

# CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

810-659-0800 FAX: 810-659-4212

MINUTES OF THE PLANNING COMMISSION MEETING

DATE: JUNE 13, 2016

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: Julia A. Morford

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

**ABSENT:** None

**OTHERS PRESENT:** Three (3) other individuals

- I. **MEETING CALLED TO ORDER** at 7:00 p.m. by Planning Commission Chair **JEROME DOYLE** with Roll Call and Pledge to the American Flag.
- II. **ADOPTION OF AGENDA: FLOWERS MOVED**, seconded by Hinds, to approve the Agenda by changing the order of Number IV, "Unfinished Business" and Number V, "New Business"; "New Business" would be first on the Agenda. **MOTION CARRIED.**
- III. **APPROVAL OF PREVIOUS MINUTES:** There were no minutes available.
- IV. **NEW BUSINESS:**
  1. **Flushing Community Schools, 522 N. McKinley Road, Flushing MI 48433** **Formal Hearing** for the purpose of a Special Use Permit to replace an existing sign with an electronic sign on an existing pole, which will be reduced by approximately two (2) feet, at Elms Elementary School, 6125 N. Elms Road, Flushing MI 48433, Parcel No. 08-13-400-010.

Mr. Jerrod Locascio (Mr. Locascio), Maintenance Director for Flushing Community Schools, was present to request a Special Use Permit to replace an existing sign with an electronic sign at Elms Elementary School, 6125 N. Elms Road, Flushing MI 48433.

### **SPECIFICATIONS/FACTS:**

- a. the existing sign is 9' x 5' on a 10' pole.

- b. the proposed sign will be 6’ x 6’ x 2’; it will be mounted on a 7’ pole. (6’ high, 6’ long, and 2’ wide).
- c. the proposed sign will be located in the same location.
- d. the sign will be wireless.
- e. the LED sign will be similar to the sign at Flushing High School and Seymour School.
- f. the sign will be a manufacturer’s standard aluminum panel sign.

**CORRESPONDENCE:**

- **Bishop International Airport Authority, 3425 W. Bristol Road, Flint MI 48507** – “if the structure exceeds 100 feet above ground level (AGL) then an application for a permit must be filed with Bishop International Airport. If the structure is less than 100 feet AGL, then the applicant is not required to file an application with the Airport.”
- Genesee County Drain Commissioner’s Office, - “the new drainage facilities meet our current drainage standards; therefore, we have approved the Storm Drainage improvements for the project.”

**FLOWERS MOVED**, seconded by Hinds, to approve the electronic sign, as proposed, 6’ x 6’ x 2’ mounted on a 7’ pole, at Elms Elementary School per the special use permit request.  
**MOTION CARRIED.**

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- 2. **Flushing Community Schools, 522 N. McKinley Road, Flushing MI 48433**  
**Formal Hearing** for the purpose of a Special Use Permit to replace an existing electronic sign with a larger electronic sign on an existing pole, which will be reduced by three (3) feet, at Seymour Elementary School, 3088 N. Seymour Road, Flushing MI 48433, Parcel No. 08-34-400-003.

Mr. Jerrod Locascio (Mr. Locascio), Maintenance Director of Flushing Community Schools, was present to request a Special Use Permit to replace an existing electronic sign with a larger electronic sign on an existing pole at Seymour Elementary School, 3088 N.Seymour Road, Flushing MI 48433.

**SPECIFICATIONS/FACTS:**

- a. the existing sign is 6’ x 3’x 8” thick on a 10’ pole.
- b. the proposed sign will be 6’ x 6’ x 2’ wide and mounted on a 7’ pole.
- c. the proposed sign will be located in the same location.
- d. the sign will be wireless.
- e. the LED sign will be similar to the sign at Flushing High School.
- f. the sign will be a manufacturer’s standard aluminum panel sign.

**CORRESPONDENCE:**

- **Bishop International Airport Authority, 3425 W. Bristol Road, Flint MI 48507** – “if the structure exceeds 100 feet above ground level (AGL) then an application for a permit must be filed with Bishop International Airport. If the structure is less than 100 feet AGL, then the applicant is not required to file an application with the Airport.”
- Genesee County Drain Commissioner’s Office - “the new drainage facilities meet our current drainage standards; therefore, we have approved the Storm Drainage improvements for the project.”

**GENSHEIMER MOVED**, seconded by Mills, to accept the bid from Flushing Community Schools to change the existing electronic sign at Seymour Elementary School. **MOTION CARRIED.**

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3. **Erik Harp, 11026 W. Potter Road, Flushing MI 48433**  
**Formal Hearing** for the purpose of obtaining a Special Use Permit to place an accessory structure in the front yard at 11026 W. Potter Road, Flushing MI 48433, Parcel No. 08-32-400-015, pursuant to *Article II, Definitions, Section 20-200; Article IV, Site Regulations, Section 20-400(b), and Sections 20-1804 Accessory Structures(A)(1)*.

