

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

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PLANNING COMMISSION MEETING

DATE: DECEMBER 11, 2006

TIME: 7:00 P.M.

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

MEMBERS OF 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: Doyle, Swanson, Buell, Flowers, Gibbs, Pratt, Fitch, and Morford

ABSENT: Newman

OTHERS PRESENT: None

I. MEETING CALLED TO ORDER at 7:20 p.m. by Planning Commission Vice Chair Jerome Doyle with Roll Call and the Pledge to the American Flag.

SWANSON requested to place an item on the Agenda listed as Number 3, *New Business*, Review of the 2007 Planning Commission Meeting Dates.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Pratt to adopt the Agenda with the addition of Number 3, *New Business*, Review of the 2007 Planning Commission Meeting Dates. **MOTION CARRIED.**

III. APPROVAL OF MINUTES:

(A) APPROVAL OF MINUTES OF OCTOBER 23, 2006: SWANSON MOVED, seconded by Pratt to approve the minutes of October 23, 2006 with corrections. **MOTION CARRIED.**

(B) APPROVAL OF MINUTES OF NOVEMBER 13, 2006: FLOWERS MOVED, seconded by Gibbs to approve the minutes of November 13, 2006 with corrections. **MOTION CARRIED.**

IV. UNFINISHED BUSINESS:

None

V. NEW BUSINESS:

PUBLIC HEARING – 7:45 P.M. – OPENED

- 1. TO CONSIDER AN ORDINANCE TO AMEND SECTION 16-1 OF THE CODE OF ORDINANCES TO REQUIRE A SURVEY WITH A REQUESTED PROPERTY SUBDIVISION, DIVISION OR SPLIT.**

BUELL MOVED, seconded by Flowers to send the proposed **ORDINANCE TO AMEND SECTION 16-1 OF THE CODE OF ORDINANCES TO REQUIRE A SURVEY WITH A REQUESTED PROPERTY SUBDIVISION, DIVISION OR SPLIT** to the Board of Trustees for their approval.

ROLL CALL VOTE:

AYES: Doyle, Swanson, Buell, Flowers, Gibbs, and Pratt

NAYS: 0

ABSENT: Newman MOTION CARRIED.

No one was in attendance and no written communications had been received.

7:49 P.M. – PUBLIC HEARING CLOSED

PUBLIC HEARING – 7:50 P.M. - OPENED

- 2. TO CONSIDER AN ORDINANCE TO AMEND SECTIONS OF THE TOWNSHIP'S ZONING ORDINANCE TO COMPLY WITH THE RECENTLY ADOPTED 2006 MICHIGAN ZONING ENABLING ACT.**

FLOWERS MOVED, seconded by Buell to send the proposed **ORDINANCE TO AMEND SECTIONS OF THE TOWNSHIP'S ZONING ORDINANCE TO COMPLY WITH THE RECENTLY ADOPTED 2006 MICHIGAN ZONING ENABLING ACT** to the Board of Trustees for their approval.

ROLL CALL VOTE:

AYES: Swanson, Buell, Flowers, Gibbs, Pratt, and Doyle

NAYS: 0

ABSENT: Newman MOTION CARRIED.

No one was in attendance and no written communications had been received.

7:51 P.M. – PUBLIC HEARING CLOSED

3. 2007 Planning Commission Meeting Dates

Due to holidays being the same dates as some of the 2007 Planning Commission Meeting Dates, the following dates were changed: October 8, 2007 **changed** to Monday, October 15, 2007 and November 12 **changed** to Monday, November 5, 2007.

FLOWERS MOVED, seconded by Swanson to change the October 8, 2007 Meeting to **October 15, 2007** and November 12 to **November 5, 2007. MOTION CARRIED.**

VI. PUBLIC COMMENTS:

7:58 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS

7:59 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS

VII. BOARD COMMENTS:

1. Responding to an inquiry by Building Inspector **JERRY FITCH (FITCH), PRATT** stated *Section 20-403, Lot Sizes, Site Regulations*, concerned information on drainage issues which had been mentioned at prior Planning Commission Meetings.

“the final grade of the material covering the septic system and the final grade of the lot shall be established so that any increased water run off attributable to installation of the septic system shall drain to the front of the road ditch or follow drain patterns without increasing the amount of water run off to adjoining properties.”

2. **SWANSON** stated at a past Zoning Board of Appeals (ZBA) Meeting that had been a problem when an individual came before the ZBA to request permission to construct an accessory structure on a lot that was less than four hundred (400) foot but over three hundred (300) foot; the property size was two hundred (200) to three (300) foot wide. The applicant’s house set a long way back from the road and was surrounded by farm land. The applicant wanted to place an accessory structure in the front yard but it “stuck” out approximately five (5) feet in front of his home. The ordinance requirement, listed under Special Use Permits, Accessory Structures in the Front Yard, Section 20-1804, stated there had to be either water or four hundred (400) feet. There was a question as to what determined the four hundred (400) foot. The particular request had been denied. **DOYLE** stated he thought the four hundred (400) foot had involved property along Seymour Road where there was water front property. As long as the applicant had four hundred (400) foot of property, the request had been approved.

FITCH stated the ordinance started to change with an accessory structure on Seymour Road. Most of the lots are within the two hundred (200) foot distance for accessory structures; the four hundred (400) foot probably came from a five (5) acre parcel. There had been the possibility of not having everyone in a subdivision having an accessory structure in the front yard.

DOYLE recommended that all accessory structure requests first come to the Planning Commission. If there was a time when the Planning Commission could not grant an approval,

the Planning Commission would then send the request to the ZBA. **FITCH** stated he also felt the decisions needed to be made at the Planning Commission level. **FITCH** stated **SWANSON** had suggested that something should be included in the ordinance to refer the applicant back to the Planning Commission. **DOYLE** stated the request would be left up to the Planning Commission to determine if the request was reasonable or not. **SWANSON** stated it would be similar to a formal request such as a site plan approval. **SWANSON** stated the details could be discussed at a future meeting.

3. **SWANSON** stated that he would be absent for the next four (4) months and had discussed the possibility of an alternate with Supervisor Trotogot. **DOYLE** stated if there was an alternate, another member would have to be paid for the full year in order to “keep in touch” with the issues that were brought before the Planning Commission. **SWANSON** stated he would like to stay on the Planning Commission but, at the same time, he (Swanson) wouldn’t mind having an alternate sitting in his place. The issue would go before the Board of Trustees. **FITCH** and **BUELL** stated they had a problem with the continuant issue; **DOYLE** stated the only problem he had was a majority vote issue. **FLOWERS** stated the Planning Commission has met, in the past, with only four (4) members and doesn’t feel there would be a problem with six (6) members. **GIBBS** wanted to know if there was anything mentioned in the ordinance that stated someone had to be appointed to the Planning Commission in the absence of a Planning Commission member. **SWANSON** stated the ordinance mentioned if a member missed a certain number of “unapproved” absences, the person should be replaced. **DOYLE** was not in favor of an alternate because it normally would take one (1) year to get adjusted to the Planning Commission Ordinance. **FLOWERS** stated since **SWANSON** has informed the Planning Commission ahead of time of his being away from the Planning Commission Meetings, everyone was well aware of the situation. **PRATT** would contact the Supervisor and express the opinions of the Planning Commission members.

4. **BUELL** will be absent during the month of March.

5. **BUELL** wanted to know if there had been a purchaser for S & M Lumber Company in Flushing. **BUELL** would still like to have a joint meeting with the City of Flushing. **FLOWERS** felt surrounding municipalities should know what is happening in other communities. **BUELL** stated with more and more building in the “country”, problems such as drainage should be addressed with adjoining communities. **FITCH** will contact City of Flushing Business Manager, Dennis Bow, to schedule a joint meeting between the City and Flushing Township.

6. **FLOWERS** stated the Michigan Association of Planning (MAP) will be conducting a seminar entitled “2007 Regional Workshops” on Thursday, February 15, 2007 at the Holiday Inn Gateway Center, Flint, Michigan. Please contact the Clerk if you plan to attend.

7. **DOYLE** stated the next regular scheduled Planning Commission Meeting will be Monday, January 8, 2007, at 7:00 P.M.

8. **MORFORD** stated she would not be at the next meeting due to being on vacation but another individual would be taking the minutes.

VIII. MEETING SCHEDULE:

REGULAR SCHEDULED MEETING – MONDAY, JANUARY 8, 2007 AT 7:00 P.M.

PROPOSED SPECIAL MEETING – MONDAY, JANUARY 22, 2007 AT 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, FEBRUARY 12, 2007 AT 7:00 P.M.

PROPOSED SPECIAL MEETING – MONDAY, FEBRUARY 26, 2007 AT 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, MARCH 12, 2007 AT 7:00 P.M.

PROPOSED SPECIAL MEETING – MONDAY, MARCH 26, 2007 AT 7:00 P.M.

IX. ADJOURNMENT: There being no further business, **VICE CHAIR JEROME DOYLE** adjourned the meeting at 8:30 p.m.

JEROME DOYLE, Vice Chair,
Acting in the absence of
MARK J. NEWMAN, Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval

Planningminutes 12/11/06

ITEMS FOR FUTURE DISCUSSIONS

1. Joint Meeting with the City of Flushing
2. Review of Master Plan (up for review 2012 – decided to have updates to stay on top of the matter in order to avoid a lot of work in 2012)
3. Section 3 – Goals and Policies
4. Natural Features
 - a. most natural features belong to someone
 - b. Flint River and banks of river
 - c. Wetlands
5. Cost of density
6. Vision for future development

7. Septic systems
8. Site Regulations
9. Accessory Structures in the Front Yard
10. Townhouses verses duplexes