

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowship.com

PLANNING COMMISSION AGENDA OCTOBER 5th, 2026 TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – Matt Strnad

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Thomas Nichols

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

July 13TH, 2026

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. PUBLIC HEARING on Special Use Permit for a First Stop Gas Station at 8490 W. Mt. Morris Rd, Parcel No. 08-02-300-009, pursuant to 36-18 Special Use Permits
2. Discussion and possible motion on Special Use Permit for a First Stop Gas Station at 8490 W. Mt. Morris Rd, Parcel No. 08-02-300-009, pursuant to 36-18 Special Use Permits

3. PUBLIC HEARING on Special Use Permit for Micheal Oleyar at 8333 W. Francis Rd, Flushing, MI 48433, Parcel No. 08-02-100-024 to service and sell small equipment for homeowners, pursuant to 36-18 Special Use Permits
4. Discussion and possible motion on Special Use Permit for Micheal Oleyar at 8333 W. Francis Rd, Flushing, MI 48433, Parcel No. 08-02-100-024 to service and sell small equipment for homeowners, pursuant to 36-18 Special Use Permits

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, November 9TH, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MINUTES JULY 13th, 2026 TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – Matt Strnad

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Michael Moon

Thomas Nichols

- I. MEETING CALLED TO ORDER** at 6:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

ROLL CALL

PRESENT: Peivandi, Nichols, Bolin and Peck

ABSENT: Moon, Strnad and Raup

OTHERS PRESENT: Three (3) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Bolin to approve agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Nichols to approve previous minutes from June 8th, 2026

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

AYES: Nichols, Bolin, Peivandi and Peck

NAYS: None

ABSENT: Moon, Raup and Strnad

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:02 P.M.

No comments

CLOSED FOR PUBLIC COMMENTS 6:02 P.M.

V. UNFINISHED BUSINESS

1. Discussion and possible motion on Sec. 36-2101 Penalties of violation. Zoning violations from misdemeanor to civil infraction, fines no more than \$300 to no more than \$500. with the elimination of the words “or subsequent”. To be sent to the Board of Trustees for consideration and possible First Reading.

COMMISSIONER BOLIN MOVED, supported by Commissioner Nichols to approve Sec. 36-2101 Penalties of violation. Zoning violations from misdemeanor to civil infraction, fines no more than \$300 to no more than \$500. with the elimination of the words “or subsequent”. To be sent to the Board of Trustees for consideration and possible First Reading.

After no more discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peivandi, Nichols, Peck and Bolin

NAYS: None

ABSENT: Raup, Moon and Strnad

THE MOTION CARRIED.

VI. NEW BUSINESS

1. **PUBLIC HEARING** on Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.”

PUBLIC HEARING OPENED at 6:04 p.m.

No discussion.

PUBLIC HEARING CLOSED at 6:05 p.m.

2. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.” To be sent to the Board of Trustees for consideration and possible First Reading.

No discussion was made.

TREASURER PECK MOVED, supported by Commissioner Bolin to approve Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.” To be sent to the Board of Trustees for consideration and possible First Reading.

After no more discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Bolin, Nichols and Peivandi

NAYS: None

ABSENT: Strnad, Moon and Raup

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:08 P.M.

None.

CLOSED FOR COMMENTS: 6:08 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Accessory Structures will go to the Board of Trustees next month
- Data Centers
- Battery storage
- New Rowe Professional Planner is still coming up to speed
- ZBA – is working on gas station on McKinley and Mt. Morris Rd
- Application was just put in for shed/garage in front yard

IX. COMMISSION COMMENTS

Treasurer Peck:

- Mentioned upcoming MTA Training for our Commissioners. Sign up by contacting Clerk Meinburg.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, AUGUST 10th, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:16 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

AUG 31 2026

CHARTER TOWNSHIP
OF FLUSHING

SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Case No. _____
Permit Fee: 650
Date Paid: 8/31/26
Date Notice was Published: _____
Date of Public Hearing: _____
Affidavit Attached: _____

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

1. Name of applicant/owner requesting PC review and opinion.

A. Applicant

Name: DAVID MCDADE - ROARK GALT ARCHITECTS
Address: 10144 N. LINDEN RD
CLIO, MI 48420
Phone: _____

B. Owner of property if different than above

Name: FIRST STOP PROPERTIES
Address: 721 FOUNTAIN VIEW DR.
FLUSHING, MI 48433
Phone: _____

2. Location of Property:

Street number and name: 8490 W. MT. MORRIS RD
Property tax identification number: 08-02-300-009
Legal description of property involved: _____

Tax Description

A PARCEL OF LAND BEG AT SW COR OF SEC TH N 1 DEG 28 MIN W 200 FT TH E 218.25 FT TH S 1 DEG 28 MIN E 200 FT TH W 218.25 FT TO PL OF BEG SEC 02 T8N R5E

List deed restrictions and easements: SEE ATTACHED

Present zoning of property: C-2

3. With all requests, a site plan must be submitted (see attached site plan form)

4. Answer the following questions of the affidavit:

a. What is the purpose of the request for a Special Use Permit?

ORDINANCE REQUIREMENTS FOR NEW
GAS STATION / CONVENIENCE STORE.

ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.

Signature of Applicant

Signature of Owner
(If different than applicant)

PLANNING COMMISSION:

The Planning Commission (PC) having reviewed the submitted data do hereby:

() APPROVE () DISAPPROVE the application for the following reasons: _____

If approved, are there conditions? _____

Date: _____

Chairperson

Print

Exhibit A
Permitted Exceptions

#1822

8490 West Mt. Morris Rd.
Flushing, MI

1. Easement in favor of the Board of County Road Commissioners, as disclosed by instrument recorded in Liber 1329 of Deeds, page 636 and Liber 1139 of Deeds, page 59 and 60, Genesee County Records.
2. Easement in favor of Consumers Power Company as disclosed by instrument recorded in Liber 672 of Deeds, page 164 and 165, Genesee County Records.
3. General Easement and Right of Way Grant in favor of County of Genesee to construct, operate, maintain, repair and/or replace water main in Liber 1901 of Deeds, page 769, Genesee County Records.

Dec 19 11 12 AM '95

RECORDED

Return to:
Transamerica Title
6000 W. St. Joseph 11.00
Lansing, MI 48917

WARRANTY DEED

FILED 2599 PAGE 602

The Grantor, RICHARD J. MOONEY AND HIS SUCCESSORS, AS TRUSTEE OF THE RICHARD J. MOONEY RESTATEMENT OF TRUST U/A/D OCTOBER 15, 1987, AS AMENDED, whose address is 4773 West Grand River, Lansing, Michigan 48906,

conveys and warrants to THE TOTAL PETROLEUM MASTER TRUST, a Delaware business trust, whose address is 900 19th Street, Denver, Colorado 80202-2492,

the following described premises situated in the Township of Flushing, County of Genesee, and State of Michigan:

Part of the Southwest 1/4 of Section 2, Township 8 North, Range 5 East, Flushing Township, Genesee County, Michigan, described as beginning at the Southwest corner of Section 2; thence North 1 degree 28 minutes West 200.00 feet along the West line of Section 2; thence East 218.25 feet; thence South 1 degree 28 minutes East, 200.00 feet to the South line of Section 2; thence West 218.25 feet to the point of beginning, subject to the use of the South 50.00 feet as Mt. Morris Road and subject to the use of that part lying within a line parallel to and 50 feet East of the following described centerline of McKinley Road, as McKinley Road; beginning at a point which is East 18.25 feet along the South line of Section 2 and North 1 degree 28 minutes West 227.33 feet from the Southwest corner of Section 2; thence Southerly on a 6 degree curve to the left a distance of 229.88 feet for the terminus of said centerline.

property known as: 8490 W. Mt. Morris Road, Flushing, Michigan
Permanent Property Number: 08-02-300-009

for the sum of: See Real Estate Transfer Tax Valuation Affidavit.

This conveyance is subject to the lien for taxes not yet due and payable, as well as, any and all agreements, easements or releases for public or private rights-of-way, drains, highways or utilities of record and to rights of the public over Mt. Morris Road and McKinley Road and further subject to the Permitted Exceptions set forth on the attached Schedule A.

Dated this 25th day of October, 1995.

Signed in presence of:

RICHARD J. MOONEY AND HIS SUCCESSORS,
AS TRUSTEE OF THE RICHARD J. MOONEY
RESTATEMENT OF TRUST U/A/D
OCTOBER 15, 1987, AS AMENDED

Lisa M. Stolnacke

By: Richard J. Mooney, Trustee

Patricia S. Chiaro

STATE OF MICHIGAN)
COUNTY OF EATON) ss.

I, Notary, being upon the records in my office, have verified the identity of the individual against the within description, and that the taxes due thereon have been paid for the year next preceding the date of this instrument.

The foregoing instrument was acknowledged before me this 25th day of October, 1995, by Richard J. Mooney and his successors, as Trustee of the Richard J. Mooney Restatement of Trust u/a/d October 15, 1987, as amended.

88244

Lisa M. Stolnacke, Notary Public
Eaton County, Michigan
My commission expires: 4/21/99

When Recorded Return To:
James W. Collier, Esq.
DYKEMA GOSSETT, PLLC
400 Renaissance Center
Detroit, MI 48243
j:\psc\re\doc.201\station#18

Drafted By:
Thomas L. Lapka
HUBBARD, FOX, THOMAS,
WHITE & BENGTON, P.C.
5801 W. Michigan Ave, P.O. Box 80857
Lansing, Michigan 48908-0857 (517)886-7176

Sta. 26+28.80 to Sta. 39+44 Project No. 281 C-1 Parcel No. 1
Road Name Mt. Morris Assessed Valuation \$45.83 Per Acre

THE BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF GENESEE, MICHIGAN

RELEASE OF RIGHT OF WAY

For and in consideration of the sum of Three Hundred, Twelve and 71/100 Dollars,

to us in hand paid by The Board of County Road Commissioners of the County of Genesee, Michigan, the receipt whereof is hereby confessed and acknowledged, (X) (We) Orvil L. Dyer and Wavel G. Dyer, his wife, Clarence F. Gray and Margaret Gray, his wife, do hereby release and convey to the County of Genesee, Michigan, an easement

for highway purposes in, over, upon, and across the following described parcels of land, to-wit:

A strip of land 50 ft in width, lying N of, parallel and adjacent to the centerline of Mt. Morris Road; being a part of the following described parcel of land:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T 8 N, R 5 E;

RECORDED
REGISTER OF DEEDS
NOV 20 12 47 PM '57
GENESEE COUNTY
FLINT, MICHIGAN

It is understood and agreed that all existing fences within or upon the above described parcels of land will be moved to the new right of way line by the undersigned grantors within 30 days of receipt of payment and that all existing buildings and structures, other than fences, may remain where now standing unless and until, in the opinion of The Board of County Road Commissioners of the County of Genesee, Michigan, they are required to be moved on account of construction or maintenance of the road, in which case and at which time, they will be moved a reasonable distance outside of the highway limits without expense to the owner of the abutting property, and left in as good condition as previous to moving.

