

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MEETING MINUTES

DATE: DECEMBER 1, 2014

TIME: 7:00 P.M.

WEB ADDRESS <http://flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair: Jerome Doyle

Donn Hinds

Vice Chair: Robert Gensheimer

William Mills

Secretary: Ronald Flowers

Mark Newman

Board of Trustee Representative: Shirley D. Gage

Recording Secretary: Deputy Clerk Joyce A. Wilson

PRESENT: Jerome Doyle, Robert Gensheimer, William Mills, Shirley Gage, Ronald Flowers, Donn Hinds and Mark Newman

ABSENT: None

OTHERS PRESENT: Two (2) other individuals

I. MEETING CALLED TO ORDER at 7:05 p.m. by Planning Commission Chair **JEROME DOYLE** with Roll Call and the Pledge to the American Flag.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Gage to approve the Agenda by reversing the order of Number 4 and Number 5; Number 5 will be first on the Agenda. **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES: GENSHEIMER MOVED, seconded by Hinds to approve the Meeting Minutes of October 6, 2014 with corrections. **MOTION CARRIED. FLOWERS MOVED**, seconded by Hinds to approve the Meeting Minutes of November 10, 2014. **MOTION CARRIED.**

IV. NEW BUSINESS:

1. Larry Adkins, 4067 Commerce Drive, Flushing, MI 48433

Informal Hearing – Requirements for Pond and/or Lake located off Coldwater Road, Flushing, MI

Mr. Adkins was present to inform the Planning Commission of his plans for a Pond and/or Lake off Coldwater Road and to get suggestions and ideas from the Planning Commission before submitting his plan in a formal hearing. Mr. Adkins briefed the Commission on his previous request some 10 years ago for a subdivision on the same property but he couldn't get a timely approval through the county and then the recession hit. He did get as far as putting in water and sewer lines. He said currently there has been a pumpkin farm on the property and he has been hauling the dirt off the property that was left from putting in the water and sewer lines. Chairman Doyle stated there was a drain for the middle school that runs

through the property. He also stated there were springs on the property that would feed a pond. Chairman Doyle asked Mr. Adkins if he had looked through the pertinent ordinances regarding ponds in order to see what would be required. Mr. Adkins stated he had and he had also hired Rowe Engineering.

Commissioner Newman asked if the dirt from the excavation for the pond would be removed from the property and Mr. Adkins said about 90,000 yards of dirt would be excavated and about 80,000 yards would be taken to the Chevy In The Hole location. Commissioner Gensheimer questioned how the pond would enhance the area where someday Mr. Adkins might develop a subdivision because it isn't that close to that part of the property. The Commissioners also expressed concern as to the flood plain line running through the western side of the pond. Mr. Adkins pointed out that the flood plain line was incorrect on the drawing because he had submitted an old drawing to Rowe Engineering that showed the flood plain line incorrectly. Commissioner Doyle stated the only place that interferes with the flood plain line is the second future pond. Chairman Doyle said the topography doesn't show that the flood plain is lower than the ditch. Donn Hinds pointed out the berm would be altering the flood plain. Chairman Doyle said the major concerns were drainage and how to manage the water.

Mr. Mark Matthews of 7477 W. Coldwater Road spoke regarding the proposed project expressing a concern as to it causing flooding on his property by changing the direction of the water flow on the property. He further stated trucks were removing dirt at the rate of a truck exiting the property every 2 ½ minutes. Mr. Matthews also pointed out that when the original plans for the subdivision were presented several years ago he and several neighbors noted the grades were incorrect on the drawings.

There was discussion by the Planning Commission regarding going over the requirements for a pond with Mr. Adkins before he submits his request for a formal approval. Commissioner Newman expressed his concern about doing that, pointing out that the ordinance gives guidelines to follow and he would be hesitant to give suggestions to someone when they already had the ordinance and he didn't want to participate in that. Commissioner Gage stated giving suggestions and opinions were two different things and if you start advising you must be careful not to lead them. Commissioner Gensheimer pointed out that Rowe Engineering had been hired by Mr. Adkins for the proposed project too and it would be their job to assist in the project. Commissioner Hinds stated he would like clarification on the 100 year flood plain line and would also like to ensure that this is for an excavation of a pond and not a mining excavation to sell fill dirt.

The Planning Commission discussed the elevation of the proposed pond, berm and the neighboring properties with Mr. Adkins and questioned when the County would become involved in the process. Mr. Adkins stated he couldn't go to the county until he had formal approval from Flushing Township

Commissioner Gensheimer stated it was important to make sure this project does not create havoc with the adjoining properties as this is something that is difficult to correct once it is in place. Mr. Adkins stated he would be happy to meet with Mr. Matthews to make sure the project doesn't adversely affect his property.

There was continued discussion regarding the Bowron Drain depth and elevation and also what the depth of the drain that was put in on the property. There was discussion as to making sure not to harm the neighbors with this project and it was also pointed out that it wouldn't be an applicant's responsibility to fix already existing problems on adjoining property either.

Chairman Doyle stated the applicant should just be sure to follow all the proper provisions and he would also suggest the plans show more topography. Commissioner Doyle asked Mr. Adkins if he had the copies of what was needed for a Special Use Permit and Mr. Adkins stated he did.

2. Approval of 2015 Meeting Dates

FLOWERS MOVED to approve the meeting dates for 2015 with the change of the October Meeting to October 5, 2015, supported by Commissioner Gensheimer. MOTION CARRIED.

V. UNFINISHED BUSINESS

1. Review of Sign Ordinance

The Planning Commission briefly discussed the sign ordinance and asked that Julia Morford get in touch with Steve Moulton regarding the updates so they can complete the review.

VI. 7:55 P.M. – OPEN FOR PUBLIC COMMENTS

None

7:56 P.M. – CLOSED FOR PUBLIC COMMENTS

VII. BOARD COMMENTS:

No Comments

VIII. MEETING SCHEDULE: NEXT REGULARLY SCHEDULED MEETING WILL BE MONDAY, JANUARY 12, 2015 AT 7:00 P.M.

IX. ADJOURNMENT: With no further business, the meeting adjourned at 8:15 p.m.

JEROME DOYLE, Chair

JOYCE A. WILSON, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval