

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MEETING MINUTES

DATE: MARCH 12, 2012

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, Ronald Flowers, Robert Gensheimer, and Mark Purkey

ABSENT: Richard Buell and John Cuddeback

OTHERS PRESENT: Jim Sowash, Representative from Ultra Dex Tools

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 Purkey to adopt the Agenda as amended by moving “Unfinished Business” to Number V, and “New Business”, to Number 4. **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES: DOYLE MOVED, seconded by Purkey to approve the Minutes of February 13, 2012 as amended. **MOTION CARRIED.**

IV. NEW BUSINESS:

1. Mark Birchmeier, 7144 Sheridan Road, Flushing MI 48433

Formal Hearing Amending the Site Plan to add on to an Existing Building in a C-2 (Commercial) Zoning District at 7144 Sheridan Road, Flushing MI 48433, Parcel No. 08-07-300-004

Jim Sowash (Mr. Sowash), Representative from Ultra Dex Tools, was in attendance for the formal hearing requesting to amend the Site Plan to add on to an Existing Building in a C-2 Zoning District at 7144 Sheridan Road, Flushing MI 48433.

Per State Statute, on February 27, 2012, a Notice of the Meeting was sent out to the persons whose property lies within the specified area and the persons who specifically signed up with the township to receive copies of all such notices regardless of where their property is located, which consists of thirty-four (34) different parties. One (1) Notice, address being 7301 Sheridan Road, Flushing MI, was returned to the Township indicating on the envelope as “Return to Sender - No such number – Unable to Forward”. No other forms of correspondence were received.

Other forms of notification submitted to the Planning Commission Members regarding the formal hearing were: 1) Notice signed by Zoning Administrator Terry Peck, 2) one page Google map of property, 3) Special Use Permit form indicating the fee of \$25 was paid, 4) a double sided Zoning Permit Application with graphic design of the existing structures and proposed structures on the property, 5) a five (5) page Site Plan Review Check List, 6) a large site plan drawing to scale of the driveways, existing structures, septic system, wells, and other improvements on the existing and adjoining property, etc.

Mr. Sowash gave a brief description of what Ultra Dex Tools was proposing:

1. expanding the south field to match the North building by moving the tool crib and manufacturing area out further.
2. currently, the plan is to add on to the existing building in the back south east corner.
3. a garage was constructed last year.
4. a pedestrian door will connect the existing building and the proposed building (two (2) buildings).
5. The fire wall and other details will be determined by the State at their review and the architect in charge when the building is designed.
6. The main focus is to create jobs.
7. In 2006, at the original expansion project, the output was doubled; the projection of employees was from three (3) to five (5) but twenty (20) more employees were added.
8. Currently, the business is busting at the seams and the expansion is key to expansion or failure.

QUESTIONS/COMMENTS FROM THE PLANNING COMMISSION MEMBERS:

1. **PURKEY:** everything is straight forward; basically connecting two (2) buildings together; everything is the same as before; everything is good.
2. **DOYLE:** site plan shows the locations and all, but don't see anything on the site plan that has to do with what is going to happen with the water drainage from the South on the hill. Mr. Sowash stated currently the water is slopping toward the ditch at the very back of the property; the water table will not change; there are ditches all around the property. **DOYLE** mentioned that everything should show on the Site Plan so the Planning Commission could approve the Site Plan because if there was something on the site plan that should be considered, it could be discussed. Mr. Sowash stated the plan was to maintain the original water table. **DOYLE** stated he assumed the water would be slopped so that it would flow to the far east side of the building which is low property.

DOYLE: what type of structure is the building? Mr. Sowash stated it would be pole type structure with the outside being metal, trusses, everything else same as the existing building; open – enclosed building space with breakroom for employees; no extra parking will be needed and not taking away from existing parking; set backs are all set; no extra questions.

