

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: September 14, 2020 TIME: 7:00 P.M.
WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair – Jerome Doyle	Ronald Voigt
Vice Chair – Mark Newman	Christopher Czyzio
Secretary – Ronald Flowers	William Mills
Terry A. Peck, Board of Trustees Representative	
Joyce A. Wilson, Recording Secretary	

PRESENT: Mark Newman, Ronald Flowers, William Mills, Ronald Voigt, Christopher Czyzio and Terry Peck

ABSENT: Jerome Doyle

OTHERS PRESENT: Clerk Wendy Meinburg, Supervisor Fred Thorsby, Building Inspector Rob Kehoe and three other individuals.

I. MEETING CALLED TO ORDER at 7:00 P.M. by Planning Commission Vice Chairman Mark with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA: COMMISSIONER FLOWERS MOVED, supported by Commissioner Peck to approve the agenda as presented.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES:

COMMISSIONER PECK MOVED, supported by Commissioner Voigt to approve the minutes of the June 29, 2020 meeting.

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

Open for Public Comments at 7:05 P.M.

No Comments

Closed for Public Comments at 7:06 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS:

Mr. James Drury of 5450 Duffield Road was in attendance requesting a Special Use Permit for an Accessory Structure in the front yard. Two of Mr. Drury's neighbors were present stating they had no problems with the location of his proposed garage in relationship to their properties. Mr. Drury stated he would be using the structure for his classic car and storage. He further stated that placement in the back of his property made it too close to the property line and/or his other building. After reviewing the drawings and other support papers, the following motion was made.

COMMISSIONER MILLS MOVED, supported by Commissioner Czyzio to approve Mr. Drury's request for a Special Use Permit for an accessory structure in the front yard at 5450 Duffield Road.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Newman, Flowers, Peck, Voigt, Czyzio and Mills

NAYS: None

ABSENT: Doyle

THE MOTION CARRIED UNANIMOUSLY

Chairman Doyle arrived at the meeting at 7:25 p.m.

2. Fences

Supervisor Thorsby gave a brief presentation of the proposed fence ordinance amendment.

COMMISSIONER NEWMAN MOVED, supported by Commissioner Peck to approve the first reading of Ordinance No. 2020-04 as stated below:

CHARTER TOWNSHIP OF FLUSHING

GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 2020-04

AN ORDINANCE TO REPEAL CHAPTER 6 OF THE CODE OF ORDINANCES; TO AMEND THE ZONING ORDINANCE TO REGULATE FENCES; TO REQUIRE A PERMIT FOR THE INSTALLATION OF A FENCE; TO LIMIT THE PLACEMENT AND MAXIMUM HEIGHT OF FENCES; TO SET FORTH CERTAIN EXEMPTIONS; AND, TO PROVIDE FOR CONSIDERATION OF A SPECIAL USE PERMIT BY THE PLANNING COMMISSION.

THE TOWNSHIP OF FLUSHING ORDAINS:

1. Chapter 6 of the Code of Ordinances, comprising Sections 6-1 – 6-10 is repealed as of the effective date of the amendment to the Charter Township of Flushing Zoning Ordinance stated herein.
2. The Zoning Ordinance for the Charter Township of Flushing is amended by adding the following sections:

Section 20-____. Definition. A fence is defined, as any partition, structure, gate or obstacle, erected as a dividing marker, barrier or enclosure.

A fence shall not include an enclosure constructed of chicken wire or similar material not exceeding 3 feet in height, installed in a side or backyard of a residential property for the purpose of enclosing vegetation or domestic animals.

Section 20-____. Permit required. No fence shall be erected or altered within the township without obtaining a permit from the township building inspector.

Section 20-____. Permit fee. A fee in an amount determined by the Township Board from time to time shall be paid for each permit issued pursuant to Section 6-2.

Section 20-____. Establishment of lot lines. The building inspector may require the owner of the property upon which a fence is located or is to be located, to establish lot lines upon such property through placement of permanent markers located by a licensed surveyor. Such lot line shall be established within fifteen (15) days after receiving notice.

Section 20-____. Prohibited in public right-of-way. No fence shall be erected or maintained within the limits of any public road right-of-way in the township.

