

# CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

810-659-0800

FAX: 810-659-4212

## PLANNING COMMISSION AGENDA

DATE: May 9, 2022

TIME: 7:00 P.M.

WEB ADDRESS <http://www.flushingtowship.com>

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Ronald Voigt

Vice Chair – Christopher Czyzio

Craig Davis

Secretary – William Mills

Amy Barta-Bolin

Terry A. Peck – Board of Trustees Representative

Mandy Hemingway, Recording Secretary

#### I. CALL THE MEETING TO ORDER:

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

#### II. APPROVAL OF AGENDA:

#### III. APPROVAL OF PREVIOUS MINUTES:

January 10, 2022 Meeting

#### IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY:

Each speaker limited to three minutes

#### V. UNFINISHED BUSINESS:

None

#### VI. NEW BUSINESS:

1. Consideration of rezoning Parcel No. 08-36-400-006 on the Southwest corner of Elms and River Roads from RU-1 to RU-3.

2. Approval of Planning Commission meeting dates for 2022.

#### VII. PUBLIC COMMENTS:

Each speaker limited to three minutes

#### VIII. COMMISSION COMMENTS:

**IX. NEXT REGULAR SCHEDULED MEETING: TUESDAY, JUNE 13, 2022 AT  
7:00P.M.**

**X. ADJOURNMENT**

  
\_\_\_\_\_  
**DENNIS JUDSON, Zoning Administrator**

Charter Township of Flushing, May 9, 2022 plan agenda



**COMMISSIONER NEWMAN MOVED**, supported by Commissioner Bachakes to approve the minutes of the December 13, 2021 meeting.

**THE MOTION CARRIED.**

**IV. PUBLIC COMMENTS**

**OPEN FOR PUBLIC COMMENTS 7:02 P.M.**

No comments made.

**CLOSED FOR PUBLIC COMMENTS 7:03 P.M.**

**V. UNFINISHED BUSINESS**

1. Consideration for a Special Use Permit for an Accessory Structure in the front yard at 8123 W. Mt. Morris Rd., Parcel No. 08-11-200-009, pursuant to *Special Use Permits Article XVIII, Section 20-1804 (A)*.

Commissioner Newman excused himself at 7:04 P.M. stating he had a conflict of interest for this agenda item, as the applicant is a client of his.

Mr. Dale Chiles, owner of the property, was in attendance and briefly explained what he would like to do. The Planning Commission reviewed the information provided by the property owner. After a brief discussion, the following motion was made.

**COMMISSIONER BACHAKES MOVED**, supported by Commissioner Czyzio to approve the request contingent on the property owner pulling a permit for the accessory structure and the building permit for the house at the same time.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Bachakes, Czyzio, Davis and Voigt

**NAYS:** None

**ABSENT:** Newman, Mills and Peck

**THE MOTION CARRIED.**

Commissioner Newman rejoined the meeting at 7:08 P.M.

2. Consideration for a Special Use Permit for a Land Division at 9098 W. Coldwater Rd., Parcel Number 08-15-400-038, pursuant to *General Provisions, Article III Sec 20-305 "Private Roads"*.

**CHAIRMAN VOIGT MOVED**, supported by Commissioner Bachakes to move item 2 under Unfinished Business to next month's Planning Commission meeting, as all of the interested parties were not able to attend this meeting.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Voigt, Newman, Bachakes, Czyzio and Davis

**NAYS:** None

**ABSENT:** Mills and Peck

**THE MOTION CARRIED.**

**VI. NEW BUSINESS**

1. Election of officers.

**CHAIRMAN VOIGT MOVED** to nominate Commissioner Bachakes as new Chair and Commissioner Newman remain as Vice Chair.

Commissioner Newman stated that tonight is his last meeting serving on the Planning Commission.

After discussion, the following motion was made.

**CHAIRMAN VOIGT MOVED**, supported by Commissioner Davis to nominate Commissioner Bachakes as new Chair, Commissioner Czyzio as new Vice Chair, and Commissioner Mills to remain as Secretary for the year 2022.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Voigt, Newman, Bachakes, Czyzio and Davis

**NAYS:** None  
**ABSENT:** Mills and Peck  
**THE MOTION CARRIED.**

**VI. PUBLIC COMMENTS**

**OPEN FOR COMMENTS:** 7:13 P.M.

No comments made.

**CLOSED FOR COMMENTS:** 7:14 P.M.

**VII. COMMISSION COMMENTS**

No comments made.

**VIII. NEXT REGULAR SCHEDULED MEETING IS TUESDAY,  
FEBRUARY 15, 2022 AT 7:00 P.M.**

**IX. ADJOURNMENT**

With no further business, the meeting adjourned at 7:17 P.M.