This conveyance includes a release of any and all claims to damage arising from or incidental to the altering, widening, draining, constructing and improving of the road and the location thereof in, over, and upon the land hereby granted.

This conveyance also includes the consent of the grantors to the removal of such trees, shrubs, and vegetation as may be necessary in the construction and maintenance of the road, further notice of such removal being hereby expressly waived, it being understood and agreed that all desirable trees, shrubs, and vegetation which do not interfere with the construction, maintenance or use of the highway, are to be preserved and shall not be removed or disturbed, it being further understood and agreed that all timber, logs, and parts of trees suitable for firewood resulting from removal of any trees shall be reserved for the grantor.

VERBAL AGREEMENTS WILL NOT BE CONSIDERED

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of Dec 1957

A. D. 195

Orvil L. Dyer (L. S.)

In Presence of

Wavel G. Dyer (L. S.)

Stanley E. Hegemeister (L. S.)

Sadie M. Flowerday (L. S.)

State of Michigan, County of Genesee ss.

On this 30th day of January A. D. 1957 before me, the undersigned, a

Notary Public in and for said County, personally appeared Orvil L. Dyer, Wavel G. Dyer, his wife,

and Clarence F. Gray and Margaret Gray, his wife, to me known to be the persons who executed

the foregoing release and acknowledged the same to be their own free act and deed.

Notary Public Genesee County, Michigan.

My Commission Expires 4/14/57

all County Road maps.

30527

Deed
Liber 1329 Pg 637 Pg 638

LIBER 672 PAGE 164

RIGHT OF WAY

Benjamin F. Martin and Goldia Martin, also known as Goldie Martin, his wife, and in her own right,

first parties, in consideration of One Dollar (\$1.00) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, second party, receipt of which is hereby acknowledged, Convey and Warrant to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of ~~towers~~ poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel is are situate in the Township of Flushing County of Genesee and State of Michigan, to-wit:

The West one-half ($\frac{1}{2}$) of the Southwest one-quarter ($\frac{1}{4}$) of Section two (2); also all that part of the Northeast one-quarter ($\frac{1}{4}$) of the Southeast one-quarter ($\frac{1}{4}$) of Section three (3), lying Easterly of River Road so-called, being all in Township eight (8) North, Range five (5) East.

The route to be taken by said lines of ~~towers~~ poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

One line of poles to be set North of and not more than 150 feet from the center line of the highway on the South side of said land; one line of poles to be set Easterly of and not more than 300 feet from the center line of the highway on the Westerly side of said land; also the right to erect and maintain lines of poles and wires leading laterally from said lines of poles to the center lines of said highways.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and ~~towers~~ poles and other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Second party to pay first party for any damage to crops in erecting and maintaining said lines of poles and wires.

WITNESS the hands and seals of the parties of the first part, this 2nd day of October, 19 36.

Signed Sealed and Delivered in Presence of

(L. S.)

(L. S.)

(L. S.)

(L. S.)

106-926

13648

Benjamin F. Martin
and wife (Goldie)

to

Consumers Power Company

STATE OF MICHIGAN }
COUNTY OF GENESSEE } SS
REGISTER'S OFFICE

This instrument was received for record

27th day of Dec.
1937 at 10:34 A.
and recorded in Liber 672
Deeds 164-165

Register of Deeds

.90 Jackson, Mich.

RECORDED
OFFICE OF
REGISTER OF DEEDS
DEC 27 10 34 AM '37
GENESSEE COUNTY
FLINT, MICHIGAN

STATE OF MICHIGAN, }
County of Genesee } ss.

On this 2nd day of October 1936, before me,
a Notary Public of Genesee County, Michigan, acting in Genesee County,
personally appeared Benjamin F. Martin and Goldie Martin

to me known to be the same person.s. named in and who executed the foregoing instrument, and sev-
erally acknowledged the execution of the same to be. their and deed.

Notary Public, Genesee Co., Mich.

My commission expires May 22nd, 1940.

GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR WATER TRANSMISSION MAIN
CONSTRUCTION AND MAINTENANCE
GENESEE COUNTY, MICHIGAN

DEED LIBER 1901 PAGE 769

NOV 01 1974

KNOW ALL MEN BY THESE PRESENTS: That Kenneth H. Mattis, party of the first part, residing at 7110 Seymour Road, Flushing, Michigan for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid to him by County of Genesee, Michigan, party of the second part, whose address is G-4610 Beecher Road, Flint, Michigan, does hereby grant, convey and release to the said party of the second part a permanent foot easement and right of way in which to construct, operate, maintain, repair and/or replace water main over, across, under and through the following parcels of land situated in the Township of Flushing Genesee County, Michigan, and described as:
Parcel No. D-24-C

A parcel of land beginning at the southwest corner of Section 2, th N 1° 28' W 200 feet, th E 218.25 feet, th. S 1° 28' E 200 feet, th W 218.25 feet to point of beginning. Section 2 T8N R5E

In a public easement and right of way thereon which is to be located approximately as follows:

All that part of the above described parcel lying south and west of a line described as beginning on the south line of said parcel 50 feet east of the southwest corner, thence to a point on the west line 45 feet northerly of the southwest corner for a place of ending. Section 2 T8N R5E

Conditions:

1. Signs and lightposts and electrical connection if disturbed will be restored to original condition as soon as work is complete on the property.
2. Driveway access will be maintained open to traffic during business hours.

and to enter upon sufficient land adjacent to said easement and right of way for the purpose of the construction, repair and/or replacement thereof. This conveyance includes a release of any and all claims for damage arising from or incidental to the exercise of any of the foregoing powers, except that if the said premises shall be disturbed by reason of the exercise of any of the foregoing powers, then said premises shall be restored to its original condition by the party of the second part and except that any existing buildings, structures or fences, the removal or demolition of which shall be required for the reasonable exercise of the foregoing powers, shall be removed or demolished at the expense of the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their representatives, successors and assigns.

IN WITNESS WHEREOF, the party his of the first part herunto affixed his signature(s) this 1st day of November A.D., 19 74.

In the presence of:

(Signature) <u>John M. Dahle</u> (Print Name)	(Signature) <u>Kenneth H. Mattis</u> (Print Name)	(L.S.)
(Signature) <u>Kenneth P. Collard</u> (Print Name)	(Signature) <u>[Signature]</u> (Print Name)	(L.S.)

STATE OF MICHIGAN }
COUNTY OF GENESEE } ss:

On this 1st day of November, 1974, before me, a notary public in and for said County, Personally appeared Kenneth H. Mattis to me known to be the person described in and who executed the same as his free act and deed.

Prepared By
GENESEE COUNTY DRAIN COMMISSION
DIVISION OF WATER AND WASTE SERVICES
G-4610 BEECHER RD. J.L.C.
FLINT, MICHIGAN 48904

(Signature)
Brenda Gail Walsh
(Print Name)
Notary Public, Genesee County, Michigan
My commission expires: July 18, 1978

FILE NUMBER

RECORDED
OFFICE OF DEEDS
NOV 1 4 36 PM '74
GENESEE COUNTY
FLINT, MICHIGAN



GENESEE COUNTY

324 S Saginaw St

Flint MI 48502

810-257-3225

RECEIPT

Customer VALUED CUSTOMER

TxId 40145406

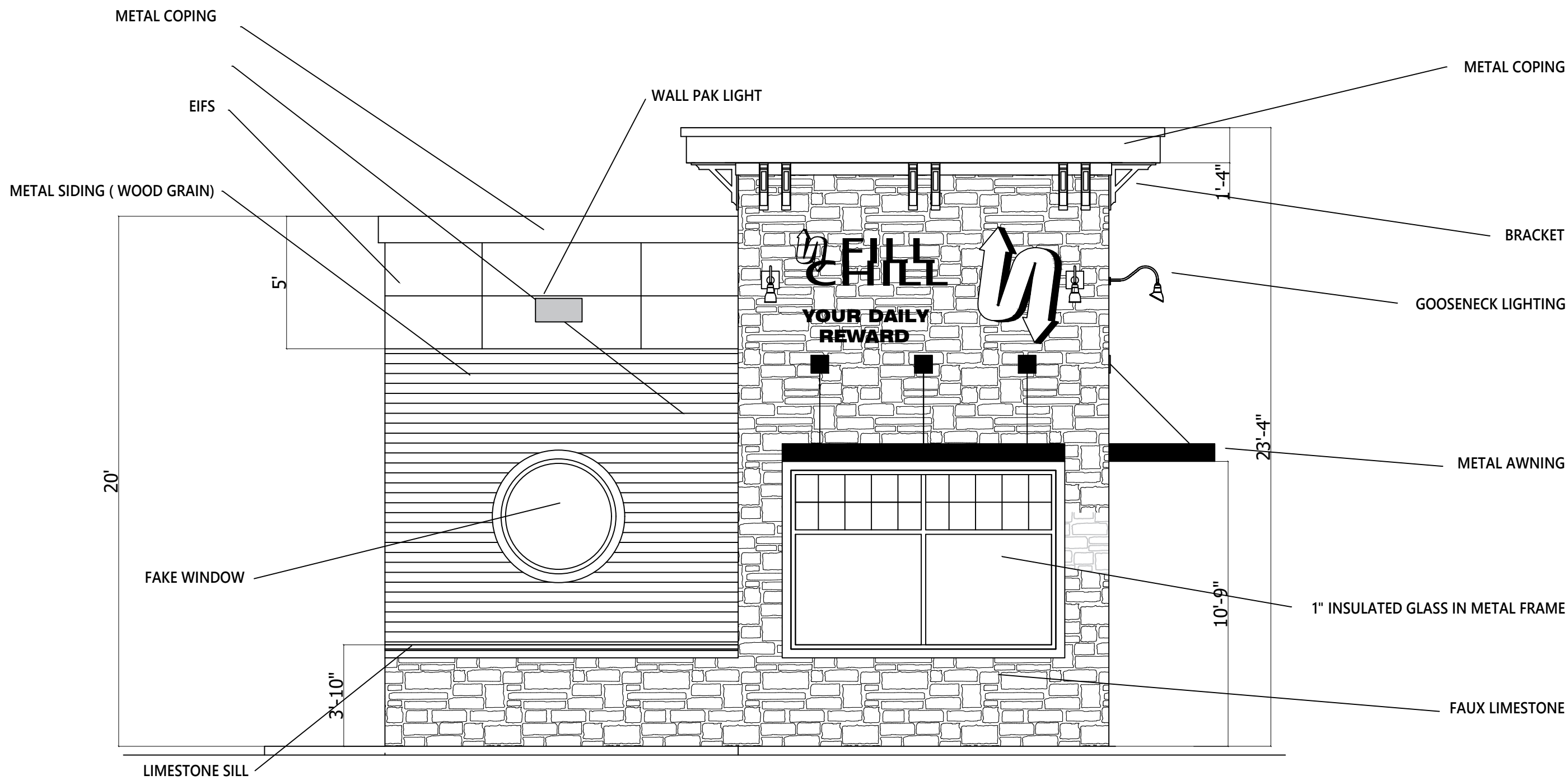
6/22/2026 1:29 PM

Document Number	Document Type	Fee Name	Fee Totals
	SALE OF PRODUCT	COPY FEE	\$5.00
Sub Total:			\$5.00
Total:			\$5.00

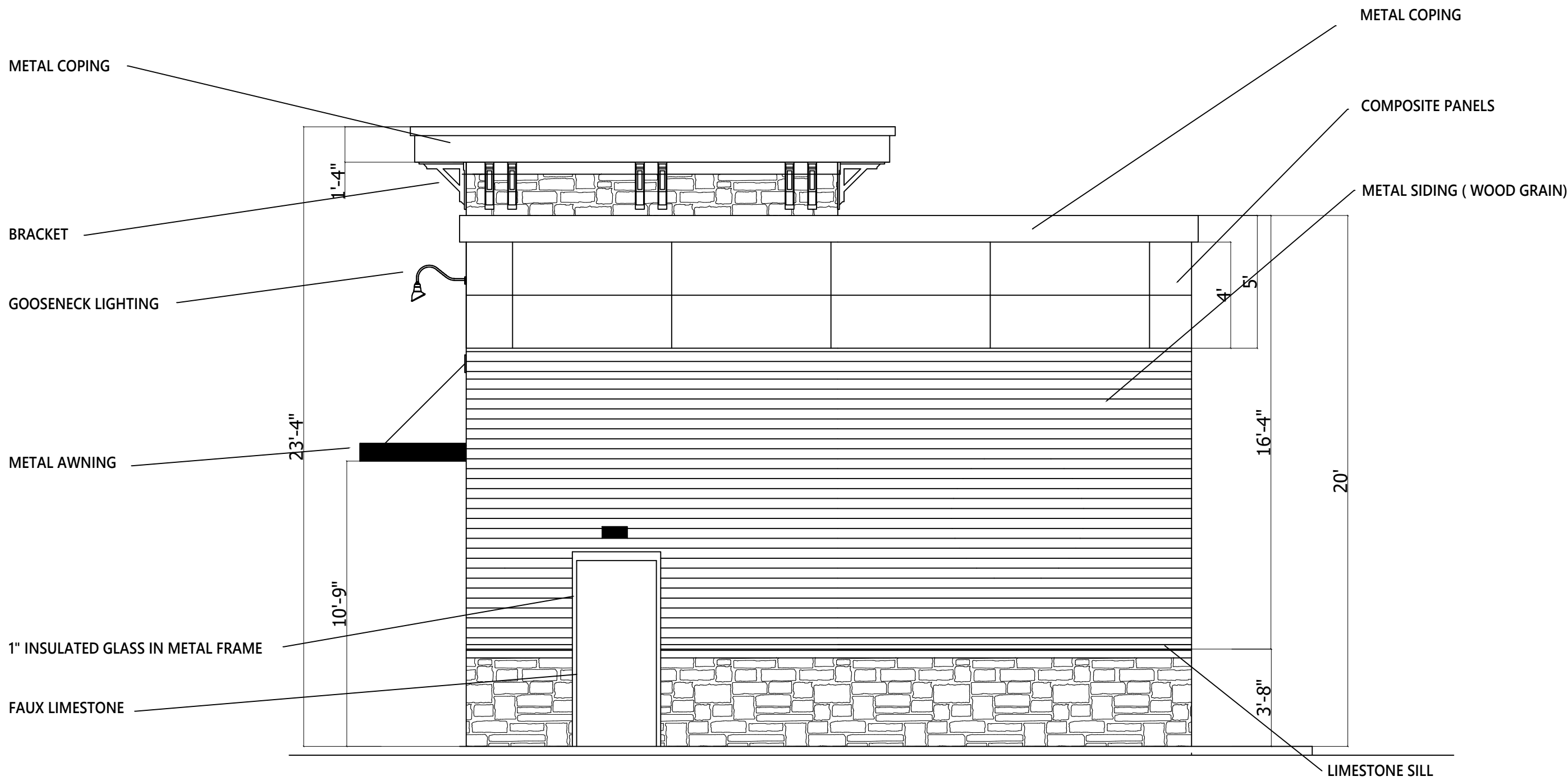
Tender Information

Check #	Name on Check	Tender Type	Amount
		CASH	\$5.00
Total Paid:			\$5.00

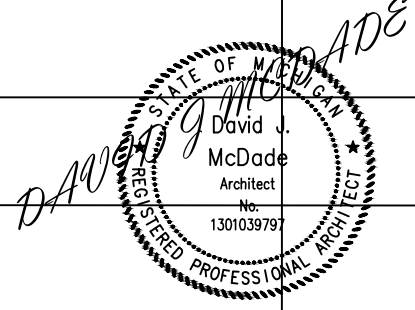
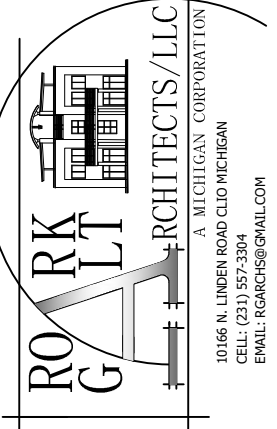




WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

ISSUED FOR	DATE
OWNER REVIEW	3.1.25
VARIANCE APPRVL	3.3.25
SPECIAL USE PERMIT	8.21.26
	
© COPYRIGHT 2011. THIS DRAWING IS THE PROPERTY OF ROARK & GALT ARCHITECTS, LLC AND IS INTENDED FOR THE LEGAL, ASSIGNED OR DESIGNATED. UNAUTHORIZED USE OF THIS DRAWING FOR ANY OTHER PURPOSE IS PROHIBITED. UNAUTHORIZED USERS WILL BE LIABLE TO ROARK & GALT ARCHITECTS, LLC FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES AND COSTS OF LITIGATION. ANY REVISIONS, ALTERATIONS, OR REFLECTIONS TO THE DRAWING, THIS DRAWING WAS COMPUTER GENERATED.	
	David J. McDade ARCHITECT SIGNATURE:
PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES	
DRAWN BY: DJM	
CHECKED: DJM	
SCALE: 1/4" = 1'-0"	
DATE: 8.21.26	
JOB NUMBER: 20250006	
TITLE: ELEVATIONS	
SHEET NUMBER A3 OF 3	
ADDRESS: 8490 W. MT. MORRIS ROAD FLUSHING TOWNSHIP, MICHIGAN	

WEST 1/4 CORNER
SECTION 02 T8N-R5E
FLUSHING TWP., GENESEE CO., MI

BENCHMARK NO. 2
"B" NUT E. SIDE HYDRANT COLLAR
ELEV. = 696.34 NGVD88 DATUM

SOUTHWEST CORNER
SECTION 02 T8N-R5E
FLUSHING TWP., GENESEE CO., MI

SOUTH 1/4 CORNER
SECTION 02 T8N-R5E
FLUSHING TWP., GENESEE CO., MI



UTILITY NOTE
Underground utility lines are based on visual inspection of pipe inverters at manholes and catch basins, and/or from records obtain from utility agencies. No T.V. inspection or cleaning of the lines has been completed. Therefore, interconnection between structures is based on our best estimation as to their relationship to one another. The location, direction, interconnection, and condition of underground piping must be verified in the field by the architect and/or contractor before commencing any construction. No guarantee is either expressed or implied as to the completeness or accuracy of information provided to us by others. Contractor is responsible for calling MISS DIG prior to start of construction.

REVISION	REVISIONS

ALTA/NSPS LAND
TITLE SURVEY

FIRST STOP PROPERTIES, LLC
8490 W. MT MORRIS ROAD

SECTION 2, FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

F.S.E.
Surveying & Engineering
Since 1957

DRAWN BY:
DJM

CHECKED:
DJM

SCALE:
1" = 30'

