

CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING, MICHIGAN 48433

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

PLANNING COMMISSION WORK SESSION

DATE: OCTOBER 26, 2004 TIME: 7:00 P.M.

WEB ADDRESS <http://www.gfn.org/flushing/index.html>

MEMBERS OF THE PLANNING COMMISSION

Jerome Doyle, Chair

Robert Gensheimer, Vice Chair

Eric Swanson, Secretary

Ronald Flowers, Board of Trustee Representative

Aaron Bowron

Richard Buell

David Gibbs

Jerald W. Fitch, Building Inspector

Julia A. Morford, Recording Secretary

PRESENT: Doyle, Gensheimer, Swanson, Bowron, Flowers, Fitch and Morford

ABSENT: Buell and Gibbs

OTHERS PRESENT: Pastor Dale Lewis of the North Flushing Baptist Church, Harland Nolf, and James Barker

I. MEETING CALLED TO ORDER at 7:07 p.m. by Planning Commission Chair Jerry Doyle.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Bowron to adopt the Agenda for October 26, 2004 as presented. **MOTION CARRIED.**

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Due to a number of individuals being in attendance, other than the Planning Commission, **DOYLE** inquired as to the particulars due to the meeting being a Planning Commission Work Session.

JAMES BARKER (BARKER), builder in the Flushing area who constructed the homes on Morrish Road North of Mt. Morris Road, would like to change lots with the proposed North Flushing Baptist Church, which faced Morrish Road. It was recommended that a new engineered drawing be prepared; the Clerk would send out notices to all the residents within 300 feet of the proposed area, which would require a ten (10) day notice period.

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III. APPROVAL OF MINUTES OF SEPTEMBER 13, 2004: BOWRON MOVED, seconded by Swanson to approve the September 13, 2004 Planning Commission Minutes as corrected. MOTION CARRIED.

COMMENTS FROM THE CHAIR:

1. **DOYLE** felt there needed to be an update of the Private Road Ordinance as there had been a number of problems with the private roads. (The existing private roads is where the problem occurs).

IV. UNFINISHED BUSINESS:

1. Minutes of February 24, 2004, page 10

Policies – Community Facilities Planning

PROBLEM TITLE	STATEMENT	CONCLUSION	REVISITED 10/26/04
<u>Community Facilities Planning</u>	A) Encourage the provision of sanitary sewer and public water supply facilities adequate to meet the needs of township residents where appropriate.	True	True
	B) Township and local school officials should coordinate efforts whenever possible in the provision of public educational facilities adequate to meet the needs of students from Flushing Township.	True	True
	C) Provide for the delivery of police and fire protection services (including necessary facilities) to meet the needs of all residents by 1990, in cooperation with adjacent governmental units and other agencies when appropriate.	Change the wording to “Provide for the delivery of police and fire protection services (including necessary facilities) to meet the needs of all residents, in cooperation with adjacent governmental units and other agencies when appropriate by 2004	True

		and beyond.”	
	D) Maintain township governmental administrative facilities adequate to meet the community service needs of all residents.	True	True
	E) High intensity uses should be permitted only in areas with existing water and sewer services.	True	True
	F) Areas with poor soils or water which require water and/or sewer service should not be approved for development until such utilities are available to the site.	True	True
	G) All capital improvement projects in the township should be reviewed by the township planning commission as required by the Township Planning Act.	True	True – the Planning Commission should be informed of all Capital Improvements such as water, sewer, etc that is planned for the Township.
<u>Industrial Land</u>	A) The zoning ordinance should be amended to permit some light industrial uses in a highway service commercial district by special use permit. The acceptability of the uses would be based on their compatibility with highway service uses and their ability to operate without municipal water or sewer.	True	Amended should be considered as there are no problems with industrial uses.
	B) Industrial sites will	True	True

	be restricted from areas with poor soils that pose severe limitations to adequate foundations.		
	C) Industrial uses will be buffered from low density residential uses by agricultural land, open space forest land or commercial uses.	True	True – Mainly commercial areas
	D) Light industrial uses will be permitted along M-13 in one identified development area where compatible with adjacent areas, and also on Seymour Road North of the City of Flushing.	True	True
	E) All industrial developments will be reviewed to insure that operations at the facility, including loading and unloading of material, processing operations and disposal of material is conducted in an environmentally safe manner.	True	True – possibilities for industrial on M-13 which would be centrally located between I-69 and Saginaw – M-13 used by a lot of truckers
<u>Recreation</u>	A) Designate and develop (or reserve for future development) land to meet projected local recreation needs by 1990.	True – Change wording to “Designate and develop (or reserve for future development) land to meet projected local recreation needs by 2004 and beyond.”	True
	B) Encourage provision of public access in developments along the Flint River.	True	True
	C) Support	True	True – Master Plans

	implementation of the Flushing Area Recreation Master Plan.		covers the whole township.
	D) Require provisions for adequate maintenance of any open space recreational areas proposed as part of PUD's or subdivision development.	True	True
<u>Surrounding Areas</u>	A) Consider existing and proposed land uses in adjacent communities in considering appropriate land uses in the township.	True	True
	B) Meet with adjoining units to discuss land use issues concerning the township planning commission.	True	True
	C) Notify surrounding municipalities of rezoning or Special Land Use Permit (SLUP) requests dealing with property within one mile of their boundaries. Request that they do the same.	True	True
	D) Appoint a representative from the township planning commission to attend all meetings of the Genesee County Metropolitan Planning Commission at which rezoning requests in or near the township are to be reviewed.	True – Ron Flowers is the representative – Change wording to “A representative from the Township Planning Commission should attend all meetings of the Genesee County Metropolitan Planning Commission at which rezoning requests in or near the township are	True – Ron Flowers is the representative from the Township Board of Trustees/representation of the Metropolitan Planning Commission until 2007. The Flushing Non-Motorized Trail was one of the projects from the Metropolitan Planning Commission

		to be reviewed.”	and should be open soon.
	E) Cooperate with GCMPC in their regional planning efforts.	True	True
	F) Consider recent developments in surrounding municipalities in the annual review of the township land use plan.	True	True

QUESTIONS/COMMENTS REGARDING THE DIFFERENT POLICIES:

- The Planning Commission would review page 12 of the February 24, 2004 Minutes one last time to recommend the update of the Master Plan.
 (Information Obtained from Section 3 – Goals and Policies of the Master Plan)
 Page 1: Natural Features: Currently working on Wetland Grants
 Page 3: Agricultural Land
 Page 6: Natural Resources – Letter H:
 Page 7: Agricultural Lands – Letters D and E
 Page 10: Transportation Planning – Letters B and E

FUTURE WORK SESSION AGENDAS:

- November 23, 2004:** 1) Review the C-1 and C-2 Zoning Districts
 (Variances and Setbacks)
Future Session: 2) Private Drives
 3) Open Space Development

V. NEW BUSINESS:

None

VI. MEETING SCHEDULE:

REGULAR SCHEDULED MEETING – MONDAY, NOVEMBER 8, 2004 – 7:00 P.M.

PROBABLE WORK SESSION – TUESDAY, NOVEMBER 23, 2004 – 7:00 P.M.

REGULAR SCHEDULED MEETING – MONDAY, DECEMBER 13, 2004 – 7:00 P.M.

VII. ADJOURNMENT: There being no further Work Session business, **DOYLE** adjourned the Planning Commission Meeting at 9:30 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

ERIC SWANSON, Secretary

Date of Approval

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