

CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING, MICHIGAN 48433
810-659-0800 FAX: 810-659-4212
PLANNING COMMISSION

DATE: SEPTEMBER 11, 2006 TIME: 7:00 P.M.
WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF THE PLANNING COMMISSION

Mark J. Newman, Chair	Richard Buell
Jerome Doyle, Vice Chair	Ronald Flowers
Eric Swanson, Secretary	David Gibbs
Barry Pratt, Board of Trustee Representative	

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

PRESENT: Newman, Doyle, Swanson, Flowers, Gibbs, Pratt, Fitch and Morford

ABSENT: Buell

OTHERS PRESENT: Jim Sowash, Representative of Ultra Dex Tooling Systems, Flushing, Michigan

I. MEETING CALLED TO ORDER at 7:00 p.m. by Planning Commission Chair Mark J. Newman with Roll Call and the Pledge to the American Flag.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Doyle to adopt the Agenda as presented. MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES:
None

IV. UNFINISHED BUSINESS:
None

V. NEW BUSINESS:

- Mark Birchmeier, 7162 Sheridan Road M-13), Flushing, Michigan 48433**
Amending the Site Plan to Add on to an Existing Building in a C-2 (Commercial) Zoning District at 7162 Sheridan Road, Flushing, MI 48433, Parcel No. 08-07-300-003, also known as Ultra Dex Tooling Systems

JIM SOWASH (SOWASH), Representative of Ultra Dex Tooling Systems of Flushing, Michigan was in attendance for **MARK BIRCHMEIER (BIRCHMEIER)** to give a brief overview of the proposed addition.

COMMENTS FROM SOWASH:

- The Building would be extended from the existing building to the East for the purpose of a large storage room and assembly area.
- There would not be any obstructions to the left or right – everything would extend straight East from the existing building.
- A septic field would be added and would be in line of the current septic field already in existence.
- The length from the parking lot to the end of the property line would be thirty (30) feet.
- SOWASH would like to get approval from the Planning Commission for the project in order to start the construction very soon.

COMMENTS FROM THE COMMISSIONERS:

- **GIBBS** wanted to know if there was a North ditch and where did it drain? **SOWASH** stated the North ditch was put in several years ago when another construction addition project had been approved. The North ditch drained to another ditch and then eventually into the County Drain.
- **SWANSON** wanted to know if the “off street parking of twenty-five (25)” was an additional parking spaces. **SOWASH** stated it would be an additional twenty-five (25) parking spaces.
- **DOYLE** inquired about the structure:
 - a. steel post and beams
 - b. siding and roofing
 - c. concrete floor
 - d. all open without any mezzanine
- **PRATT** inquired about the sloping of the property. **SOWASH** stated the topography would not change.
- **NEWMAN** wanted to know what the intention of the “notch” (as shown on the drawings) was for that showed at the back of the parking lot. **SOWASH** stated the area was for a waste receptacle.
- **NEWMAN** wanted to know if additional employees would be hired? **SOWASH** stated there were plans to hire five (5) more employees.
- **DOYLE** stated there was room for twenty-five (25) parking spaces but would there be garage doors on the addition for trucks to back up to. **SOWASH** stated there would be a large garage door in case something big had to be removed from the assembly area. Currently all the trucks back straight into the area and a fork truck is used to unload.
- **PRATT** wanted to know if Ultra Dex was basically a manufacturing company. **SOWASH** stated there wasn’t any retail on site, all the tools are sold through a catalog, distributors, or through manufacturing companies.

**NEWMAN REVIEWED THE SITE PLAN REVIEW CHECKLIST –
Additional Comments:**

- **Total Lot Area** on Check List stated 200' x 500' – there are two (2) buildings and two (2) lots on the area.
- The site drawings have not been approved but the land owner is waiting, pending approval from the Planning Commission of the site plan.
- **Rear Yard Setback** – only an extension of an existing building going to the East.
- **Building Height** – the building will be the same as the existing building; 22' will be the peak height and 14' will be the sidewall heights.
- **Off-Street Spaces** – 25 parking spaces; the pad will be 12' x 18' so the trucks can back into the area.
- Presently vehicles unload into the area and then unloaded.
- **Signs** - There will be no additional signs; there will only be the existing sign currently out front of the existing building.
- **Landscaping** – there will be a continuation of the type of shrubs currently planted around the building.
- **Landscaping Buffer** – currently there are no buffers; there are no houses close to the building other than to the North but there is a tree line to the North along the ditch.
- **Vehicular Circulation Pattern** – there is one (1) drive where it would be straight in and straight out.
- **Pedestrian Pattern Circulation** – currently one (1) sidewalk around the one (1) building.
- **Number of Lights** – four (4) additional lights; there will be two (2) lights on each side of the proposed building positioned similar to the current building to keep the area safe.
- There will be a sink and small bathroom in the proposed new addition so the employees will not have to walk to the front of the existing building.
- **Sufficient Water Supply** - recommended the water be tested for sufficiency; **SOWASH** stated the water had not been tested as of yet but would be tested before the matter processed.
- **Storm Drainage** – there will be a run off to the ditch to the North.
- Electric Service – there will only be additional electrical services.
- **SOWASH** stated there will be twenty-five (25) parking spaces with two (2) or three (3) visitor parking spaces in the front with ten (10) or fifteen (15) parking spaces for current employees.
- **NEWMAN** was impressed with the additional space in case an emergency vehicle had to get into the area.
- The parking spaces will be asphalt; the drive will be straight through the center of the area with parking spaces to the North and South of the drive.