DATE:
8.21.26

JOB NUMBER:
20250002

TITLE:
SURVEY

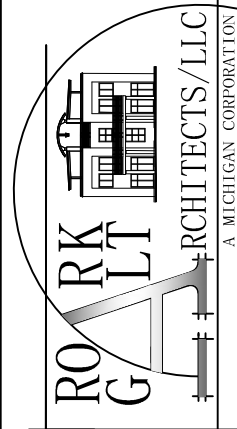
SHEET NUMBER

S1
OF

10

PROJECT DESCRIPTION:
PRELIMINARY SITE PLAN FOR:
FIRST STOP PROPERTIES

ADDRESS:
8490 W. MT. MORRIS RD
FLUSHING TOWNSHIP, MICHIGAN

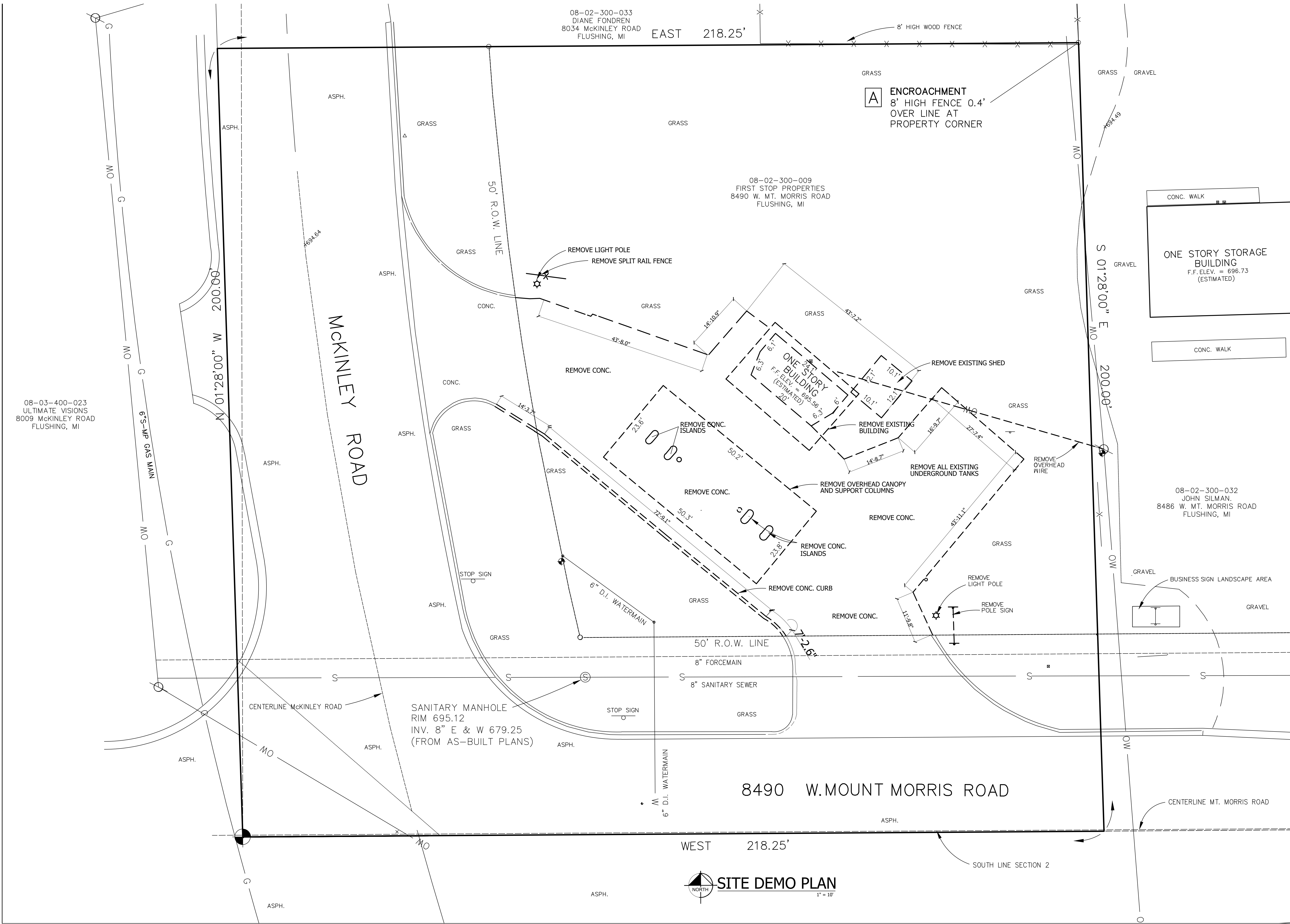


ARCHITECT SIGNATURE:

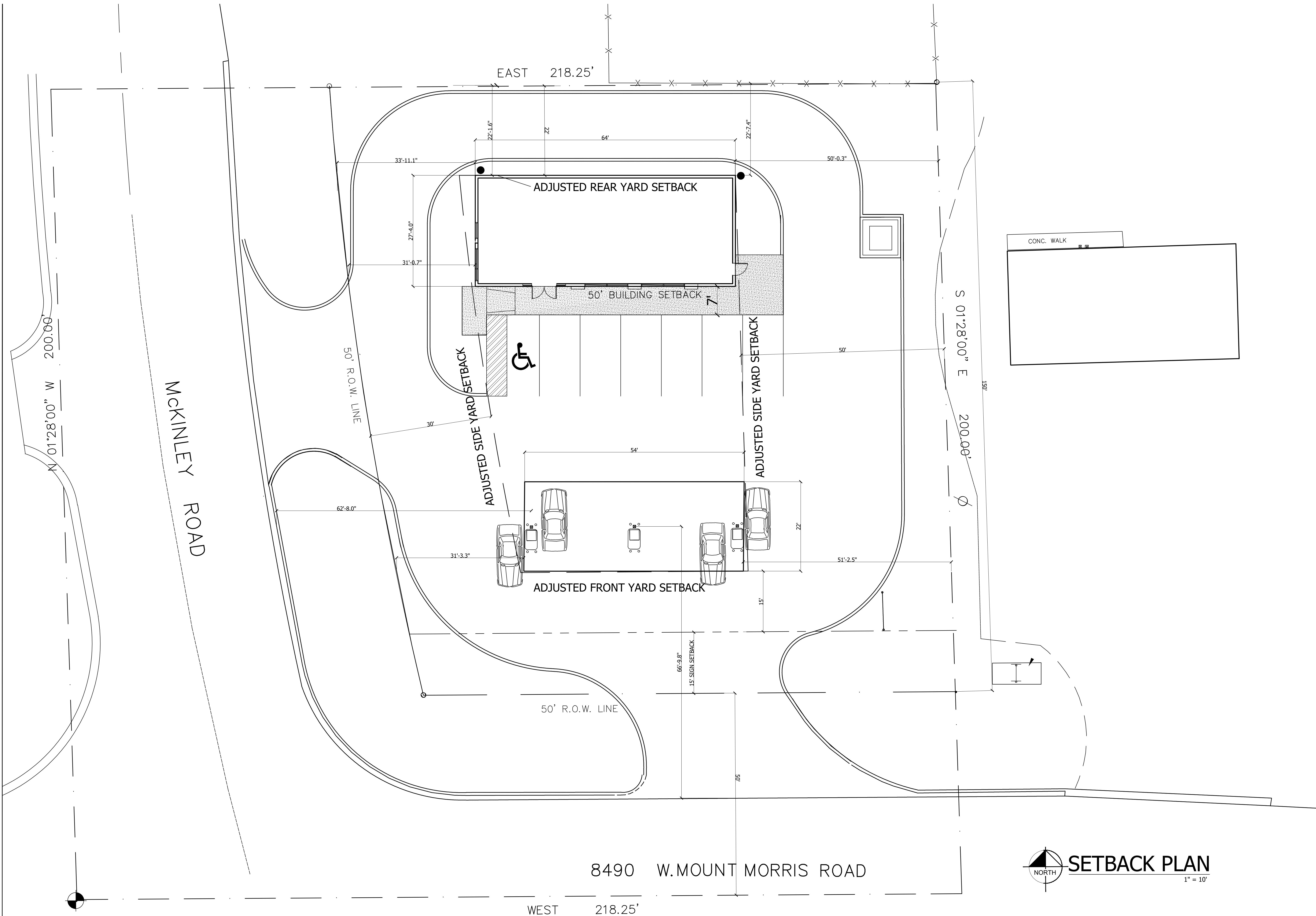
David J. McDade

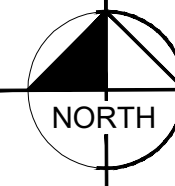
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ISSUED FOR	DATE
OWNER REVIEW	3.3.25
VARIANCE APPRVL	3.3.25
SPECIAL USE PERMIT	8.21.26

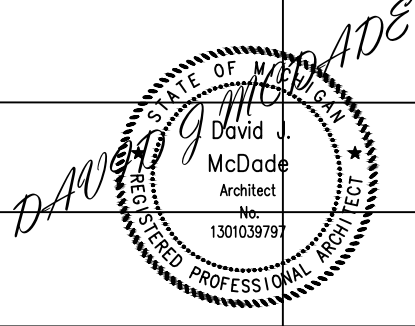
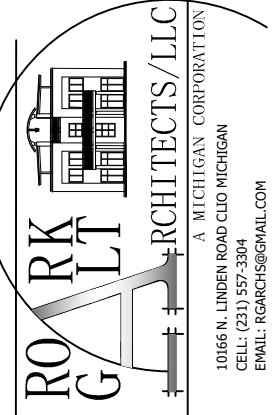


ISSUED FOR	DATE
OWNER REVIEW	3.1.25
VARIANCE APPRVL	7.9.26
SPECIAL USE PERMIT	8.21.26
DAVID J. McDade David J. McDade Architect 1305039791 PROFESSIONAL SEAL STATE OF MICHIGAN	
ROARK ARCHITECTS/LLC 15944 N. LINDEN ROAD, SUITE 100, FLUSHING, MI 48110 CALL (313) 870-3004 WWW.ROARKARCHITECTS.COM	
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PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES	
DRAWN BY: DJM	
CHECKED: DJM	
SCALE: 1" = 10'	
DATE: 8.21.26	
JOB NUMBER: 20250006	
TITLE: SITE DEMO PLAN	
SHEET NUMBER S3 OF 10	



