

CHARTER TOWNSHIP OF FLUSHING

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FLUSHING, MICHIGAN 48433

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PLANNING COMMISSION MEETING

DATE: JANUARY 8, 2007

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: Newman, Doyle, Buell, Flowers, Gibbs, Pratt, Fitch, and Kathleen Strauss (Taking the minutes for Morford who was on vacation)

ABSENT: Swanson

OTHERS PRESENT: None

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

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

III. APPROVAL OF MINUTES:
None

IV. UNFINISHED BUSINESS:
None

V. NEW BUSINESS:

1. Election of Officers for 2007

NEWMAN stated the positions open would be for: Chair, Vice Chair, and Secretary. **BUELL MOVED**, seconded by Flowers to nominate the full slate of officers, that presently serve, to serve for the Year 2007. **MOTION CARRIED.**

BUELL MOVED, seconded by Flowers that the nominations be closed. **MOTION CARRIED.**
Officers Elected: **Chair:** Mark Newman; **Vice Chair:** Jerry Doyle; **Secretary:** Eric Swanson

2. (A) **Septic Systems (Number 7 From the Minutes of October 23, 2006)**

NEWMAN stated *Septic Systems* had been placed on the “items for future discussion” list. **FLOWERS** stated he thought the issue had been brought up because of the location of the septic system on a prior pond or duplex request. **FLOWERS** felt the Planning Commissions’ hands were tied with the septic system because everything went through the Genesee County Health Department (Health Department) such as perk tests, permits, and inspections. The Building Inspector only collects the information. **FLOWERS** stated if the perk tests, etc fail with the Health Department and sewer is available, the resident must hook up to the public sewer system.

JERRY FITCH (FITCH), Charter Township of Flushing Building Inspector, stated it mentioned in the ordinance about some isolation distances from property lines to septic systems. **DOYLE** stated that if there had to be a raised septic bed, there had to be twenty (20) foot - (ten (10) foot for the slope and ten (10) foot for the distance). **FITCH** stated that on one occasion the access distance was measured off of an easement; the property line would have been viewed, not the easement, which caused the closeness of the easement itself. **FLOWERS** stated that on the request, due to the location of the easement and the septic field, there had been an issue of ten (10) to twelve (12) feet which seemed like an issue. **DOYLE** stated the Health Department stated there had to be ten (10) foot away from the property line; the Planning Commission had to go by Flushing Township’s ordinance which had a different distance. **FITCH** stated that Doug Franks, the Sanitarian from the Health Department, knows the township’s ordinances and works with the township.

DOYLE mentioned if there was an existing house and there was a problem, the Health Department could put out a special type septic system which would take a less square footage area where the whole area was dug out and a rock base was installed where there normally were trenches. It would not be deeper but would provide more area for cleansing. **FITCH** stated some of the older homes have used this type of septic system. **DOYLE** stated that septic systems use to be placed in clay in eighteen (18) inch excavations. The real problem with septic systems is that the systems are not using the property properly by planting things such as trees too close to the septic field which in turn clogs the whole system. **FLOWERS** stated when he use to work in the apple orchards, his boss would run a number 9 copper wire when the drainage system was located (in the orchards) so the tree roots would not go toward the drain.

(B) **Septic Systems in Relation to Ponds**

NEWMAN stated there has been a lot of pond issues lately – the relationship of septic systems to ponds needed to be discussed. **FLOWERS** stated the pond ordinance called for a certain amount of footage away from the seepage bed. **FITCH** stated it was at least fifty (50) foot.

UPDATES:

Mike Teeples – Duffield Road:

DOYLE stated he had gone out to the property and taken grades on the whole property in questions so the exact location of the drainage would be defined as to where the drainage was, where it went, and how deep the pond would be, etc.

FITCH stated fifty (50) feet was the isolation distance, from any water source such as pond, lake, well, wetland, etc, by the Health Department requirements. **NEWMAN** stated Flushing Township could make their rules stricter; but the rules for the Health Department could not be relaxed.

BUELL stated there are two (2) ponds among four (4) houses on the corner of Duffield Road and Pierson Road. It would be impossible to have the pond fifty (50) foot from the septic field in any case. **BUELL** wanted to know if there was a minimum acreage on the pond ordinance; **FITCH** stated it had to be two (2) acres. **DOYLE** stated when the original pond ordinance was approved, there weren't all the conditions – the requests were approved as to what the applicant actually brought before the Planning Commission. **DOYLE** stated the township followed what the County Extension Service (Beecher Road and Elms Road) recommended. **FLOWERS** stated that 5.9 acres was considered a lake according to Flushing Township pond ordinance. **BUELL** stated it was one hundred (100) foot of a road right-of-way if an individual went down the middle of the road and measured the thirty-three (33) foot from the middle of the road. **NEWMAN** stated it would not be hard to comply with the two (2) acres of property as long as the size of the pond did not get out of hand. **BUELL** wanted to know if **FITCH** received a lot of pond requests and were there a lot of people that were turned down because they didn't have the two (2) acres?

NEWMAN felt when applicants realize they have a lot of work to comply with the pond requirements, they do not want to proceed with the pond especially where reciprocal easements are concerned. **BUELL** stated pond permit requests have not always come after the septic system has been installed; there had to be an honest representation of where the septic field would be located. **FITCH** stated that fifty (50) feet was the standard distance. Most home owners putting in septic systems understand the distance issue after they have had the septic system installed. **GIBBS** felt if someone walked into the township office and if the fifty (50) feet was stated in the ordinance, there wouldn't be any questions.

It was recommended to add the wording “*or 50 feet from any septic field*” to be listed under Special Use Permit, Article XVIII, (BB) Ponds, (b) General Provisions and Conditions, Number 9 so the complete wording would be:

9. The outside edge of the pond is not within fifty (50) feet of an existing County Drain or fifty (50) feet from any septic field.

FITCH suggested to add to Special Use Permits, Article XVIII, (BB) Ponds, (b) General Provisions and Conditions, as Number 12 the wording:

12. *The outside edge of the pond shall not be within (a minimum) fifty (50) feet of an existing septic system.*

SUMP PUMP WATER:

There was a discussion concerning sump pump water. **FITCH** stated the sump pump water was in the hands of the Genesee County Health Department.

VI. PUBLIC COMMENTS:

7:40 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS

7:41 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS

VII. BOARD COMMENTS:

1. **DOYLE** would like added to future discussions, Section 20-1804, Accessory Buildings in the Front Yard.
2. **PRATT** would like the townhouse verses duplexes to be placed on the list for future discussions. **PRATT** felt there needed to be a definition in the ordinance explaining the difference between townhouses and duplexes. **DOYLE** stated that a duplex could be owned by two (2) different people and had a septic system that served both duplexes. The townhouse was a single individual house by itself and individually taxed but it had to have its own septic field. **FITCH** stated that a townhouse could be constructed with zero (0) lot line and a duplex could not.
3. **FLOWERS** reminded the Planning Commission about the 2007 Regional Workshops scheduled for Thursday, February 15, 2007 at the Holiday Inn Gateway Center, Flint, from 4:00 p.m. to 9:00 p.m. Please RSVP to the Clerk as soon as possible.
4. **NEWMAN** stated there would not be a Special Planning Commission Meeting for January 22, 2007. The next meeting would be Monday, February 12, 2007 at 7:00 p.m.

VIII. MEETING SCHEDULE:

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

PROPOSED SPECIAL MEETING – MONDAY, FEBRUARY 26, 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.

REGULAR SCHEDULED MEETING – MONDAY, APRIL 9, 2007 AT 7:00 P.M.

PROPOSED SPECIAL MEETING – MONDAY, APRIL 23, 2007 AT 7:00 P.M.

IX. ADJOURNMENT: There being no further business, **CHAIR MARK NEWMAN** adjourned the meeting at 7:54 p.m.

MARK J. NEWMAN, Chair

KATHLEEN STRAUSS, in the absence of
JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval