

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: JULY 13, 2015 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: Robert Gensheimer, William Mills, Shirley Gage, Ronald Flowers, and Donn Hinds; Jerome Doyle and Mark Newman came in a few minutes after Roll Call was taken.

ABSENT: None

OTHERS PRESENT: Three (3) other individuals were present.

I. MEETING CALLED TO ORDER at 7:10 p.m. by Planning Commission Vice Chair **ROBERT GENSHEIMER** with Roll Call and the Pledge to the American Flag.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Gage, to reverse the order under "New Business" with Mr. & Mrs. John Thomas being first and the Public Hearing being second. **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES:

1. JUNE 8, 2015: FLOWERS MOVED, seconded by Hinds, to approve the minutes of June 8, 2015 as presented. **MOTION CARRIED.**

IV. UNFINISHED BUSINESS:

None

V. NEW BUSINESS:

1 John and Deanna Thomas, 10145 W. Frances Road, Flushing MI 48433

Formal Hearing for the Purpose of Amending the Site Plan for an alteration/addition to an existing building in a C-2 (Commercial) Zoning District located at 10145 W. Frances Road, Flushing MI 48433, Parcel No. 08-04-200-026.

Mr. Andrew Petrowski (Mr. Petrowski), Contractor for Mr. and Mrs. John Thomas, owner of Oliver's Garage, stated currently there is an existing 16' x 16' office on the front of the building with a 4' wooden deck. The proposed request is to make the office 10' wider to the South, which would be 16' x 26' with a 4' covered porch. The finished overall total would be 20' x 26'.

A public restroom and waiting area would be included. The set backs from the road would not be changed.

COMMENTS/QUESTIONS FROM THE PLANNING COMMISSION:

- **GENSHEIMER:** would the current office be torn down? Answer: Yes.
- **HINDS:** the finished product would then be 20' x 26'. Answer: the 20' x 26' would include the covered porch.
- **GENSHEIMER:** would you be putting in a foundation and footings? Answer: currently it is post built construction; Mr. Petrowski has talked to the State Building Inspector, Mike Corkins, and there shouldn't be any problem with continuing with the post beam construction, similar to a pole barn construction.
- **NEWMAN:** are there going to be any exterior finishes on the building? Answer: there will be siding on the side walls, cultured stone siding on the front, currently there is yellow vinyl siding on the building.
- **GENSHEIMER:** what are the roof line details? Answer: the roof line will be 4/12 pitch, thirteen (13) feet tall, with metal roofing.
- **GENSHEIMER:** there seems to be some confusion as to the address of the business which faces Seymour Road but has an address of Frances Road.
- **HINDS:** you will be adding one (1) bathroom? Answer: there will be one (1) bathroom and a waiting area.
- **FLOWERS:** will you be changing the sign? Answer: there will be a new sign but it will be the same size.

CORRESPONDENCE:

None

NEWMAN MOVED, seconded by Hinds, to approve the request for amending the Site Plan for 10145 W. Frances Road, Flushing MI 48433, as submitted. **MOTION CARRIED.**

- 2. **PUBLIC HEARING:** Consideration of possible amendments to the Township's Ordinances regulating signs.

7:22 P.M. - OPEN

None

7:23 P.M. - CLOSED

FLOWERS MOVED, seconded by Newman, that the issue be presented to the Flushing Township Board of Trustees for adoption at the next meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Gage, Flowers, Hinds, Newman, and Gensheimer

NAYS: None

ABSENT: Doyle (Doyle came later in the meeting).

MOTION CARRIED

VI. PUBLIC COMMENTS:

7:24 P.M. – OPEN FOR PUBLIC COMMENTS

None

7:25 P.M. – CLOSED FOR PUBLIC COMMENTS

VII. BOARD COMMENTS:

1. **FLOWERS:** would like to wish a Planning Commission Member a very Happy Birthday; Flushing Township has been informed that Clayton Township is in the process of updating their Master Plan; if Clayton Township sends any documents to Flushing Township, they will be distributed to all the Planning Commission Members.
2. **NEWMAN:** the detour with the Mt. Morris Road Bridge has caused a lot of problems.
3. **FLOWERS:** the Road Commission will not be replacing any of the major structure on Mt. Morris Road, just the laminated surface on the top; because of the holes in the bridge, four (4) inches of asphalt will be chopped out and filled with concrete.
4. **NEWMAN:** recently took a trip to Ohio; the entire state is nothing but construction; there were sixty (60) or seventy (70) miles of orange barrels.
5. **DOYLE:** updated the Commission regarding the accessory structure on Stanley Road – the whole rational of ordinances is to not decrease the value of neighboring homes.

VIII. MEETING SCHEDULE: NEXT REGULARLY SCHEDULED MEETING WILL BE MONDAY, AUGUST 10, 2015 AT 7:00 P.M.

IX. ADJOURNMENT: With no further business items, **VICE CHAIR GENSHEIMER** adjourned the meeting at 7:32 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval