

CHARTER TOWNSHIP OF FLUSHING
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FLUSHING, MICHIGAN 48433
810-659-0800 FAX: 810-659-4212
PLANNING COMMISSION WORK SESSION
DATE: JUNE 29, 2004 TIME: 7:00 P.M.
WEB ADDRESS <http://www.gfn.org/flushing/index.html>

MEMBERS OF PLANNING COMMISSION

Jerome Doyle, Chair	Aaron Bowron
Robert Gensheimer, Vice Chair	Richard Buell
Eric Swanson, Secretary	David Gibbs
Ronald Flowers, Board of Trustee Representative	

Jerald W. Fitch, Building Inspector
Julia A. Morford, Recording Secretary

PRESENT: Doyle, Gensheimer, Swanson, Bowron, Buell, Flowers, Gibbs, Fitch, and Morford

ABSENT: None

OTHERS PRESENT: Jeff Cole, Aggie Cole, Janet Cotton, Margaret Decker, Jean Wheatley, David Woods, Lee St. John, Howard Scheuner, HJM of Howell, Michigan and James Barnwell of Desine Inc of Brighton, Michigan

I. MEETING CALLED TO ORDER at 7:03 p.m. by Planning Commission Chair Jerry Doyle.

DOYLE would like to eliminate item No. III, Previous Minutes, from the Agenda. The major interest of the meeting would be Item No. IV. Unfinished Business, number 1., Review the Original Conditions of Hyde Park as per Howard Scheuner's Request. A listing of the Proposed Architectural Conditions for Hyde Park Phase I had been received from Scheuner. If time permitted item No. 2, Update of Wetlands would be discussed. Information regarding the matter of Lee St. John had also been received.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Gibbs to approve the Agenda with the elimination of No. III, Previous Minutes and number 2 listed under No. IV. Unfinished Business, Update of Wetland Discussion. **MOTION CARRIED.**

III. UNFINISHED BUSINESS:

1. Review of Original Conditions of Hyde Park as per Howard Scheuner's Request

DOYLE stated that since the current meeting was a scheduled Work Session, there would be no participation from the audience unless there was something specific that pertained to a certain item.

A list of the conditions had been received from Howard Scheuner (Attachment - Exhibit A). **DOYLE** reviewed Exhibit A with Planning Commission participation.

At the conclusion of the review of the Proposed Conditions of Hyde Park Phase I presented by Howard Scheuner, it was determined the conditions had been thoroughly reviewed but the matter would be referred to **ATTORNEY MOULTON** for his review. **SWANSON** stated all the materials had been covered which had been concerns of the three-men Planning Commission Committee; those concerns had been the layout, the footprint, and the type of structures.

9:50 P.M. – OPENED TO THE PUBLIC

1. “concerned about the value of the neighbors homes”
2. “understood from a previous meeting that plans would come to **JERRY FITCH**, the Building Inspector, then would come to the Planning Commission and the Planning Commission would determine if a building permit was issued.”

DOYLE stated the Planning Commission was trying to put the current proposed conditions together, so the conditions would be followed and the procedure of coming to the Planning Commission would be eliminated. If there should be a major change in the plans, the individual, in this case **SCHEUNER**, would have to come back to the Planning Commission as the conditions would have to be followed. The conditions would be like restrictions on a subdivision where everyone would live by the same standards.

9:57 P.M. – CLOSED TO THE PUBLIC

SWANSON recommended all the conditions which **SCHEUNER** and the Planning Commission had reviewed, be retyped and the Planning Commission review the matter again so there would be no misunderstandings.

FLOWERS MOVED, seconded by Buell to postpone the matter until July 12, 2004; the conditions will be rewritten and be ready to make a decision at that time; a copy will be send to **ATTORNEY MOULTON** for his review. **MOTION CARRIED.**

IV. NEW BUSINESS:

None

PLANNING COMMISSION COMMENTS:

1. Freeze on Building Permits

DOYLE stated the permits that were already issued were to be continued. A stay had been placed on any new building permits until the conditions of Phase I, Hyde Park, were finalized which is being taken care of at present.

2. Issues for Consideration for Next Regular Meeting

1. Previous Minutes
2. New Agenda Items
3. Information regarding Lee St.John

V. MEETING SCHEDULE:

REGULAR SCHEDULED MEETING – MONDAY, JULY 12, 2004 – 7:00 P.M.

PROBABLE WORK SESSION – TUESDAY, JULY 27, 2004 – 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, AUGUST 9, 2004 – 7:00 P.M.

PROBABLE WORK SESSION – TUESDAY, AUGUST 24, 2004 – 7:00 P.M.

VI. ADJOURNMENT: There being no further Work Session business, **DOYLE** adjourned the Planning Commission Meeting at 10:00 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval

**PROPOSED ARCHITECTURAL
 CONDITIONS AND RECOMMENDATIONS
 FOR
 HYDE PARK PHASE I**

No.	Proposed Condition	Tentative Approval Per Planning Commission Review (6/29/04)
1.	Minimum square footage (living area) of each unit shall be 1,056 plus loft or 1,175.	Minimum square footage (living area) of each unit shall be 1,056 (ground floor) plus 250 (loft) or 1,175 square feet
2.	Building located per Plan Approved 03/08/04	Building located per Plan Approved 03/08/04 – Hyde Park Phase II – (Per the 02/23/04 drawing) there would be 15 duplex units constructed on Cambridge, Kings Way, Stratford, and Wyndham Ave, the rest of the units would stay as three and four plexus according to the Planning Commission Minutes of 05/24/04
3.	Front yard setback to be a minimum of 25’ back of curb per Plan approved 03/08/04	Front yard setback to be a minimum of 25’ back of curb per Plan approved 03/08/04 and as per original Site Review Check List of 10/11/99
4.	Distance between buildings shall be 20’ per Plan approved 03/08/04	Distance between buildings shall be 20’ per Plan approved 03/08/04
5.	Front of units shall have a minimum of 50% brick not including windows and doors	OK (64 single-family units have this condition also so to make uniform)
6.	Roof pitches shall be 6-12 or greater except if less required for porches or dormers	Roof pitches shall be 6-12 or greater except if less required for porches or dormers; if loft or second story buildings are used, they should be 7-12 or 8-12 pitch; a ranch shall be 6-12 pitch. All units in a building have to be symmetrically pleasing.
7.	Building exterior materials shall be neutral and/or earth tones	Building exterior materials shall be neutral and/or earth tones
8.	Vinyl siding shall be 4” double lap	Vinyl siding shall be 4” double lap
9.	All buildings shall have a full basement unless geotechnically prohibited.	All buildings shall have a full basement.
10.	All units shall have decks and/or patios. All decks and/or patios shall be a minimum of 96 square feet. Railings shall be similar to the existing. Enclosed porches and rear steps are allowed.	All units shall have decks and/or patios. All decks and/or patios shall be a minimum of 96 square feet. Railings shall be similar to the existing already built structures. Enclosed porches and rear steps are allowed and shall be aesthetically similar to the already built structures from the original conditions.
11.	All lawns shall have sprinklers for	All lawns shall have sprinklers for the front and the

	the front and the sides at a minimum. All lawns shall be sodded and completed within one months of completion of the building, weather permitting. Landscaping shall be similar to existing.	sides at a minimum. All lawns shall be sodded and completed within one month of completion of the building, weather permitting. Landscaping shall be similar to existing original conditions.
12.	Driveways and side walks through driveways shall be 6" concrete with wire woven mesh.	Driveways and side walks through driveways shall be 6" concrete with wire woven mesh. Sidewalks will be installed by contractors and maintained by the Association.
13.	Width to length ratios of individual units, excluding garages, shall not be less than 2 to 3 (example 30' x 45').	Width to length ratios of individual units, excluding garages, shall not be less than 2 to 3 (example 30' x 45'). All garages will be built on 2, 3, and 4 units. Using the length ratio of 2 to 3, the garages will have to be constructed in the front of the buildings and the garages cannot be constructed side by side. All the original conditions plus the requested conditions have to be put together to blend the subdivision with the same character. (The buildings should be integrated so that each unit is not a reverse of the other. These drawings are universal for any building not just for the stick built (Section 1). The garages will be arranged so that two garages are not on the inside or outside together. No garage shall be set on the outside of all buildings or inside of all buildings – the garages are spaced equally on each building by making duplicates; all the garages for a 2, 3 or 4 unit building shall be on the right side of the building or single structure or all on the left side of the building or single structure.
14.	All garages shall be 2 car with at least 16' door	All garages shall be for 2 cars with at least a 16' door; the minimum width of the garages shall be 20'
15.		Ponds will be finished by fall of 2004.
16.		All residences in the development shall be similar in architectural design and structure.
17.		Minimum eave overhang shall be 12" – (shorter the pitch, longer the eve).
18.		These conditions are supplemental to the original conditions of 10/11/99, and if there should be a conflict with the conditions of the original site plan, the present conditions would supersede.

NOTE: Information received from the Planning Commission Meeting of June 29, 2004