Section 20-____. Height Restriction. Fences on a lot of record in all residential districts which enclose property and/or are within a required side or rear yard, shall not exceed six (6) feet in height measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater. No fence other than an ornamental fence shall be located in the front yard.

Section 20-____. Vacant Lot. Any fence intended to be installed on a vacant lot shall require a special use permit in accordance with the procedure stated in Section 20-____.

Section 20-____. Prohibited Fences. No fence shall contain barbed wire, razor wire, glass shards or other materials designed to cause injury, electric current or be designed to transmit an electric charge.

Section 20-____. Fences To Public Property. Fences which enclose property owned by a municipality, school or other public agency or which is customarily open to and used by the public, such as parks and playgrounds, situated within an area developed as a residential district, and which are adjacent or within 100 feet of intersecting to public roads, shall require a special use permit to assure the placement, height and construction of the fence will not impair the visibility of the intersection by operators of motor vehicles, bicycles or pedestrians.

Section 20-____. Agricultural Fences. Installation of a fence intended primarily for agricultural purposes to a property located in a residential district, shall require a special use permit. The Planning Commission shall have the authority under appropriate circumstances, to waive the height restrictions contained in Section 20-____ and the prohibitions contained in 20-____ to balance the reasonable agricultural needs of the property owner with public safety and concerns of the concerns adjoining property owners.

Section 20-____. Maintenance. Fences shall be maintained so as not to endanger life or property. Any fence which, through lack of maintenance or type of construction or otherwise imperils life or property, shall be deemed a nuisance. The building inspector shall notify the owner of the property on which the fence is located of the existence of such nuisance and the nuisance shall be abated within 10 days of the date notice is provided to the property owner.

Section 20-____. Special Use Permits.

(a) Building Inspector Denial. Where the building inspector denies an application for a fence permit, the property owner may request the Planning Commission issue the permit. The request shall be made by written application submitted to the Township clerk within 30 days of the date of the building inspector's denial. The application shall include a copy of the application to the building inspector and a copy of the building inspector's denial. The property owner and building inspector may submit additional information relevant to the grant or denial of the permit. In making its decision, the Planning Commission shall take into consideration any unique features of the property, the proposed fence, the stated concerns of any property owners within 300 feet of the proposed fence, as well as the opinions expressed by the public at large. The Planning Commission's decision shall be based on an

objective consideration of the information presented, balancing the benefit to the property of the intended fence against the requirements of the ordinance and the legitimate concerns of the public.

(b) Vacant Land. A request to install a fence to vacant land shall be submitted by application for special use permit to the Planning Commission.

(c) Agricultural Fence. A request to install a fence for agricultural purposes in a residential district shall be submitted by application for special use permit to the Planning Commission.

PASSED AND APPROVED BY THE CHARTER TOWNSHIP OF FLUSHING BOARD ON THE

_____ DAY OF _____, 2020.

Frederick Thorsby, Supervisor

Attest:

Wendy Meinburg, Township Clerk

First reading: _____

Adopted: _____

THE MOTION CARRIED UNANIMOUSLY

- 3. Consideration to add to the Code of Ordinances a section regarding accessory dwelling units on lots with principal structures.

The Planning Commission and Supervisor Thorsby reviewed the proposed section and determined that it should state somewhere that only one primary residence should be located on a lot. After lengthy discussion, it was decided to have Attorney Moulton revise the proposed section to state that only one single family residence be allowed on a lot. The Planning Commission asked Supervisor Thorsby to have Attorney Moulton revise the proposed ordinance section and bring back to the Planning Commission at the next meeting.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:35 P.M.

NO COMMENTS
CLOSED FOR COMMENTS: 7:36 P.M.

VII. COMMISSION COMMENTS

**VIII. NEXT REGULAR SCHEDULED MEETING IS TUESDAY,
~~OCTOBER 8~~ *OCTOBER 13, 2020 AT 7:00 P.M.***

IX. ADJOURNMENT

With no further business, the meeting adjourned at 7:55 P.M.

MARK NEWMAN, Vice Chairman

RONALD FLOWERS, Secretary

Date of Approval

Joyce A. Wilson, Recording Secretary
09/14/2020 Plan. Com. Mtg.