3. **FLOWERS:** was concerned about the soil run off; everything is straight forward with no problems; no outside windows or doors; per Mr. Sowash there will be a couple of pedestrian doors for emergency exits only which will be determined by the architect and State Inspector
4. **GENSHEIMER:** had no questions or problems.
5. **NEWMAN:** Great! Please purchase more property, build more buildings and employ more people; consistent with the other structures on the property and will blend in perfect which is a natural expansion to tie in with the garage and other areas; fits in with other buildings; good project.
6. **DOYLE:** what would be the use of the building; would there be requirements for septic systems, etc. Mr. Sowash stated the issue would be reviewed by the State Building Inspector when he reviewed the building and, if more septic systems needed to be added, there is sufficient room behind the existing building to comply with the State. The main purpose of the building would be for training employees; skilled labor is hard to find and Ultra Dex would like to keep the employees working.
7. The Recording Secretary wanted to clarify the address for the expansion to be 7144 Sheridan Road, Flushing, MI 48433.

PURKEY MOVED, seconded by Doyle to approve the application to amend the site plan to add on to an existing building zoned C-2.

ACTION OF THE MOTION

ROLL CALL

AYES: Purkey, Doyle, Newman, Gensheimer, and Flowers

NAYS: 0

ABSENT: Buell and Cuddeback

MOTION CARRIED.

2. Mark Birchmeier, 7144 Sheridan Road, Flushing MI 48433

Informal Hearing – Property Split at 7144 Sheridan Road, Flushing MI

NEWMAN stated the informal hearing is offered to the public for anyone that would like to come in and discuss their projects; any comments are only guidance and should not be taken as an indication of an approval or rejection.

Mr. Sowash presented a proposed five (5) year plan for Ultra Dex Tools.

- There are three (3) separate divisions: main, sales division which sales world wide, and exporting.

- Each division needs their own identity with separate building and address.
- Want to keep the business together but the property needs to be split; was informed there needed to be fifty (50) foot from each side and North and South of the property line.
- Projected thought was to make the building fifty (50) foot wide; current property three hundred (300) foot wide and split in half which would be one hundred fifty (150) foot in each direction.
- Could the Planning Commission offer any suggestions so that Ultra Dex Tools could come back to the Planning Commission with a formal proposal?

NEWMAN stated Ultra Dex would be looking at having one (1) division in each building at 7162 Sheridan Road, Flushing, MI ; and if the split was approved, per Mr. Sowash, there would be a third building which would house the third division, which desperately needs a home.

FLOWERS wanted to know where the building would be constructed. Mr. Sowash stated, looking at the drawing dated 10/10/10, it would be the smallest building on the South side; the proposed split would be for the South property.

IMPORTANT FACTS:

1. Distance between the proposed property line would be 10' to the South
2. Another 50' to the new building
3. An architect will review the ordinances
4. The septic system and other issues will have to be new (South Side)
5. The third division would be the Laser Marketing Division which burns and etches items
6. Set backs would be an issue
7. **DOYLE REVIEWED THE ZONING FOR C-2**
 - Lot size is 22,500 square feet
 - Side width is 150'
 - Depth is 150'
 - Front set back is 50'
 - Rear set back is 50'
 - Minimum building height is 2.5 stories (25')
8. With the proposed measurements for the new building it would allow a fifty (50) foot building with fifty (50) foot on each side.
9. The issue would be if the Planning Commission allowed a property line as proposed on the drawing (10/10/10) there would be a set back problem.
10. If there is already an existing lot and Ultra Dex wanted to construct a building closer to the existing building, wouldn't it be in the best interest to not split the property. If the property is not split, the building could be constructed as proposed because there would be fifty (50) foot on the side.
11. The problem is once there is a split and a new property line is established, there cannot be an ordinance violation of the old or new parcel; currently there is a ten (10) foot set back unless there was a variance given.