- The proposed area will be used for storage, assembly, and some area for working.

NEWMAN stated the appropriate Statutory Notices required under the ordinances had been sent out. There were no written comments received.

COMMENTS FROM THE BUILDING INSPECTOR:

- There were no comments from the Building Inspector.

DOYLE MOVED, seconded by Pratt to approve the request as submitted subject to the Review Check List. **MOTION CARRIED.**

SUMMARY OF THE DISCUSSION AND MOTION FROM CHAIR MARK NEWMAN:

- Based on the following **Findings of Fact:**
 1. demonstrates a conformance with the requirements of the Flushing Township Zoning Ordinance and procedures and policies provided in *Article XVIV* thereof the request by **Mark Birchmeier** for the approval of an Amended Site Plan regarding the property located at 7162 Sheridan Road also known as M-13, Flushing, Michigan, Parcel Number 08-07-300-003 was approved by the Flushing Township Planning Commission.
 2. having found that the proposed amended site plan meets the submission requirements of *Article XVIX, Sections 20-1901 and 20-1902* the Flushing Township Zoning Ordinances that the proposed use to be consistent with the Master Plan which shows the area in question has been developed as commercial. The site is zoned C-2 which is permissible for the desired use and any off site improvements are sufficient for intended use.
 3. the dimensions and off street parking and other aspects of the use are in compliance with the district as zoned and developed which is for the particular parcel, Commercial C-2.
 4. Transportation facilities serving the parcel and the area are sufficient enough to provide safe and efficient access to the parcel and the circulation within it.
 5. the public and private utility services are sufficient or will be sufficient with the proposed modification thereto as found in the site plan are made to service the site as proposed where fire safety regulations will be followed and area fire safety response resources are sufficient to handle and/or respond to things that may arise from the proposed use.
 6. the surrounding property shall not be negatively affected by the proposed use due to existing natural features of the landscape or as a result of those that shall be installed pursuant to the site plan as determined by the Planning Commission.
 7. After reviewing the site plans compliance of *Section 20-1907(g)* Flushing Township Zoning Ordinance and finally having found the site plans consistent with the Flushing Township Zoning Ordinances:

MOTION was made by DOYLE AND seconded by PRATT to approve the site plan based upon the information findings of fact and that it was approved as submitted, pursuant to the check list and site plans submitted.

VI. PUBLIC COMMENTS:

7:27 P.M. – OPENED TO THE PUBLIC FOR NON AGENDA ITEMS

7:28 P.M. – CLOSED TO THE PUBLIC FOR NON AGENDA ITEMS

VII. COMMISSIONER COMMENTS:

1. **DOYLE** reminded everyone about the Genesee County Metropolitan Planning Commission meeting on Saturday, October 21, 2006 at the Mass Transportation Offices located at 1401 S. Dort Highway, Flint, Michigan from 8:00 a.m. until 2:00 p.m.
2. **FLOWERS** inquired as to a Special Planning Commission on September 25, 2006. The items for discussion under “Old Business” would be the discussion of the 2006 Michigan Zoning Enabling Act and listed under “New Business” would be the development of a new Check List.
3. **NEWMAN** felt the idea which **BUELL** had brought up regarding having an easel and making a list of things that needed to be brought to the attention of the Planning Commission.
4. **FLOWERS** stated that cul-de-sacs should be brought back for discussion.

VIII. MEETING SCHEDULE:

PROPOSED SPECIAL MEETING – MONDAY, SEPTEMBER 25, 2006 – 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, OCTOBER 2, 2006 – 7:00 P.M.

PROPOSED SCHEDULED MEETING – MONDAY, OCTOBER 23, 2006 – 7:00 P.M.

IX. ADJOURNMENT: There being no further business, Chairperson **NEWMAN** adjourned the Planning Commission Meeting at 7:33 p.m.

MARK J. NEWMAN, Vice Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary
Planningminutes 09/11/06

Date of Approval