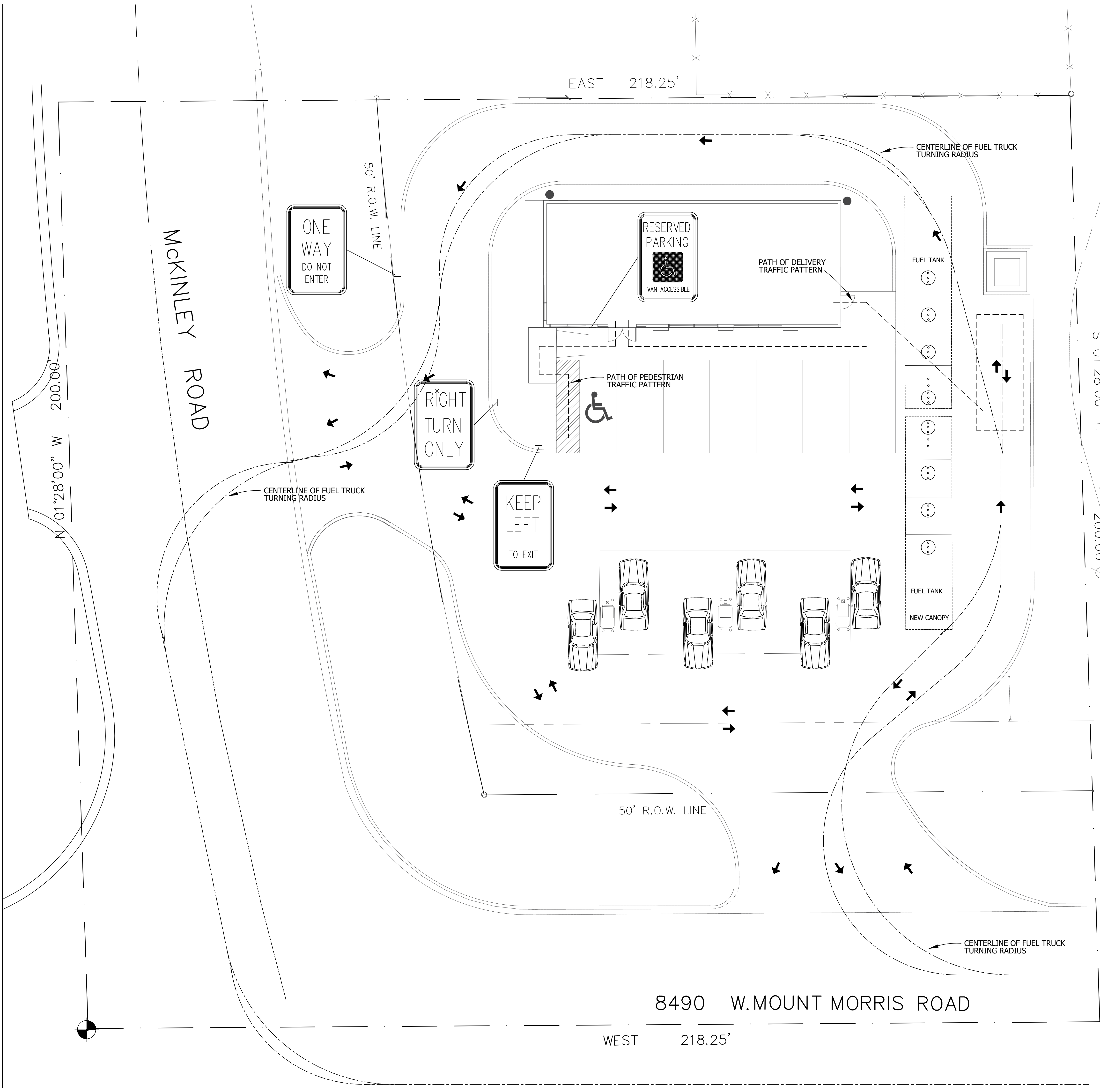


SETBACK PLAN
1" = 10'

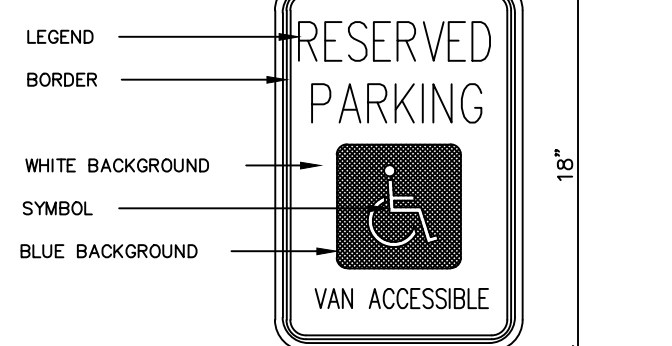
ISSUED FOR		DATE
OWNER REVIEW		3.1.25
VARIANCE APPRVL		7.9.26
SPECIAL USE PERMIT		8.21.26
		
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 1500 N. LINCOLN ROAD, SUITE 100, FLUSHING, MI 48126 CALL (313) 870-3004 WWW.RORRGTL.COM		ARCHITECT SIGNATURE: David J. McDade
PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES		
ADDRESS: 8490 W. MT. MORRIS ROAD FLUSHING TOWNSHIP, MICHIGAN		
DRAWN BY: DJM		
CHECKED BY: DJM		
SCALE: 1" = 10'		
DATE: 8.21.26		
JOB NUMBER: 20250006		
TITLE: SETBACK PLAN		
SHEET NUMBER		S4 OF 10



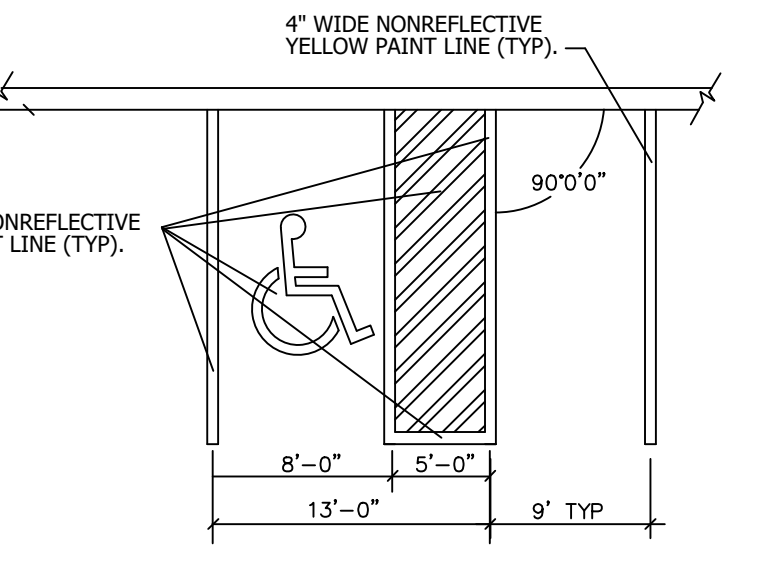
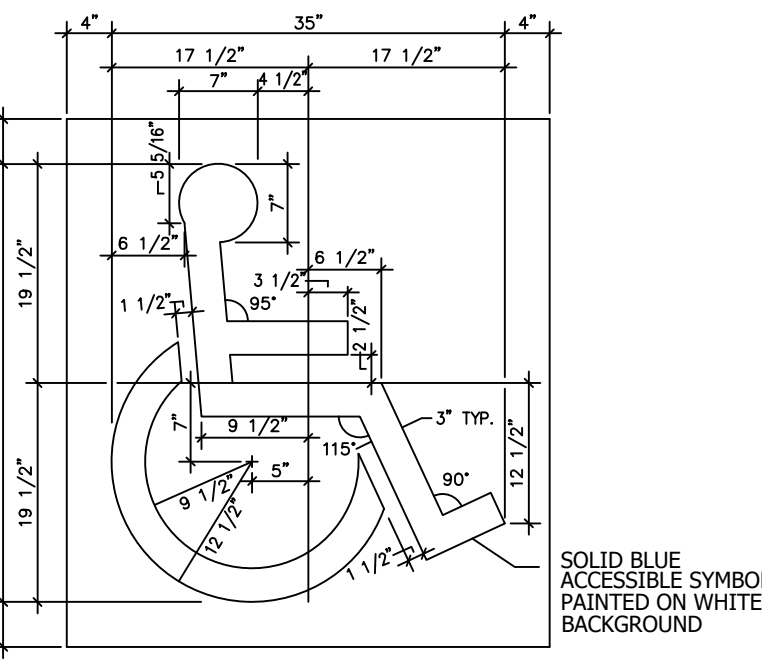
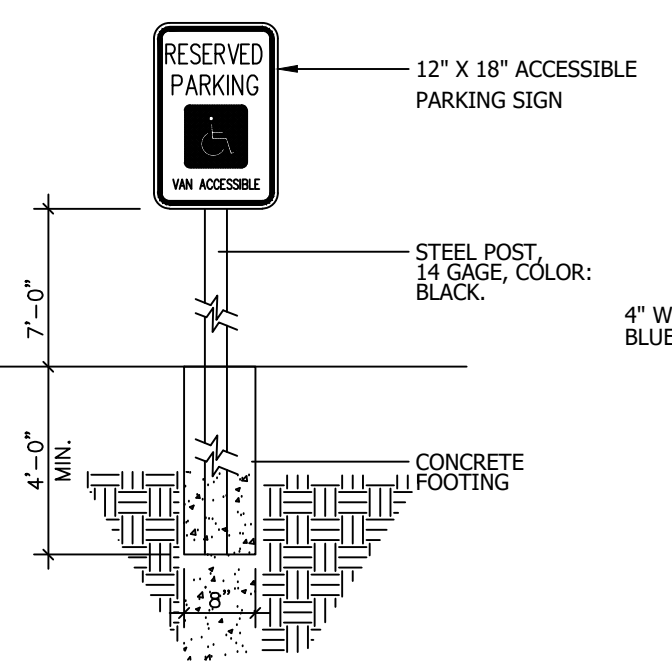
PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES		ISSUED FOR		DATE	
DRAWN BY: DJM		OWNER REVIEW		3.1.25	
CHECKED: DJM		VARIANCE APPRVL		7.9.26	
SCALE: 1" = 10'		SPECIAL USE PERMIT		8.21.26	
DATE: 8.21.26					
JOB NUMBER: 20250006					
TITLE: SITE PLAN					
SHEET NUMBER S5 OF 10		© COPYRIGHT 2011. THE DRAWINGS IS THE PROPERTY OF ROWARK ARCHITECTS LLC, AND IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THESE DRAWINGS, INCLUDING ANY DESIGN, OR ANY INFORMATION CONTAINED HEREIN, SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROWARK ARCHITECTS LLC. ANY REPRODUCTION, COPIING, OR ALTERATION OF THESE DRAWINGS, WITHOUT THE WRITTEN PERMISSION OF ROWARK ARCHITECTS LLC, IS STRICTLY PROHIBITED. THIS DRAWING WAS GENERATED BY CAD.			
ROWARK ARCHITECTS LLC 10500 E. LAMAR ROAD SUITE 1000 FLUSHING, MI 48110 TEL: 313-487-0844 EMAIL: INFO@ROWARK.COM		ARCHITECT SIGNATURE: <i>David J. McDade</i>			



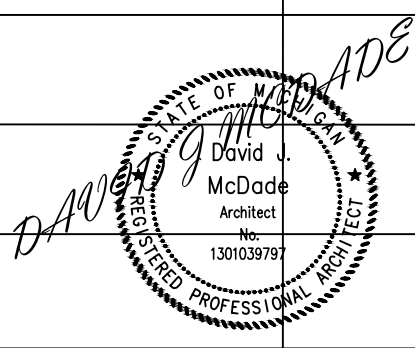
 CIRCULATION PLAN
1" = 10'