12. Mr. Sowash wanted to make sure all bases are covered and to do everything correct.
13. **NEWMAN** felt if Mr. Sowash wanted to set up the proposed building as drawn, it would be a two-fold application where Mr. Sowash could request a split and make the acceptance of the split contingent upon getting a variance. A property line cannot be given when it already violates an illegal setback.
14. **NEWMAN** stated the subordinate parcel looks great.
15. Mr. Sowash wanted to do the variance now in order to keep all the buildings together.
16. Options:
 - a. Put the proposed building closer to the road (Sheridan Road).
 - b. Required depth would be one hundred fifty (150) foot.
 - c. The parking lot could be placed in the back of the building.
 - d. It was recommended to seek a Variance.
17. **NEWMAN** recommended to apply for the split and variance at the same time in order to make it part of the application.
18. **DOYLE** stated a variance would have to be obtained first; the Planning Commission cannot give the approval for the split of the parcel without the variance.
19. If Mr. Sowash comes back to the Planning Commission, after he has attended the Zoning Board of Appeals for the variance, a topography map would be required because the Planning Commission has to think about the future, so there could be conditions placed on the split such as water issues or other items.
20. **DOYLE** stated the Site Plan may include the building of a storm sewer that goes to the proposed property.
21. There is a regular scheduled Zoning Board of Appeals Meeting on May 1, 2012 at 7:30 p.m.
22. The main thing would be to obtain the Variance and then come back to the Planning Commission.

V. UNFINISHED BUSINESS:

1. Continued Update to the Master Plan

Currently the only thing to work on is the survey. A detailed discussion was held at the February 2012 Meeting; some questions should be eliminated and some other questions inserted.

Two (2) emails were received from **BUELL**: 1) Draft March 2012 and 2) Second of Two Emails:

Questions from the Draft addressed:

1. Didn't know where people lived such as sewer where sewer was not available.
2. Group by quarters of the township.
3. Trim down to fourteen (14) questions
4. If have a regular walk-in survey, it would be the same people all the time.

5. If use a scientific random survey based on total population, should be able to get a pretty accurate result.
 - a. **PURKEY** obtained approval from the Board of Trustees for \$2,500 for postage, mailings, supplies, etc.
6. **GENSHEIMER** appreciated all the work that **BUELL** has put into the Survey, but what exactly is the Planning Commission trying to accomplish and does a survey have to be done?
7. **NEWMAN** stated that legally a survey doesn't have to be done, per Doug Piggott, but the whole intent was to compile the same information done previously so the update would match to some extent not just the survey but the other components to match for consistency and the survey would give some direction to the Commission, the Zoning Board of Appeals, and the Board of Trustees going forward.
8. **PURKEY'S** understanding was there had to be some form of public input which could be done several ways: 1) open house where people could come and talk, 2) a survey where a scientific result would be obtained and the Master Plan could be completed.
9. **GENSHEIMER** felt there will be a lot of work and effort and the end result would be meaningless which is a concern.
10. **DOYLE** stated there was a survey and an ordinance; most people don't know what the ordinances say. The Planning Commission is asking people to give their opinions for things that is deeper. When the Township allows someone to do something, it isn't the simple questions talked about.
11. **NEWMAN** believes what the Planning Commission does is more complicated than the public realizes; the Planning Commission has to factor in the health and well being of the citizens and then review the survey results and ask if there is something that needs to be changed in the ordinance; the township is the residents government; the survey is how the residents would like to see an issue.
12. **DOYLE** felt there shouldn't be so many questions. **1)** there are nine (9) or ten (10) questions about "Home Development", **2)** two (2) questions about "Commercial", **3)** two (2) questions about "Industrial", which could be combined. All the "Home Development" questions could be put into one (1) question. There is a question about roads and septic. The survey should be simplified and the question asked "how does the normal person feel about surveys"; people don't want to spend a lot of time on surveys.
13. **FLOWERS** stated the Master Plan is the "vision" for Flushing Township put on paper, for the next twenty (20) years and views the direction the township will be going; sometime in the future if Federal funding is available, it is a lot easier to get the funds with a Master Plan in affect.
14. **PURKEY** stated recently he was reading about an issue and one of the questions asked involved the Master Plan. Another question asked was "what do you think about ordinance enforcement".
15. **NEWMAN** felt that if the survey was trimmed too much, would it really benefit the township.

