

# CHARTER TOWNSHIP OF FLUSHING

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## PLANNING COMMISSION MINUTES DRAFT

DATE: SEPTEMBER 11, 2023

TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Craig Davis

Vice Chair – William Mills

Timothy Lloyd

Secretary – Amy Bolin

Michael Moon

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

**PRESENT:** Bolin, Mills, Bachakes, Moon and Peck

**ABSENT:** Lloyd and Davis

**OTHERS PRESENT:** Ten (10) other individuals were present.

**I. MEETING CALLED TO ORDER** at 7:01 P.M. by Planning Commission  
Chairperson Bachakes with Roll Call and Pledge to the American Flag.

### II. APPROVAL OF AGENDA:

**TREASURER PECK MOVED**, supported by Commissioner Bolin to approve the agenda.

**THE MOTION CARRIED.**

### III. APPROVAL OF PREVIOUS MINUTES:

**TREASURER PECK MOVED**, supported by Commissioner Moon to approve the minutes of the JULY 18TH, 2023 meeting as presented.

### ACTION ON THE MOTION

#### ROLL CALL VOTE

**AYES:** Bolin, Mills, Bachakes, Moon and Peck

**NAYS:** 0

**ABSENT:** Davis and Lloyd

**THE MOTION CARRIED.**

#### IV. PUBLIC COMMENTS

**OPEN FOR PUBLIC COMMENTS 7:01P.M.**

NO COMMENTS MADE.

**CLOSED FOR PUBLIC COMMENTS 7:02 P.M.**

#### V. UNFINISHED BUSINESS

NONE

#### VI. NEW BUSINESS

1. Motion on the Site Plan Review for a Family Dollar / Dollar Tree store to be located at 7029 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-12-200-014, pursuant to *Article XVIII Special Use Permits*

Mr. Brian Stadler from Wolgast Corporation was present. There was much discussion pertaining to light poles in parkinglot, existing vegetation and new landscaping and the proposed detention basin and exterior plan of the building design.

**TREASURER PECK MOVED**, supported by Commissioner Mills to approve the site plan as long as the landscaping standards 36-324 are met and the approvals from Genesee County Drain Commission and Genesee County Road Commission are received.

#### **ACTION ON THE MOTION**

##### **ROLL CALL VOTE:**

**AYES:** Mills, Bachakes, Moon, Peck and Bolin

**NAYS:** 0

**ABSENT:** Davis and Lloyd

**THE MOTION CARRIED.**

2. Public Hearing and motion on the Special Use Permit for a Family Dollar / Dollar Tree store to be located at 7029 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-12-200-014, pursuant to *Article XVIII Special Use Permits*

Public Hearing opened at 7:24 P.M.

Pastor Lyle Calkins – Wanted to make sure that water and/or drainage would not drain toward his church due to they already have standing water issues.

Mr. Stadler – Drainage will not go toward Church. Drains go to Mt. Morris Rd.

Deloris – 7481 N. Elms Rd which is south of property. Question about the pond. Would it have standing water?

Mr. Stadler – It should only have water in it during heavy rains.

Ms. Deloris Vlahon – But when there is standing water in it. Would it cause more problems with mosquitos.

Public Hearing closed at 7:30 P.M.

**COMMISSIONER PECK MOVED**, supported by Commissioner Moon to approve the Special Use Permit for a Family Dollar / Dollar Tree store to be located at 7029 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-12-200-014, pursuant to Article XVIII Special Use Permits

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Bolin, Mills, Bachakes and Moon

**NAYS:** 0

**ABSENT:** Lloyd and Davis

**THE MOTION Carried.**

**VII. ZONING ADMINISTRATOR COMMENTS**

Czyzio answered questions by commissioners and commented on

- Requirement for the sign was explained for Valero Station on Mt. Morris Rd. The project is moving forward but no permits have been submitted.
- No update on corn maze at Flushing Farms. Flushing Farms only complaints are due increased traffic on Gillette Road.
- New culvert has been put in at the powder coating business on Mckinley Road. The business is still for sale.

**VIII. PUBLIC COMMENTS**

**OPEN FOR COMMENTS: 7:37 P.M.**

No public comments

**CLOSED FOR COMMENTS: 7:38 P.M.**

**IX. COMMISSION COMMENTS**

New Deputy Clerk Jeanette Sizemore introduced by Clerk Meinburg.

**X. NEXT REGULAR SCHEDULED MEETING**

Tuesday, October 10th, 2023 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 7:39 P.M.

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VICKI BACHAKES, Chairperson

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AMY BOLIN, Secretary

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Date of Approval

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Jeanette Sizemore, Recording Secretary