Mr Erik Harp (Mr. Harp) was present to request a Special Use Permit to place an accessory structure in his front yard at 11026 W. Potter Road, Flushing MI.

**PROPERTY FACTS:**

- a. it is 596’ from Potter Road to the front of the existing house.
- b. the entire East side of the property is trees.
- c. there are plenty of trees on the property for barriers.
- d. it is 120’ from the front property line to the proposed accessory structure.
- e. in order to get to another house located as far back as Mr. Harp’s house, one would have to go East, past Dillon Road, where a cornfield is located; there is also a field to the West of Mr. Harp’s property.
- f. there will be two (2) rows of 15’ to 20’ trees to the South of the proposed accessory structure, within a 66’ area.
- g. the well is in the front of the existing house.
- h. currently, there is pavement in front of the attached garage; there will be pavement in the drive of the proposed accessory structure.
- i. the drive from Potter Road, to the pavement in front of the attached garage, is gravel.
- j. the septic field is located in back of the existing house.
- k. Mr. Harp’s property consists of 11.8 acres.

**PROPOSED ACCESSORY STRUCTURE STATISTICS:**

- a. the proposed accessory structure will be 24’ x 32’.

- b. the accessory structure will be used to store equipment.
- c. electricity and windows will not be in the accessory structure.
- d. there will be a concrete floor in the structure.
- f. the structure will be single story, wood built, metal siding, and asphalt shingles.
- g. the structure will be beige color.
- h. the walls will be 14' high.
- i. the posts will be 8' apart.
- j. the roof pitch will be 6/12.
- k. there will be one (1) – 3' wide utility door.
- l. there will be one (1) - 16' standard garage door.
- m. there will be 12" of overhang on the roof; the gutters will run from East to West on the East side of the garage.

**COMMENTS/QUESTIONS:**

- **GENSHEIMER:** why don't you (Mr. Harp) build the accessory structure behind the septic field? ANSWER: there is a significant amount of slope to the field.
- **GENSHEIMER:** was concerned about the possibility of someone building further back behind Mr. Harp's house. ANSWER: there is already a screen in the front yard for people that don't have a back yard.
- **HINDS:** the drive is very long; property values would go up; new buyers would pay more taxes.
- **FLOWERS:** the Special Use Request does require the Planning Commission to review Site Plans for each request; felt the approval of the accessory structure might be a downfall due to not having a Site Plan for Mr. Harp's request.
- **GENSHEIMER:** there would be 38' from the East property line to the proposed accessory structure and 120' from the front property line to the proposed accessory structure.
- **DOYLE:** in the future, there has to be a Site Plan including a topography map.

**CORRESPONDENCE:**

1. **Bishop International Airport Authority, 3425 W. Bristol Road, Flint MI 48507** – “if the structure exceeds 100 feet above ground level (AGL) then an application for a permit must be filed with Bishop International Airport. If the structure is less than 100 feet AGL, then the applicant is not required to file an application with the Airport.”

**HINDS MOVED**, seconded by Mills, to approve the proposed 32' x 24' accessory structure for Erik Harp, 11026 Potter Road, Flushing MI as presented for personal storage only. **MOTION CARRIED.**

**V. UNFINISHED BUSINESS:**

1. **Discussion regarding Article IV. Site Regulations, Section 20-400 Accessory Structures. Some Concerns:**
  - A 16' x 16' equals 192'.

- 100' x 200' = ½ acres or 21,000 square feet; one (1) acre is 43,000 square feet or 4,300 square feet for the principal structure.
- There should be 10% for the front yard; 10% equals 2,000 square feet.
- Structures without footings are movable structures, sits on skids, and are known as *Temporary Accessory Structures*.
- The current issue concerns a 200 square foot building.
- There is a need to figure out the percentage of a regular detached structure according to the size of the lot.
- The Planning Commission has to deal with what the State recommends.
- Discussed how to arrive at the percentage which has created problems for Special Use Requests.

**VI. PUBLIC COMMENTS:**

8:26 P.M. – OPEN FOR PUBLIC COMMENTS

None

8:27 P.M. – CLOSED FOR PUBLIC COMMENTS

**VII. BOARD COMMENTS:**

None

**VIII. MEETING SCHEDULE: NEXT REGULARLY SCHEDULED MEETING WILL BE MONDAY, JULY 11, 2016, AT 7:00 P.M.**

**IX. ADJOURNMENT:** With no further business on the Agenda, the Chair adjourned the meeting at 8:21 p.m.

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JEROME DOYLE, Chair

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JULIA A. MORFORD, Recording Secretary

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RONALD FLOWERS, Secretary

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Date of Approval