

CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING, MICHIGAN 48433
810-659-0800 FAX: 810-659-4212
PLANNING COMMISSION WORK SESSION
DATE: JULY 27, 2004 TIME: 7:00 P.M.
WEB ADDRESS <http://www.gfn.org/flushing/index.html>

MEMBERS OF THE 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, Bowron, Flowers, Gibbs, Fitch, and Morford

ABSENT: Swanson and Buell

OTHERS PRESENT: None

I. MEETING CALLED TO ORDER at 7:30 p.m. by Planning Commission Chair Jerry Doyle.

DOYLE requested the Planning Commission review the minutes from the June 14, 2004 Planning Commission at the regular scheduled meeting on Monday, August 9, 2004 for which **DOYLE** will not be in attendance. It was decided by the Commission that the regular scheduled Planning Commission Meeting would be held on Wednesday, August 11, 2004 instead of Monday, August 9, 2004.

II. ADOPTION OF AGENDA: GIBBS MOVED, seconded by Bowron to approve the Agenda with the change of the Planning Commission Meeting to be scheduled for Wednesday, August 11, 2004. **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES: FLOWERS MOVED, seconded by Gensheimer to approve the minutes of June 1, 2004 as presented. **MOTION CARRIED.**

III. UNFINISHED BUSINESS:

1. Review Minutes of February 24, 2004 and April 27, 2004

DOYLE stated at the last Work Session the Planning Commission discussed some of the questionable items which had been mentioned on the Master Plan; the Planning Commission decided to update the review with the following items:

1. **Wetland Grant** - from Michigan State University for \$1,000 for a Wetland Inventory Study for 5 acres and under; the study to be done in house. The Supervisor has signed the contract; results are still pending further notification from Michigan State University.

2. **Continuation from the February 24, 2004 Planning Commission Minutes: Section 3 – Goals and Policies of the Master Plan**

Problem Statements – Page 3

PROBLEM TITLE	STATEMENT	CONCLUSION	REVISITED 07/27/04
<u>Natural Features</u>	10) There is potential for inappropriate development in areas with natural features such as flood plains, wetlands, steep slopes and wood lots that are environmentally sensitive and needed to be protected.	True – SWANSON stated that anything less than five (5) acres unless it is connected to Federal waters, is not protected unless the township, itself, decided to put an ordinance in affect to protect the five (5) acres of wetlands or floodplains. DEQ does the distinction between “wetland” (high water area) and “wetlands” (aquatic feature such as long term, been there forever and developed with cattails, swamp). Michigan Township Association (MTA) will be contacted.	These features have been reviewed with Doug Piggott of Rowe Inc.
<u>Surrounding Areas</u>	11) Coordination of land use planning between Flushing Township and the surrounding municipalities including the City of Flushing.	True	No problem.
<u>Transportation</u>	12) Traffic on arterials can be expected to exceed their design capacity during the	True	No problem.

	planning period.		
	13) Many primary roads are in inadequate condition.	True	The roads are better today than in 1990 when the survey was completed.
<u>Township Economy</u>	14) There is a lack of appropriate industrial sites in the township.	There is a lack of appropriate interest in industrial sites in the township.	Changed to: There is a lack of industrial sites in the township.
	15) The high quality of the existing housing stock.	True	No Change
	16) The rural atmosphere of the community.	True	No Change
	17) The Flint River as a natural resource for recreation and aesthetics.	True	No Change

Goals – Page 4

PROBLEM TITLE	STATEMENT	CONCLUSION	REVISITED 07/27/04
<u>Natural Resources</u>	Promote the wisest possible utilization of valuable natural resources and the protection of these resources from unnecessary encroachment by development. Areas with natural features such as flood plains, wetlands, steep slopes and woodlots that are environmentally sensitive need to be protected.	True	The matter is being looked into.
<u>Agricultural Land</u>	Land devoted to agriculture and prime agricultural lands should be retained as such. Fragmentation of farmland into non-agricultural development should be discouraged.	True	The land is the farmer's retirement. Only way to resolve the matter would be to pre-zone the land instead of having a blanket zoning. Every township is different.
<u>Residential Land</u>	Encourage the utilization of appropriate land areas	True	No Change.

	for residential development to provide a reasonable mix of affordable housing.		
	Protect the existing housing stock quality by protecting residential neighborhoods from conflict with inappropriate land uses.	True	No Change.
<u>Commercial Land</u>	Identify and reserve land for commercial use in the township to avoid the potential for intermingling of residential and commercial uses and to adequately service local residents.	Change the wording to “Identify land for commercial use in the township to avoid the potential for intermingling of residential and commercial uses and to adequately service local residents on a case by case basis.”	The Commission had continued to work on a case by case basis when an individual has requested a change from residential to commercial.
<u>Transportation Planning</u>	Encourage the development of an efficient, convenient, and safe “system” for the movement of people and goods within Flushing Township.	True	No Problem.
<u>Community Facilities Planning</u>	Provide, in the most economic manner possible, those public service facilities necessary to adequately accommodate the health, safety, and general welfare needs of township residents.	True	No Problem.
	Coordinate development with the extension of municipal service facilities where necessary due to poor water and soils.	True	No Problem.

CONCERNS FROM THE REVIEW:

- Review further the real estate signs - Zoning Board of Review
- Ordinance regarding unlicensed vehicles
- Flushing Township very conscious as to the beauty of the area - there are minor infractions with one (1) out of an eight (8) square mile where the property has junk on the property. People don't want to live in a township where there is junk.
- Opinion from **ATTORNEY MOULTON** regarding the LUVS Banquet Hall – Steve Heath (Commercial/Residential Property)
 - a. setbacks of 80' for commercial property which adjoins another piece of commercial property
 - b. legal non-conforming use
 - c. 2 acres as opposed to the 5 acres – setting a precedence
 - d. items previously grandfathered but no longer allowed
 - e. Sometimes property rendered invaluable because property too small to build – would the property be usable for RSA.
 - f. structure already on the commercial property
 - g. the property should be usable for something; illegal to state that property would not be good for anything as there are ordinances.
 1. alternatives to use the property
 2. designated area for commercial development
 3. Heath – go to the Zoning Board of Appeals for a variance

PLANNING COMMISSION COMMENTS:

1. “Enforcing Your Township Ordinances” – Article by Michigan Township News

FLOWERS stated all the members of the Planning Commission would receive a copy of “*Enforcing Your Township Ordinances*,” an article which appeared in the July 2004 issue of the Michigan Township News.

2. 11th Production of the “Flushing Follies” - Flushing Senior Center

FLOWERS stated the 11th Production of the *Flushing Follies*, presented by the Flushing Senior Center, would be presented on Friday, October 15, 2004 at 7:30 p.m. and Saturday, October 16, 2004 at 2:00 p.m. and 7:30 p.m. The presentation would be held at the Flushing High School William H. Tunncliff Auditorium at a cost of \$10 per person.

3. “Laying Out Your Land Use Future and “Land Use Tools: Piecing the Puzzle Together” – Seminars for the Planning Commission

FLOWERS stated the MTA sponsored seminars “*Laying Out Your Land Use Future*” and “*Land Use Tools: Piecing the Puzzle Together*” would be held on Tuesday, August 17, 2004 at the Bavarian Inn Lodge in Frankenmuth. The early-bird rate would be \$150 per member for the whole day.

4. Continued Review of the Update of the Master Plan

The Planning Commission will continue the review of the update of the Master Plan starting with the Minutes of February 24, 2004, page 5, Industrial Land, at the next appointed time.

IV. NEW BUSINESS:

None

V. MEETING SCHEDULE:

REGULAR SCHEDULED MEETING – WEDNESDAY, AUGUST 11, 2004 – 7:00 P.M.

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

REGULAR SCHEDULED MEETING – MONDAY, SEPTEMBER 13, 2004 – 7:00 P.M.

PROBABLE WORK SESSION – TUESDAY, SEPTEMBER 28, 2004 – 7:00 P.M.

VI. ADJOURNMENT: There being no further Work Session business, **DOYLE** adjourned the Planning Commission Meeting at 9:30 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval

Planningminutes 072704