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RONALD VOIGT, Chairman

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WILLIAM MILLS, Secretary

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Date of Approval

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Mandy Hemingway, Recording Secretary

# 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 # 08-36-400-006

Estimated Value of Structure \$ \$6.5 Million

## LOCATION OF BUILDING

STREET LOCATION: Vacant Land - S.W. Corner of River & Elms  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
between \_\_\_\_\_ and \_\_\_\_\_

ZONING DISTRICT: Proposed Rezone from RU-1 to RU-3  
OWNERSHIP:  Private  Public  
LOT SIZE: 4-5 Acres

## TYPE OF IMPROVEMENT:

## RESIDENTIAL PROPOSED USE:

## NON-RESIDENTIAL PROPOSED USE:

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> NEW BUILDING | <input type="checkbox"/> ONE FAMILY                                      | <input type="checkbox"/> AMUSEMENT        | <input type="checkbox"/> LIBRARY            |
| <input type="checkbox"/> ALTERATION              | <input checked="" type="checkbox"/> TWO OR MORE FAMILY <u>72</u> # UNITS | <input type="checkbox"/> CHURCH, RELIGION | <input type="checkbox"/> STORE, MERCANTILE  |
| <input type="checkbox"/> DEMOLITION              | <input type="checkbox"/> HOTEL, MOTEL _____ # UNITS                      | <input type="checkbox"/> INDUSTRIAL       | <input type="checkbox"/> TANKS, TOWERS      |
| <input type="checkbox"/> FOUNDATION ONLY         | <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGN          | <input type="checkbox"/> PARKING GARAGE   | <input type="checkbox"/> PUBLIC UTILITY     |
| <input type="checkbox"/> MOBILE HOME SET-UP      | <input type="checkbox"/> POOL <input type="checkbox"/> FENCE             | <input type="checkbox"/> SERVICE STATION  | <input type="checkbox"/> HOSPITAL/INSTITUTE |
| <input type="checkbox"/> PRE-MANUFACTURE         | <input type="checkbox"/> ATTACHED/DETACHED GARAGE                        | <input type="checkbox"/> OFFICE, BANK     | <input type="checkbox"/> SIGN               |
| <input type="checkbox"/> SPECIAL INSPECTION      | <input type="checkbox"/> DECK <input type="checkbox"/> POND              | <input type="checkbox"/> PROFESSIONAL     |   |
| <input type="checkbox"/> RELOCATION              | <input type="checkbox"/> STORAGE SHED                                    | <input type="checkbox"/> RETENTION AREA   |   |
| <input type="checkbox"/> ADDITION                | <input type="checkbox"/> POLE BUILDING                                   |   |   |
| <input type="checkbox"/> REPAIR                  | <input type="checkbox"/> OTHER _____                                     | <input type="checkbox"/> OTHER _____      |   |

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.

## CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAMING  
 Masonry (wall bearing)  
 Wood frame  
 Structural steel  
 Reinforced concrete

NUMBER OF OFF-STREET PARKING  
Enclosed \_\_\_\_\_  
Outdoors 2 Spaces Per Unit  
Other: \_\_\_\_\_

RESIDENTIAL BUILDINGS ONLY  
Number of Bedrooms 1-3 Per Unit  
Number of bathrooms 1-2 Per Unit  
Number of partial bathrooms 0-1

## DIMENSIONS

No. of Stories 2.5 Total square feet of floor area 65,000 (All Floors) Total land area square feet/acres 65,000 / 200,000 = 33%

## IDENTIFICATION OF APPLICANT

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

OWNER OR LESSEE: RBF Holdings, Inc. ADDRESS: 4140 Morrish Rd

CITY: Swartz Creek STATE: MI ZIP: 48473 PHONE NUMBER: 810.516.4405

CONTRACTOR: Same ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

BUILDERS LICENSE # 2101191253 EXPIRATION DATE: 05/31/2024

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: Brett A. Jory DATE: 04/05/2022

**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

SEE ATTACHED

LOCATION OF BUILDING: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_  
 DISTRICT: \_\_\_\_\_

TYPE OF IMPROVEMENT	RESIDENTIAL PROPOSED USE	NON-RESIDENTIAL PROPOSED USE
ADDITION	LOW-RISE	AMUSEMENT
RENOVATION ONLY	(1) TWO OR MORE FAMILY UNITS	CHURCH RELIGION
MOBILE HOME SET-UP	HOTEL MOTEL & TRAIL	RESTAURANT
MANUFACTURE	ACCOMMODATION	PARKING GARAGE
INDUSTRIAL DISTRICT	POOL	FLUID UTILTY
RECREATION	ATTACHMENT GARAGE	SERVICE STATION
STORAGE SHED	DECK	OFFICE BANK
POLE BLDG ONLY	PROFESSIONAL	RECREATION AREA
OTHER	OTHER	OTHER

CHARACTERISTICS OF BUILDING:  
 NUMBER OF OFF-STREET PARKING: \_\_\_\_\_  
 NUMBER OF DRIVEWAYS: \_\_\_\_\_  
 NUMBER OF DRIVEWAYS: \_\_\_\_\_  
 NUMBER OF DRIVEWAYS: \_\_\_\_\_

INDICATION OF APPLICABLE ZONING DISTRICTS:  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

APPROVAL SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



# BASEMAP







## Heatherwood, Grand Blanc

Write a description for your map.

Legend



**MEETING DATES**  
**FOR**  
**PLANNING COMMISSION**  
**2<sup>nd</sup> Monday of the Month - 7:00 P.M.**

January 10, 2022

February 15, 2022\* (Tues)

March 14, 2022

April 11, 2022

May 9, 2022

June 13, 2022

July 11, 2022

August 8, 2022

September 12, 2022

October 11, 2022\* (Tues)

**November 14, 2022 or**

**November 21, 2022**

December 12, 2022

**\*Indicates dates changed due to Election or Holiday**