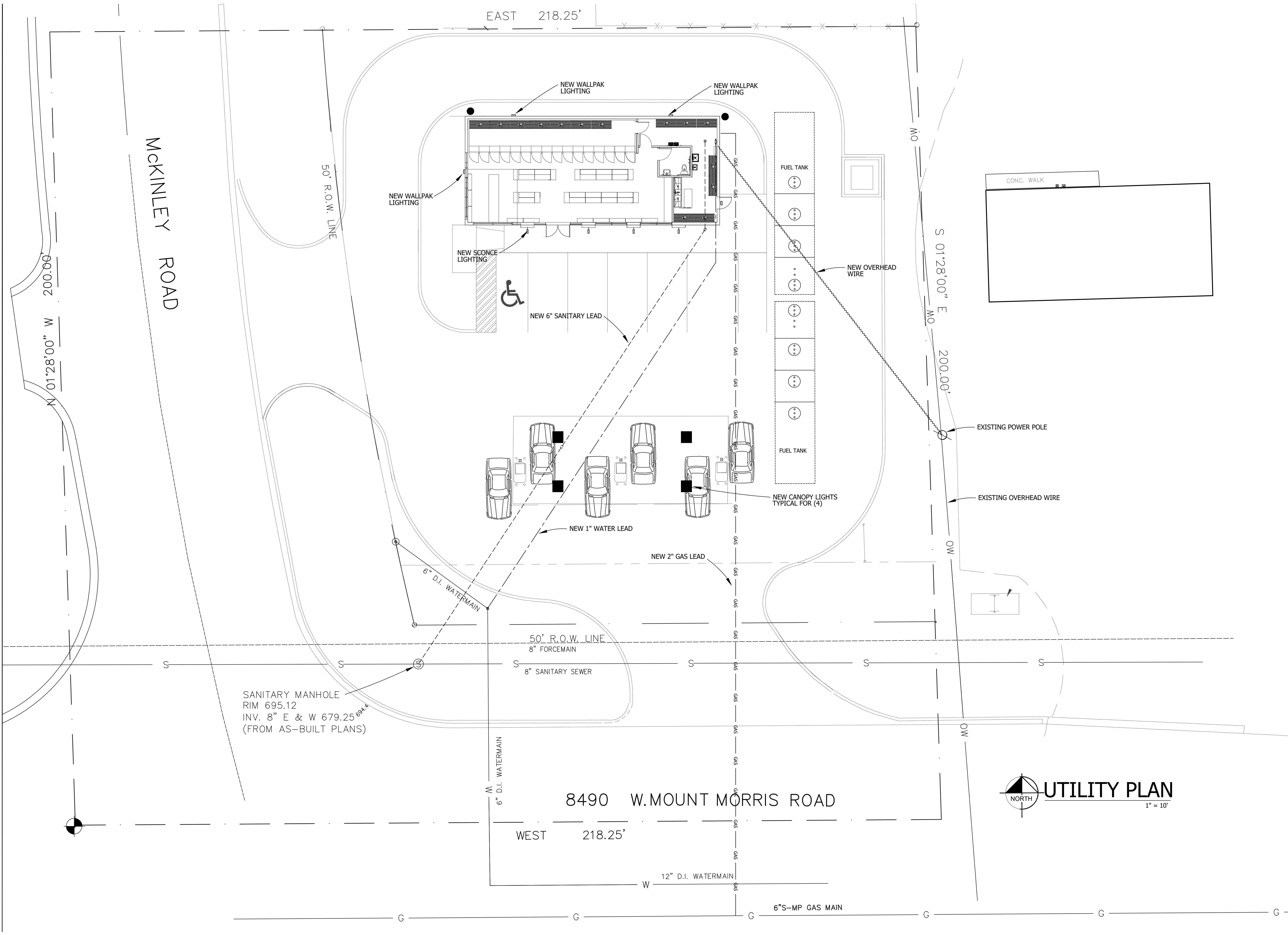
- NOTES**
1. PLACE ONE ACCESSIBLE SIGN PER ACCESSIBLE PARKING SPACE.
 2. ALL SIGNS SHALL BE ALUMINUM PLATED.
 3. SIGN COLORS:
 ARROW, LEGEND AND BORDER - GREEN
 SYMBOL - WHITE ON BLUE BACKGROUND
 BACKGROUND - WHITE
 4. SEE ACCESSIBLE STRIPING DETAILS FOR PLACEMENT.
 5. VAN ACCESSIBLE SPACE REMOVE ARROW AND REPLACE WITH "VAN ACCESSIBLE".



PARKING REQUIREMENTS:
 RETAIL
 1 SPACE FOR EACH 100 S.F. OF SALES AREA
 TOTAL SALES AREA = 814 S.F.
 814 / 100 = 9 SPACES REQUIRED INCL. (1) P.H. SPACE
 13 SPACES PROVIDED INCL. (1) P.H. SPACE

ISSUED FOR	DATE
OWNER REVIEW	3.1.25
VARIANCE APPRVL	7.9.26
SPECIAL USE PERMIT	
	
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PROJECT DESCRIPTION:	PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES
DRAWN BY:	DJM
CHECKED BY:	DJM
SCALE:	1" = 10'
DATE:	8.21.26
JOB NUMBER:	20250006
TITLE:	CIRCULATION PLAN
SHEET NUMBER	S6 OF 10

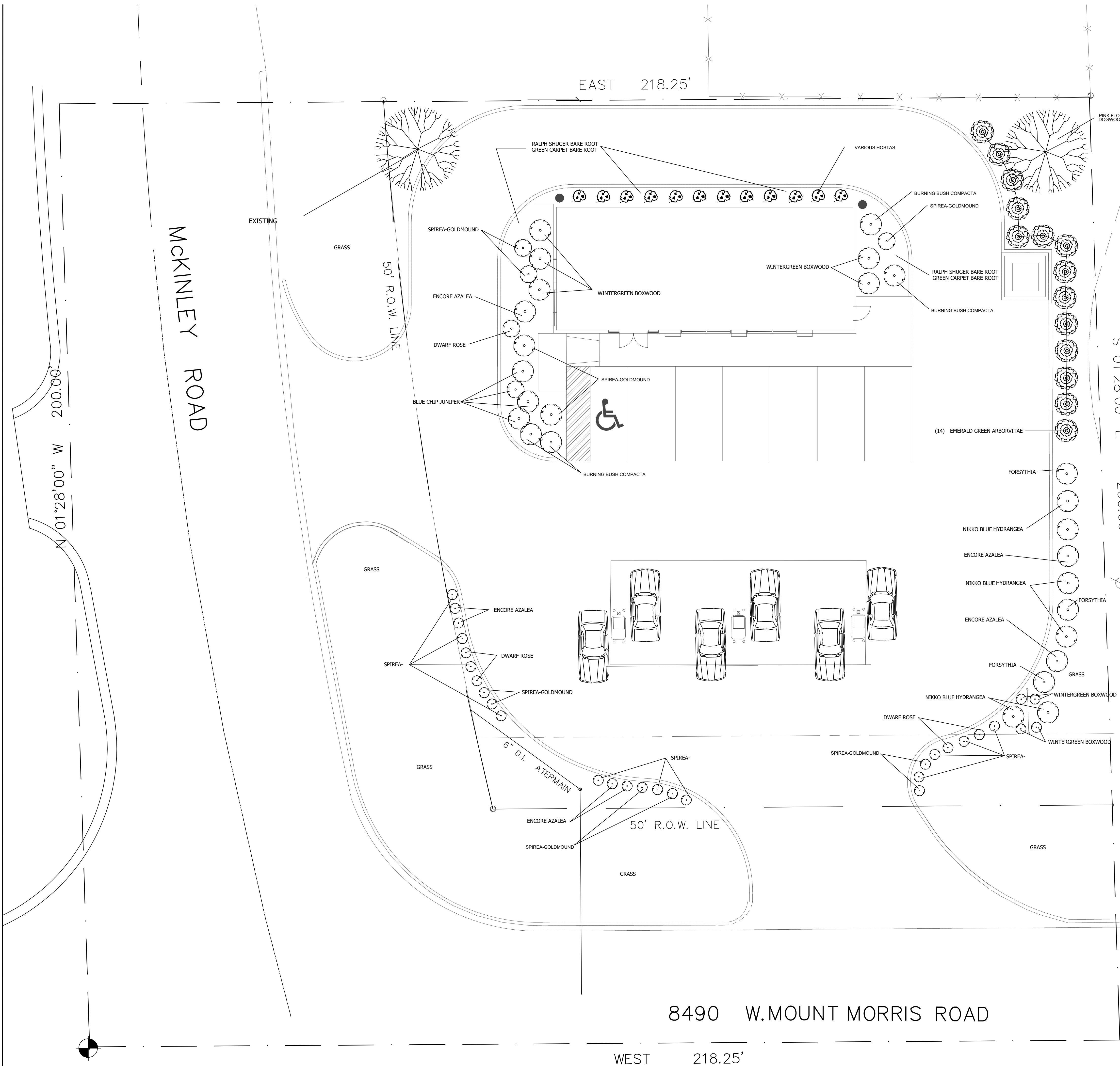
ADDRESS:
 8490 W. MT. MORRIS ROAD
 FLUSHING TOWNSHIP, MICHIGAN



ISSUED FOR	DATE
OWNER REVIEW	3.1.25
VARIANCE APPRVL	7.9.26
SPECIAL USE PERMIT	8.21.26
DAVID J. McDade Professional Engineer No. 130503979 State of Michigan	
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RORR G&L ARCHITECTS, LLC 1500 N. LINDEN ROAD, SUITE 100 FLUSHING, MI 48133 CALL (313) 857-3004 WWW.RORRGANDL.COM	
ARCHITECT SIGNATURE: <i>David J. McDade</i>	
PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES	
ADDRESS: 8490 W. MT. MORRIS ROAD FLUSHING TOWNSHIP, MICHIGAN	
DRAWN BY: DJM	
CHECKED: DJM	
SCALE: 1" = 10'	
DATE: 8.21.26	
JOB NUMBER: 20250006	
TITLE: UTILITY PLAN	
SHEET NUMBER S7 OF 10	



