

DRAFT
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: MAY 8, 2017 TIME: 7:00 P.M.
WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair – Jerome Doyle	Robert Gensheimer
Vice Chair – Mark Newman	Donn Hinds
Secretary – Ronald Flowers	William Mills
Daniel J. McGrath, Board of Trustees Representative	
Joyce A. Wilson, Recording Secretary	

PRESENT: Jerome Doyle, Ronald Flowers, Robert Gensheimer, Donn Hinds,
Daniel J. McGrath, William Mills and Mark Newman

ABSENT: None

OTHERS PRESENT: Four (4) 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. APPROVAL OF AGENDA: COMMISSIONER FLOWERS MOVED,
supported by Commissioner Gensheimer to approve the agenda as submitted.

THE MOTION CARRIED UNANIMOUSLY.

**III. APPROVAL OF PREVIOUS MINUTES: COMMISSIONER
NEWMAN MOVED,** supported by Commissioner Hinds to approve the
minutes of the April 10, 2017 meeting as submitted.

THE MOTION CARRIED UNANIMOUSLY.

IV. UNFINISHED BUSINESS

None

V. NEW BUSINESS:

1. Special Use Permit – Sec. 20-1804 Accessory Structure in Front Yards. 7359 West Coldwater Road – Pole Barn in the Front Yard

Mr. Bruce Arthurs of 7359 West Coldwater Road gave a brief presentation to the Planning Commission explaining his reasons for requesting the Special Use Permit. He stated his home sits approximately 1,280 feet off of W. Coldwater Road with woods between the house and the road. He indicated that was the area where he wanted All Phase Construction Inc. to construct a 36 ft. by 48 ft. pole barn to be used for storage of lawn equipment, etc. and also to house his RV (Recreational Vehicle). He pointed out the pole barn would not be visible from the road and he planned to install landscaping between the house and pole barn.

In answer to questions by the Planning Commission, Mr. Arthurs stated his home was 3700 square feet with four bedrooms. He also stated another reason for the requested placement of the pole barn was it gave him a large savings with Consumers Energy if he stayed within 100 feet of the existing power pole. When questioned about possible alternate locations for the pole barn, he stated there were areas that might be large enough but were always quite wet. He further stated the location would allow him easier access with the RV and save him in construction costs.

The Planning Commission also questioned whether Mr. Arthurs planned on having water or septic for the pole barn and he stated there would only be electricity. He further stated he might install heat at a later date.

Chairman Doyle reviewed the Site Plan Review Checklist with Mr. Arthurs and Mr. Scott Akin, builder for the project. It was stated the pole barn would be wood framed on a slab with vinyl siding, dimensional shingles and two garage doors, one being large enough for the RV and also an entry door. The soil type was stated to be sandy with clay base about two feet down.

VI. PUBLIC COMMENTS:

Mrs. Pat Hawkins of 5386 Johnson Road expressed concern that the

construction of the pole barn might cause more drainage problems to her property. She briefly spoke about ongoing drainage problems in her backyard and also in other areas on Johnson Road. It was pointed out to Mrs. Hawkins that the construction of the pole barn would not cause additional drainage problems.

COMMISSIONER NEWMAN MOVED, supported by Commissioner Hinds to approve the request for Special Use Permit to construct a pole barn in the front yard of 7359 W. Coldwater Road according to Sec. 20-1804 Accessory Structures in Front Yards as submitted.

ACTION ON THE MOTION:

ROLL CALL VOTE

THE MOTION CARRIED UNANIMOUSLY

Commissioner Gensheimer wanted to note for the record that there was really no other adequate placement for the pole barn.

2. Extension for previously approved placement of 150' Wireless Telecommunications Facility located at 9144 Mt. Morris Road, Flushing, Mi 48433

There was discussion on why it had not been completed in a year. There was also some questions as to whether anything had changed in regards to the placement of the tower in the last year.

COMMISSIONER NEWMAN MOVED, supported by Commissioner McGrath to approve the extension for the placement of the 150 foot Wireless Telecommunications Facility located at 9144 Mt. Morris Road, Flushing, Mi 48433.

ACTION ON THE MOTION:

ROLL CALL VOTE:

AYES: Mills

NAYS: Hinds, Gensheimer, Doyle, Newman, McGrath and Flowers

THE MOTION FAILED

VII. COMMISSION COMMENTS:

Commissioner Flowers asked for Election of Officers to be placed on the agenda for the next meeting.

Chairman Doyle brought up for discussion, Rowe Engineering being present at meetings to review Site Plans and was the Planning Commission comfortable reviewing the Site Plans themselves. Also, it was pointed out that an example of a proper site plan had been given to applicants in the past and possibly another good example could be found to give to applicants. There was also discussion as to requiring applicants to obtain an official site plan before coming before the Commission or if they had incomplete information, charge them a fee if the Township had to have site plans clarified by an engineering firm.

The Commission also discussed their concerns about blight in the Township and problems regarding code enforcement or lack of code enforcement. They further pointed out this had become a real problem since the Building Inspector position had been eliminated. Commissioner McGrath stated he would take the Planning Commission concerns to the Board of Trustees.

The Commission briefly discussed the Flushing Community Church of the Nazarene Site Plan Review which had come to the April Planning Commission meeting where they had approved the site plan contingent on obtaining a sealed final copy of the Site Plan, which should include soil type, environmental compliance with State and County, approval from Fire Department, approve dumpster location and obtaining a variance in regards to number of parking spaces. Commissioner Newman stated a Zoning Board of Appeals meeting had been scheduled for Monday, May 15, 2017 and as a member from the Planning Commission on the ZBA, he would report back as to any action that might be taken.

VIII. NEXT REGULAR SCHEDULED MEETING IS JUNE 12, 2017 AT 7:00 P.M.

IX. ADJOURNMENT: The meeting adjourned at 8:40 P.M.

JEROME DOYLE, Chair

RONALD FLOWERS, Secretary

Date of Approval

Joyce A. Wilson, Recording Secretary