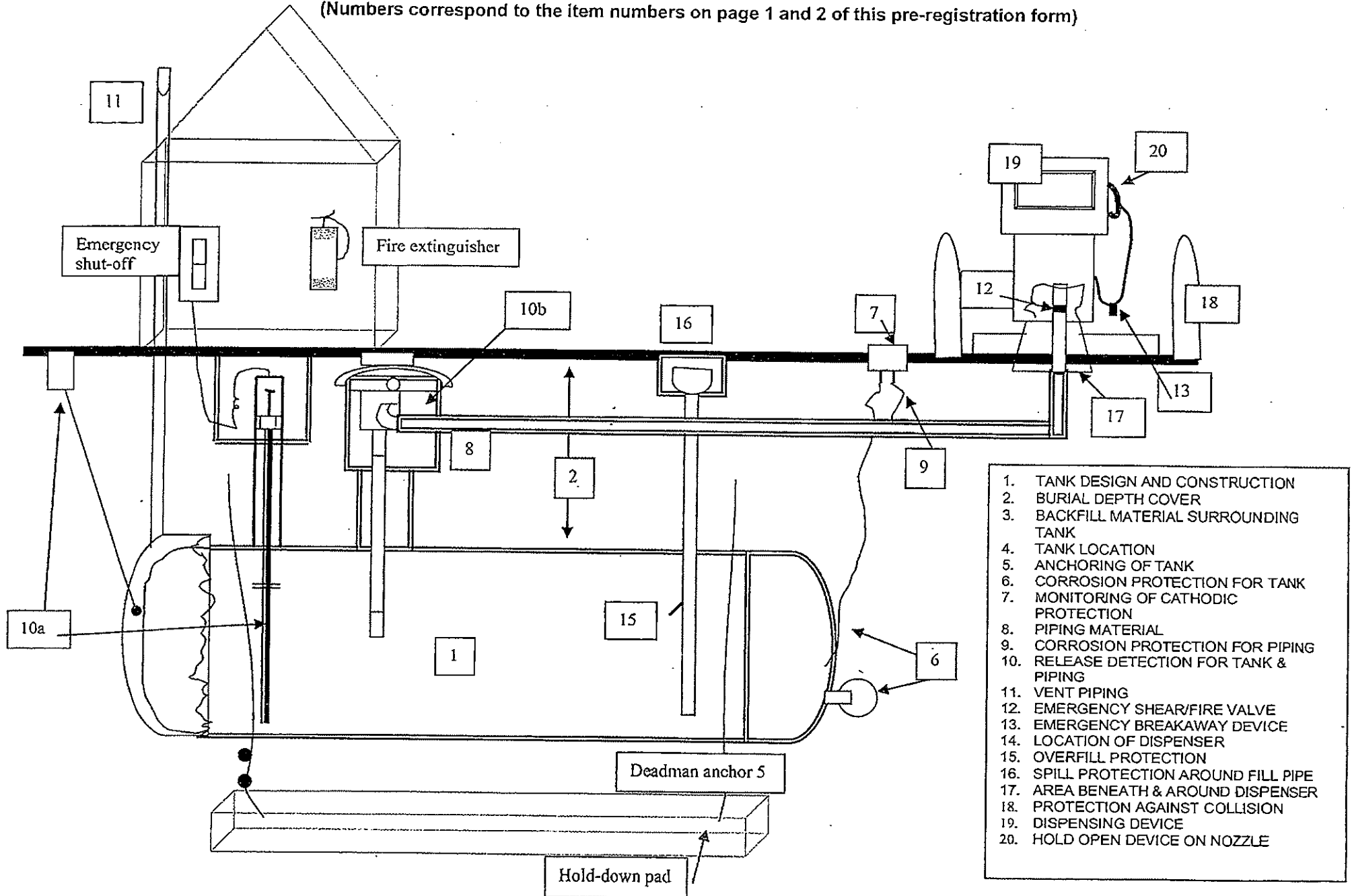
Sincerely,
ROWE Professional Services Company

Deveron Q. Sanders, PE
Project Engineer

R:\Projects\22C0001\Docs\Planning and Zoning Services\Planning Commission\Site Plan Review\Valero\Valero Mt. Morris Road - Engineering Review Letter.docx

TYPICAL UNDERGROUND STORAGE TANK INSTALLATION

(Numbers correspond to the item numbers on page 1 and 2 of this pre-registration form)



1. TANK DESIGN AND CONSTRUCTION
2. BURIAL DEPTH COVER
3. BACKFILL MATERIAL SURROUNDING TANK
4. TANK LOCATION
5. ANCHORING OF TANK
6. CORROSION PROTECTION FOR TANK
7. MONITORING OF CATHODIC PROTECTION
8. PIPING MATERIAL
9. CORROSION PROTECTION FOR PIPING
10. RELEASE DETECTION FOR TANK & PIPING
11. VENT PIPING
12. EMERGENCY SHEAR/FIRE VALVE
13. EMERGENCY BREAKAWAY DEVICE
14. LOCATION OF DISPENSER
15. OVERFILL PROTECTION
16. SPILL PROTECTION AROUND FILL PIPE
17. AREA BENEATH & AROUND DISPENSER
18. PROTECTION AGAINST COLLISION
19. DISPENSING DEVICE
20. HOLD OPEN DEVICE ON NOZZLE