PROJECT DESCRIPTION:		ISSUED FOR		DATE	
PRELIMINARY SITE PLAN FOR:		OWNER REVIEW		3.1.25	
FIRST STOP PROPERTIES		VARIANCE APPRVL		7.9.26	
ADDRESS:		SPECIAL USE PERMIT		8.21.26	
8490 W. MT. MORRIS ROAD					
FLUSHING TOWNSHIP, MICHIGAN					
DRAWN BY:					
DJM					
CHECKED:					
DJM					
SCALE:					
1" = 10'					
DATE:					
8.21.26					
JOB NUMBER:					
20250006					
TITLE:					
PHOTOMETRIC PLAN					
SHEET NUMBER					
S8					
OF					
10					



- THERE IS TO BE NO IRRIGATION. WATER GRASS AS NEEDED.
- LANDSCAPING SCHEDULE
- 1) LAWN/TURF - MOW COOL SEASON TURFGRASS TO MAINTAIN HEIGHT OF 2 1/2 - 3 1/2"
- ALLOW SHRUBS TO MATURE AND FILL PLANTING AREAS AS DESIGNED
- MAINTAIN MULCH AT 3" THICKNESS
- 2) GROUNDCOVERS - INTERSEED PLANTING AREAS ONLY TO MAINTAIN PLANT'S NATURAL APPEARANCE
- 3) GROUNDCOVERS- KEEP FREE OF WEEDS AND GRASS
- PRUNE TREES FOR SAFETY, HEALTH, OR STRUCTURAL CLEARANCE.
- REMOVE CROSSING AND DAMAGED BRANCHES
- 4) TREES - REMOVE WEEDS AND DECKERS FROM MULCHING GRAFT BARE AS NEEDED
- REPLENISH AS NEEDED
- KEEP AWAY FROM PLANT STEMS AND TREE TRUNKS.
- 5) FERTILIZATION - MINIMIZE THE USE OF PESTICIDES THAT POLLUTE WATERWAYS
- 6) REPLACEMENT- REPLACE ANY AND ALL DEAD OR DISEASED PLANT MATERIALS WITH ALIKE MATERIALS AND CONSISTENT WITH MINIMUM HEIGHT/SIZE

LANDSCAPING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	QUAN.	HEIGHT/SIZE
BURNING BUSH COMPACTA	EUONYMUS ALATUS 'COMPACTA'	9	3'
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS	4	1'
WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	6	3'
PINK FLOWERING DOGWOOD	CORNUS FLORIDA	1	2 1/2" CALIPER
SPIREA-GOLDMOUND	SPIREA X 'GOLDMOUND'	11	3'
ENCORE AZALEA	AZALEA X 'CONLEC'	6	3'
FORSYTHIA	FORSYTHIA SUSPensa	3	3'
NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	5	3'
DWARF ROSE	HIBISCUS SYRIACUS LIL KIM	5	3'
SPIREA-	SPIREA JAPONICA	11	3'
HOSTAS		12	12"
HYBRID BLUEGRASS	POA PRATENSIS L.	AS REQ'D FOR AREA	SEEDED
RALPH SHUGER BARE ROOT	VINCA MINOR	AS ORDERED	SEEDED 3" - 6" MAXIMUM HEIGHT
GREEN CARPET BARE ROOT	PACHYSANDRA TERMINALIS	AS ORDERED	SEEDED 6" - 9" MAXIMUM HEIGHT

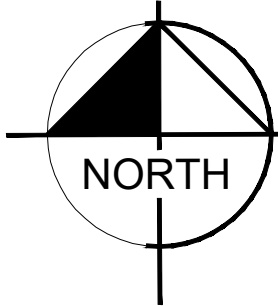
EVERGREEN TREE NOTES

- EVERGREEN TREES
- PLANTING SPECIFICATIONS
1. 1" DIA. 1/2" CALIPER
2. 1" DIA. 1/2" CALIPER
3. 1" DIA. 1/2" CALIPER
4. 1" DIA. 1/2" CALIPER
5. 1" DIA. 1/2" CALIPER
6. 1" DIA. 1/2" CALIPER
7. 1" DIA. 1/2" CALIPER
8. 1" DIA. 1/2" CALIPER
9. 1" DIA. 1/2" CALIPER
10. 1" DIA. 1/2" CALIPER

DECIDUOUS TREE NOTES

- DECIDUOUS TREES
- PLANTING SPECIFICATIONS
1. 1" DIA. 1/2" CALIPER
2. 1" DIA. 1/2" CALIPER
3. 1" DIA. 1/2" CALIPER
4. 1" DIA. 1/2" CALIPER
5. 1" DIA. 1/2" CALIPER
6. 1" DIA. 1/2" CALIPER
7. 1" DIA. 1/2" CALIPER
8. 1" DIA. 1/2" CALIPER
9. 1" DIA. 1/2" CALIPER
10. 1" DIA. 1/2" CALIPER

TREE PLANTING DETAIL SHRUB PLANTING DETAIL



LANDSCAPE PLAN

1" = 10'

ISSUED FOR

OWNER REVIEW

VARIANCE APPRVL

SPECIAL USE PERMIT

DATE

8.21.26

7.9.26

8.21.25

ROARK ARCHITECTS/LLC

1500 N. LEXINGTON AVE. SUITE 100

FLUSHING TOWNSHIP, MICHIGAN 48133

CALL (248) 307-1004

WWW.ROARKARCHITECTS.COM

David J. McDade

Architect

130039379

PROJECT DESCRIPTION:

PRELIMINARY SITE PLAN FOR:

FIRST STOP PROPERTIES

ADDRESS:

8490 W. MT. MORRIS ROAD

FLUSHING TOWNSHIP, MICHIGAN

DRAWN BY:

DJM

CHECKED:

DJM

SCALE:

1" = 10'

DATE:

8.21.26

JOB NUMBER:

20250006

TITLE:

LANDSCAPE PLAN

SHEET NUMBER

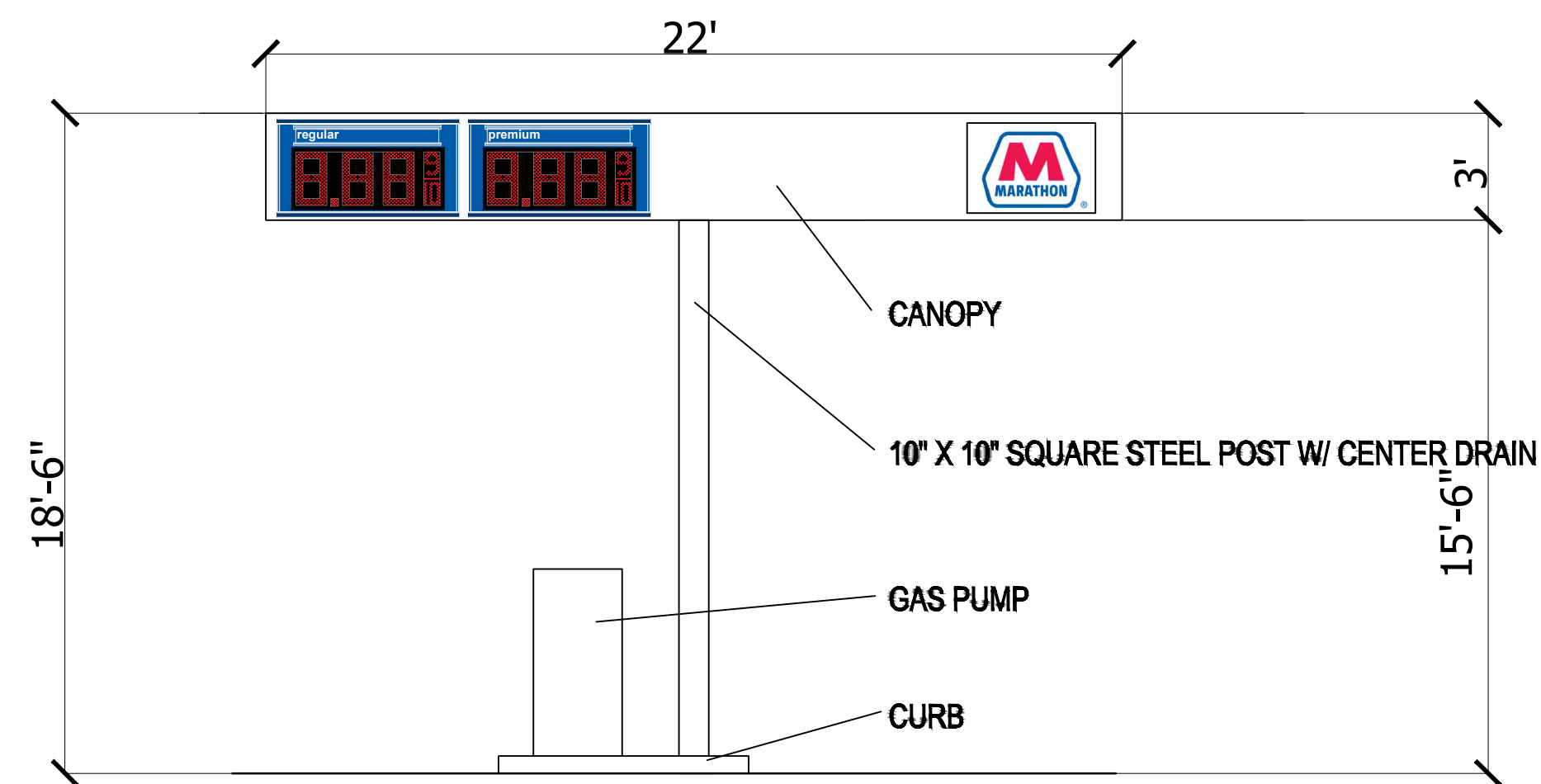
S9

OF

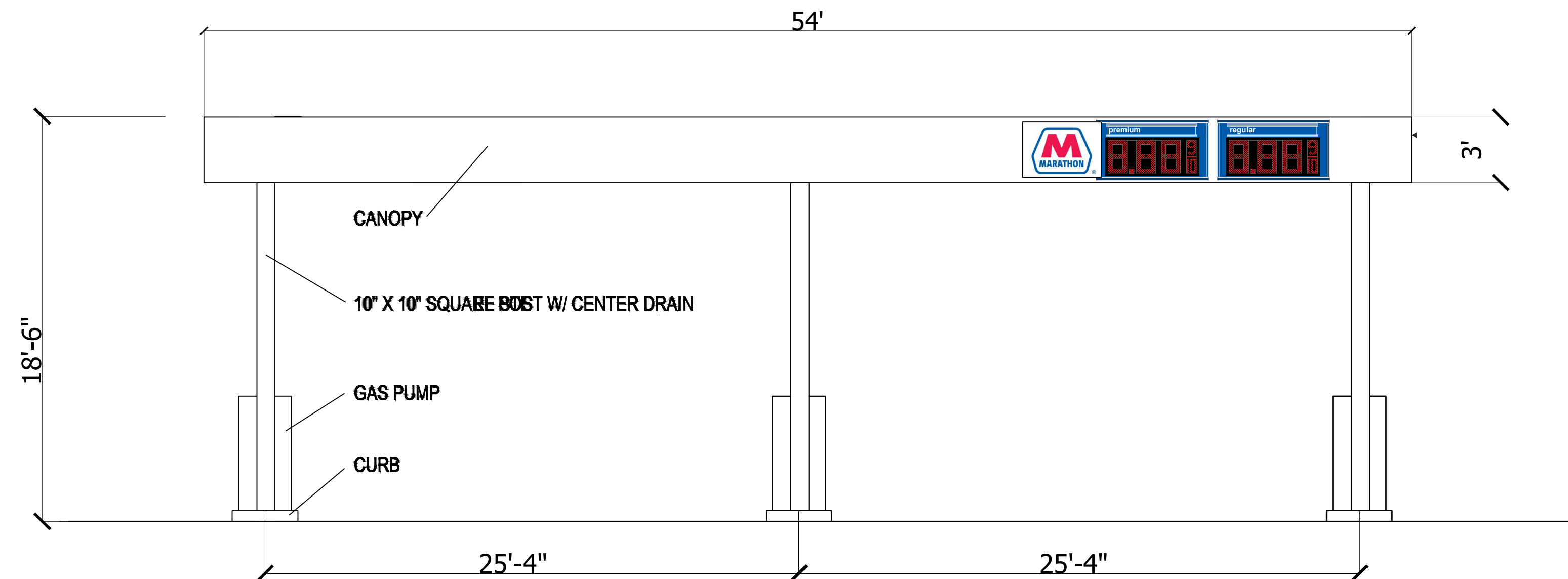
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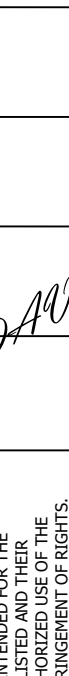
Technical drawing of a Marathon sign. The sign is rectangular with a width of 8' and a height of 15'. It is divided into two main sections. The top section, which is 6' high, contains the Marathon logo (a stylized 'M' inside a hexagon) and the text 'MARATHON' below it. The bottom section, which is 9' high, contains the text 'YOUR DAILY REWARD' and a large 'M' logo. To the right of the sign, there are four fuel type labels: 'Regular', 'premium', 'recreational fuel', and 'diesel'. Each label is accompanied by a digital display showing '0.00' and a 'GAL' indicator. The sign is mounted on a post.

NO SCALE



NO SCALE



ISSUED FOR	DATE
OWNER REVIEW	3.1.25
VARIANCE APPROVL	7.9.26
SPECIAL USE PERMIT	8.21.26
	
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 ROARK GROUP, LLC ARCHITECTS/LLC A MICHIGAN CORPORATION 10000 E. HAWTHORNE AVE. SUITE 100 FLUSHING, MI 48126-1500 TEL: (313) 592-3300 EMAIL: LAMAR@ROARKLLC.COM	
PROJECT DESCRIPTION: PRELIMINARY SITE PLAN FOR: FIRST STOP PROPERTIES ADDRESS: 8490 W. MT. MORRIS ROAD FLUSHING TOWNSHIP, MICHIGAN	
DRAWN BY: DJM CHECKED: DJM SCALE: NONE DATE: 8.21.26 JOB NUMBER: 20250006 TITLE: SIGN AND CANOPY DETAILS SHEET NUMBER S10 OF 10	
ARCHITECT SIGNATURE: <i>David J. McDade</i>	

Parcel W/101122 # 14547
Receipt # 41332

SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Cas No. _____
Variance Fee: \$650.00
Date Paid: 09/14/26
Date Notice was Published: _____
Date of Public Hearing: _____
Affidavit Attached: _____

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

1. Name of applicant/owner requesting PC review and opinion

A. Applicant

Name: Michael Oleyar
Address: 8333 W Frances Rd Flushing, MI 48433
Phone: _____

B. Owner of property (if different than above)

Name: _____
Address: _____
Phone: _____

2. Location of Property

Street number and name: 8333 W Frances Rd Flushing, MI 48433
Property tax identification number: Parcel # 09-02-100-021
Legal description of property involved: Elite Lawn and Landscape office and buildings on site as well as personal residence and farm land

List deed restrictions and easements: _____

Present zoning of property: Agriculture

3. With all requests, a site plan must be submitted (se attached stie plan form)

4. Answer the following questions of the affidavit:

RECEIVED

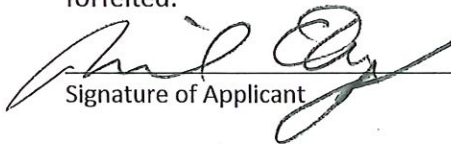
SEP 08 2026

CHARTER TOWNSHIP
OF FLUSHING

a. What is the purpose of the request for a Special Use Permit?

To service and sell small equipment for homeowners

ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.


Signature of Applicant

Signature of Owner (If different than the applicant)

PLANNING COMMISSION:

The Planning Commission (PC) having reviewed the submitted data do hereby:

() APPROVE () DISAPPROVE the application for the following reasons: _____

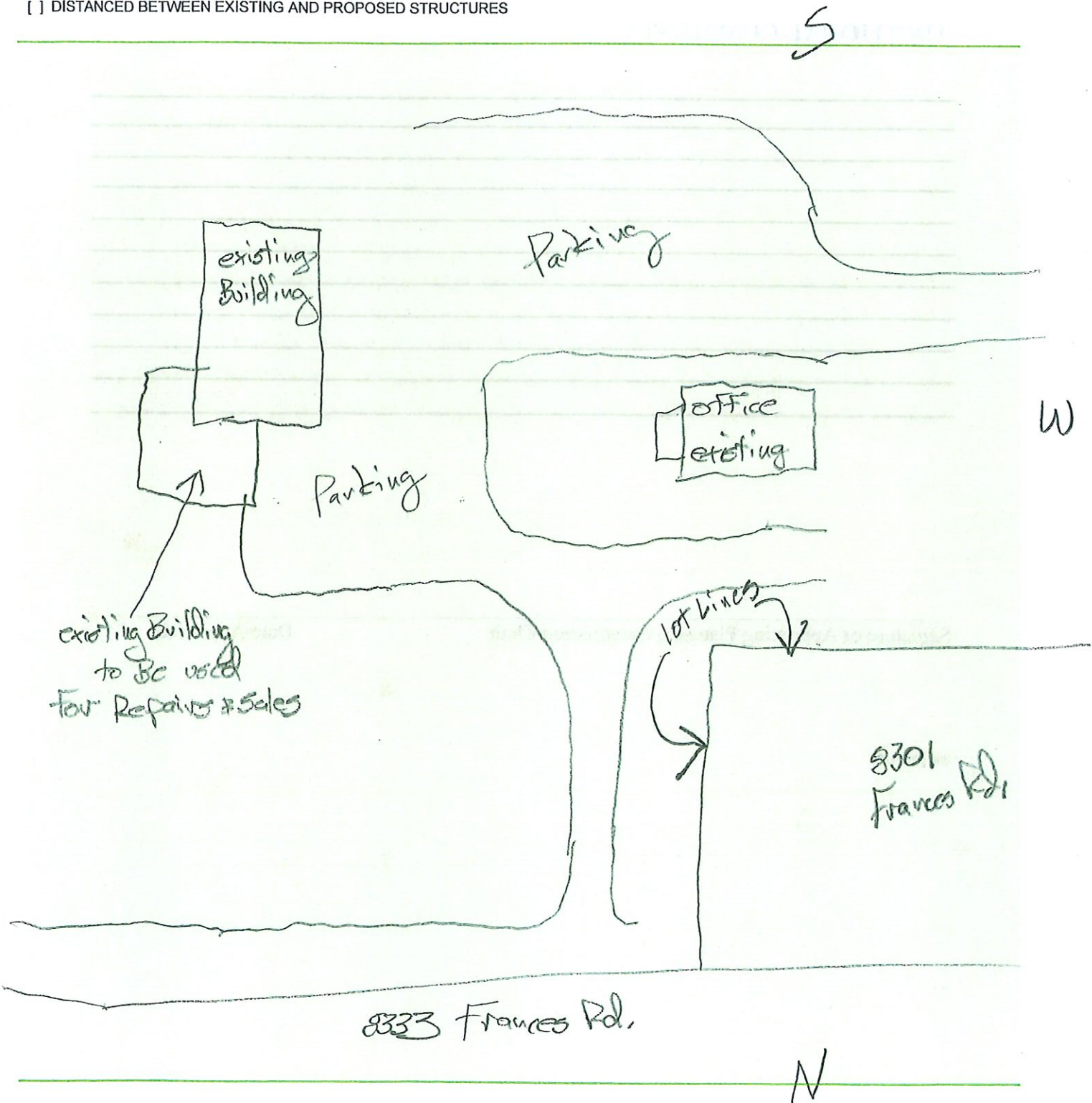
If approved, are there conditions? _____

Date

Chairperson

SITE PLAN: USE BELOW SPACE OR ATTACH SITE PLAN

- ☐ LABEL STREETS ☐ LABEL FRONT YARD LINE ☐ LABEL SIDE YARD LINES ☐ LABEL REAR YARD LINE
☐ EXISTING BLDGS ☐ DISTANCE BETWEEN BLDGS ☐ DISTANCE TO YARD LINES ☐ LABEL DIRECTION N/S/W/E
☐ DISTANCED BETWEEN EXISTING AND PROPOSED STRUCTURES



APPROVAL SIGNATURE: _____

DATE: _____

NOTE: Review Act XVIV for additional information.

ADDITIONAL COMMENTS:

Signature of Approving Planning Commission Chair	Date Approved
--	---------------

04-21-2025