16. **GENSHEIMER** felt that if we were going to send out a meaningless survey, why bother, but if we need to send out a survey, let's get it done and sent out; we can't give people things that we know the township can't afford.
17. **DOYLE** felt the survey should be a list of things that the residents can express their idea of what the Planning Commission should be doing.
18. **PURKEY** felt the survey should give the Planning Commission some knowledge of what the public sees.
19. **NEWMAN** stated there was a difference between the survey and educational information. Some of the information is only narrative. **NEWMAN** stated he would come to the township hall and donate four (4) hours of his time and get the results.
20. **NEWMAN** stated his vision that if there was going to be a survey, it should be kept as close to the old one to feel if there was a value for consistency looking at trends as trends are very important in statistical surveys.
21. **DOYLE** felt there shouldn't be any "yes" or "no" questions.
22. **GENSHEIMER** felt that sending out another survey doesn't mean that it is correct.
23. **PURKEY** felt someone could go to a ball game and do a survey with a few questions; during Public Committee Session at a Board of Trustees Meeting several months ago, ask the residents if anyone had any questions regarding the Master Plan to send their questions to the Clerk. (None were received).
24. **NEWMAN** felt that if going to a one on one survey, it could be published in the newspaper and posted on the web that for the April, May, and June Planning Commission there will be open session for the residents to come in and voice their opinion.
25. **FLOWERS** stated the questions were first developed when the Planning Commission was first started when there were a lot of gravel roads, other unapproved roads and areas, bad water, bad areas for septic systems, etc. There have been many improvements in the ground and now the Planning Commission is looking at things such as "now the building is done" and no one is knocking down doors to build new construction. There use to be ten (10) new houses a month and now there isn't ten (10) new houses a year. The Planning Commission is now trying to project things that will happen in twenty (20) years.
26. **NEWMAN** compared the Planning Commission to an Offensive Lineman for the NFL – you only notice them if they do something wrong or it impacts you.
27. **DOYLE** stated now you have to get all types of permits such as septic system permits from the Health Department in order to address all the problems.
28. **PURKEY** stated there were a lot of problems with electricity being turned off and the sump pumps not getting the water out of the areas. The houses are deteriorating which creates blight.
29. **GENSHEIMER** felt that in order to be pro active, the Planning Commission can help with the blight; in some cases, even when there were personnel to take care of the problem, it was ignored.
30. **NEWMAN** felt sometimes, in subdivisions, it is all political and "who likes who".
31. **FLOWERS** felt it comes down that you need to enforce ordinances.

32. **NEWMAN** felt that if we have to have the information, do a special announcement where there will be a session of the regular Planning Commission Meeting were we want to not only talk about Agenda items, but figure out a vision for the township.
33. **FLOWERS** recommended waiting until the weather was warmer because more people would come to the township hall.
34. **DOYLE** wanted to know if a small combination could be put together to a quarter of the public and then also have a meeting to follow up.
35. **NEWMAN** stated it could be announced that surveys are available at the township office.
36. **PURKEY** stated surveys could be found on the web.
37. **DOYLE** felt if people came in for the public session, there had to be written results.
38. **FLOWERS** will contact Doug Piggott and find out the information and get back with the Commission.

VI. PUBLIC COMMENTS:

8:29 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS

None

8:30 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS

VII. BOARD COMMENTS:

1. **PURKEY:** glad to get the funding to get started with the Master Plan; let the Board of Trustees know that everyone (Planning Commission) is doing a great job.
2. **DOYLE:** wanted to know the next step of the Master Plan; the survey is the last thing.
3. **FLOWERS:** will be having surgery (on his leg) but will be at the April Meeting.
4. **NEWMAN:** will focus on getting the survey resolved at the April Meeting and if need to send out survey will get out immediately; new data for the water will be available soon also; need to get all the data available so can finish up the plan.

VIII. NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON MONDAY, APRIL 9, 2012 AT 7:00 P.M.

FUTURE REGULAR SCHEDULED MEETING DATES:

MAY 14, 2012 AT 7:00 P.M.

JUNE 11, 2012 AT 7:00 P.M.

JULY 9, 2012 AT 7:00 P.M.

IX. ADJOURNMENT: Due to lack of business matters, **NEWMAN** adjourned the meeting at 8:33 p.m.

MARK J. NEWMAN, Chair

JULIA A. MORFORD, Recording Secretary

RICHARD BUELL, Secretary
Planning minutes 03 12 2012

Date of Approval