

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

810-659-0800

FAX: 810-659-4212

PLANNING COMMISSION MEETING MINUTES

DATE: SEPTEMBER 12, 2011

TIME: 7:00 P.M.

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

MEMBERS OF PLANNING COMMISSION

Mark J. Newman, Chair

John Cuddeback

Jerome Doyle, Vice Chair

Ronald Flowers

Richard Buell, Secretary

Robert Gensheimer

Mark Purkey, Board of Trustee Representative

Julia A. Morford, Recording Secretary

PRESENT: Mark J. Newman, Jerome Doyle, Richard Buell, John Cuddeback, Ronald Flowers, Robert Gensheimer and Mark Purkey

ABSENT: None

OTHERS PRESENT: None

I. MEETING CALLED TO ORDER at 7:05 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 Cuddeback to adopt the Agenda as submitted. **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES: DOYLE MOVED, seconded by Purkey to approve the Minutes of August 8, 2011 as amended. **MOTION CARRIED.**

IV. UNFINISHED BUSINESS:
None

V. NEW BUSINESS:

NEWMAN stated the Planning Commission has been working on the Master Plan intermittently for some time which will lighten the work load so there won't be long Planning Commission sessions for final modification of renewal in 2012.

Doug Piggott, Planner for Rowe Professional Services Company (Rowe), attended a meeting earlier in the year with options/recommendations on the update of the Master Plan such as having Flushing Township Planning Commission do the work themselves or contracting with

Rowe to do the work, ways to save time and money polling the citizens to get their input. It was felt by the Planning Commission, there were a lot of things they could do themselves at a cost savings.

NEWMAN felt that if the issue could be balanced with the Planning Commission doing some of the work, it would be cost affective. **PURKEY** felt there were some issues that did not require a change and could remain the same.

After discussion with such issues as:

1. Should a survey be restricted to just Flushing Township Residents.
2. Should the list of residents come from the Voter Registration File.
3. Should the 1991 Survey be “tweaked” and sent back out.
4. Should there be a meeting and limit each resident to fifteen (15) minutes.
5. Have to take into consideration shrinkage as well as growth in the community.
6. It was felt that pre-zone was not good and the Planning Commission should look at what was good for the community.
7. The information should be simple so the public could understand the information.

CONCLUSION: **NEWMAN** assigned a particular section of the Data Base (produced by Doug Piggott) to each Planning Commission Member (of the below listed) to review and bring the information back to the Planning Commission.

DATA BASE

- **History of Flushing Township** - The list of buildings on the National and State Historic Registry and of Centennial Farms can be updated. The summary of township history could be updated by the Township.
- **Soils** - Soils have not changed but a new color map could be prepared to enhance the plan using data downloaded from the Natural Resource Conservation Service website
- **Population Characteristics** - Some data can be updated using 2010 decennial census data available by August 2010. Other is only available through 2005-2009 American Community Survey (ACS) data.
- **Housing** - Some data can be updated using 2010 decennial census data available by August 2010 and building permit data provide by the township. Other info is only available through 2005-2009 American Community Survey (ACS) data.
- **Attitude Survey** - A redo of the 1991 survey would provide an interesting comparison vs. the community attitudes 20 years ago, but it is also the most expensive way to gather public input. Alternative approaches include:
 - Visioning Session
 - Open House
 - Stakeholder Interviews
- **Adj. Area Planning and Zoning** - Starting in 2001, municipalities were required to forward to any township, city or village adjacent to them a copy of any new or amended plan they adopted. If the city does not have a copy of any recent plans the communities can be contacted for that information.

- **Natural Features** - Floodplain maps can be updated using the new maps released by FEMA
Woodlot map can be updated using current aerial photography
Wetland maps can be updated using current USFWS maps
- **Agriculture** - The data on Michigan and Genesee County can be updated using the 2007 Ag Census
The farmland fragmentation map can be updated using by comparing the 1975 plat map with 2011 tax parcel maps
The farmland assessment is conducted by the Planning Commission members
- **Recreation** - The most recent Flushing Area Recreation Plan can be summarized here
- **Water Resources** - This section can be update by acquiring the most recent water quality information on the Townships groundwater from the County Health Department
- **Transportation** - The road classification information can be reviewed and updated as necessary
The most recent traffic counts can be acquired from the County Road Commission
The most recent road condition survey can be acquired from the County Road Commission
- **Land Use** - An existing land use inventory should be conducted using the same classification as 1990 and changes identified
- **Township Economy** - The SEV data in this report can be updated using 2011 data and the remaining info updated using the existing land use inventory
- **Community Facilities** - Extension of water and sewer lines can be mapped
Information on solid waste management, police and fire can be updated using info from the Township

VI. PUBLIC COMMENTS:

8:15 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS

None

8:16 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS

VII. BOARD COMMENTS:

1. **BUELL:** has seen surveys work wonders and should pursue (Appendix B in the Master Plan Book); the survey could be done on a less costly basis and would be keeping in the spirit of the Master Plan.
2. **PURKEY:** several issues in the past are of a concern to him: 1) the lawn care business and 2) the lady with the dog grooming business; a big developer can put a huge sign in but a person can't put a sign in the front yard advertising a "dog grooming" business. There is a huge problem in the Township where people are losing their homes; when people are trying to have a business out of their home it might be their only source of income; there has to be a solution where people can make money as they can no longer go into Flint to find a job; there has to be a way to make a living in Flushing Township. There are challenges.
3. **DOYLE:** the problem would be changing zoning; if we don't have safeguards in place, where they live, with an ordinance that will protect them – then anything can go which would be similar to a town in Texas where "anything goes". It would be similar to the City of Flint having commercial on every corner because the people running the commercial uses, live at the same location. There has to be restrictions.

- The person (Fruit Stand) that wanted the sign at Elms and Stanley (from the August 2011 Planning Commission) has put the sign in the road right of way. The Planning Commission allows real estate signs, open houses, etc. but if continue it would be bad because there would be signs everywhere.
4. **FLOWERS:** a lot of the issues in the Data Base have a lot of merit and should be discussed; he (Flowers) will check with Genesee County on the Transportation issue.
 5. **CUUDEBACK:** there is a lot of merit in knowing what the community thinks and feels; people spend a lifetime trying to establish who and what they are and it is hard to find out how people feel; recommends putting several questions down and sending to a group of people - could work toward a goal and possibly could learn a lot about the community.
 6. **NEWMAN:** was not looking forward to reviewing the Master Plan project, but after reviewing the Data Base and setting a plan, the Planning Commission can do a lot of the work themselves; if the Planning Commission is not able to do the work will try to find the funds to get the project done; goal to make the Master Plan a zero cost to the Township; the survey will educate the Planning Commission as to the views of the township.

VIII. MEETING SCHEDULE: NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON MONDAY, OCTOBER 3, 2011 AT 7:00 P.M. (DON'T FORGET, THIS MEETING WAS MOVED UP ONE WEEK DUE TO THE TOWNSHIP OFFICE BEING CLOSED FOR COLUMBUS DAY.

REGULAR SCHEDULED MEETING DATES:

MONDAY, OCTOBER 3, 2011 AT 7:00 P.M.
MONDAY, NOVEMBER 14, 2011 AT 7:00 P.M.
MONDAY, DECEMBER 12, 2011 AT 7:00 P.M.

IX. ADJOURNMENT: Due to lack of business matters, **NEWMAN** adjourned the meeting at 8:26 p.m.

MARK J. NEWMAN, Chair

JULIA A. MORFORD, Recording Secretary

RICHARD BUELL, Secretary

Date of Approval

Planning minutes 09 12 2011