

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

DATE: DECEMBER 11, 2023

TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Craig Davis

Timothy Lloyd

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

SEPTEMBER 11TH, 2023 Meeting

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Motion on the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits.

VII. ZONING ADMINISTRATOR COMMENTS

VIII. PUBLIC COMMENTS

Each speaker limited to three minutes

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, January 8th, 2024 AT 7:00 P.M.

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

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PLANNING COMMISSION MINUTES

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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.

Ms. Deloris Vlahon – 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 CAL 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.

VICKI BACHAKES, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

This form and any required site plan MUST be completed in full and turned into Flushing Township **30 DAYS BEFORE THE SCHEDULED** Planning Commission meeting date to insure all Commission members have the necessary information:

Date of Next Meeting: 11 Dec 23

Fee Due: \$ 650

Paperwork Due By: 11/2/23

Date Paid: 11/2/23

Amount Paid: \$ 650

Receipt #: 40547

RECEIVED

NOV 09 2023

CHARTER TOWNSHIP OF FLUSHING

COMMERCIAL SITE PLAN REVIEW CHECKLIST

Name of Applicant: RICK HANSEN

Mailing Address: 767 E. MAIN ST. STE 1171

Property Address: 8464 W. MT. MORRIS RD

Parcel Number: 08-02-300-021 08-02-300-022

Proposed Use: GAS STATIONS CONVEYANCE STORE

Existing Zoning: C-2 COMMERCIAL GENERAL

Section 36-1902 Site Plan Review Requirements:

Before any Permit shall be issued, a site plan drawn to a scale of one (1) inch equals twenty (20) feet, and at least two (2) copies of this site plan shall be submitted to the township clerk. **Such site plan drawing shall contain ALL of the following information:**

PLEASE PLACE AN ANSWER IN EVERY BOX UNDER PROPOSED.

ORDINANCE REQUIREMENTS	COMMISSIONERS REVIEW	APPLICANT'S PROPOSAL
(a) Statistical data including: number of dwelling units, size of dwelling units (e.g., one-bedroom, two-bedrooms, and three-bedrooms), if any, and total gross acreage involved. In all other cases, the location, type, horsepower, fuel, dimensions, and other data of all machinery to be used on the proposed site.		TOTAL AREA OF 2 PARCELS 1.8 ACRES CHANGE AREA 0.9 ACRES THE EXISTING STORE & LAUNDRY BUILDING TO BE REMOVED A NEW BUILDING TO BE BUILT GAS TANKS & PUMPS TO BE INSTALLED
(b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.		THE STORAGE BUILDING ON THE BACK PARCEL TO REMAIN. NEW BUILDING TO BE BUILT WITH STORE & CASHIER.
(c) Vehicular traffic and pedestrian circulation features within and without the site.		VEHICULAR TRAFFIC TO DRIVE UP TO PUMPS, PARK IN FRONT OF BUILDING? DRIVE BEHIND
(d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development.		SHOWN ON PLANS
(e) The location, dimensions and proposed use of all on-site recreation areas, if any.		NO RECREATION ON SITE
(f) The location of all proposed landscaping, fences or walls.		PLANTS ALONG FENCE AROUND SIDES
(g) The height and dimensions of all structures.		BUILDING 1 STORY CANOPY TALL TO ALLOW
(h) Front, rear and side elevations of any typical structure proposed for development.		GASOLINE TRUCK TO PASS UNDER. BY OWNER

Site Plan Review Checklist

<p>(i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.</p>		<p>DUMPSTER IN BACK CORNER WATER & SEWER CONNECTIONS ON SITE</p>
<p>(j) The locations, dimensions and lighting of all signs.</p>		<p>TO BE DETERMINED</p>
<p>(k) The location, intensity and orientation of all lighting.</p>		<p>TO BE DETERMINED</p>
<p>(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than one (1) square mile.</p>		<p>OK PLANS COVER SHEET.</p>
<p>(m) A physiographic map showing the natural topography, the soil types, and suitability for intended use, natural features such as wood lots, lakes, drains, streams, and ditches, and surface coverage data (such as paved areas and structures) related to storm water runoff characteristics.</p>		<p>OK COVER SHEET</p>
<p>(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.</p>		<p>SIGNED & SEALED BY MR CARLSON</p>
<p>(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.</p>		<p>SEE BUILDING ARCHITECTURAL PLANS BY OWNER</p>
<p>(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.</p>		<p>SHOULD OK PLANS IN SOUTH WEST CORNER</p>

Site Plan Review Checklist

<p>(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or waste water. The point of discharge for all drains and pipes shall be specified on the site plan.</p>		<p>SHOWS OLD UTILITIES PLANS</p>
<p>(r) Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.</p>		<p>NO CONTAMINATION</p>
<p>(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."</p>		<p>PER MR. HANZEK</p>
<p>(t) Submission of the "State/County Environmental Permits Checklist."</p>		
<p>(u) 100 year floodplain.</p>		<p>NOT NEAR SITE</p>
<p>(v) Topographic lines at 1' intervals.</p>		<p>OLD TOPOGRAPHIC SURVEY</p>
<p>(w) Proposed and existing utilities including water, sewer, storm water and lighting.</p>		<p>OLD PLANS</p>
<p>(x) Driveway location.</p>		<p>SHOWS OLD SITE PLANS</p>
<p>(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning. (Amended by adoption July 25, 2002).</p>		<p>ZONED C-2 THIS IS A COMMERCIAL USE</p>
<p>(z) Statement on the plan as to whether wetlands exist on the site. (Added by adoption July 25, 2002).</p>		<p>NO WETLANDS EXIST</p>
<p>(aa) Easements impacting property.</p>		<p>NONE KNOWN</p>
<p>(bb) Underground utilities present on property.</p>		<p>SEWER & WATER</p>

NOTE: Review the Flushing Township Code of Ordinances Section 36 Article 19: Site Plan for additional information.

ADDITIONAL COMMENTS:

Signature of Approving Planning Commission Chair

Date Approved



GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

- DIVISION OF -

WATER & WASTE SERVICES

G-4610 BEECHER ROAD - FLINT, MICHIGAN 48532-2617

PHONE (810) 732-7870 - FAX (810) 732-9773

JEFFREY WRIGHT
COMMISSIONER

November 17, 2023

Mr. Kim Carlson, P.E.
FSE
5370 Miller Road, Suite 13
Swartz Creek, MI 48473

Re: Flushing Township SP23-67
1st Site Plan Review for: Valero
8464 W. Mt Morris Road 08-02-300-021 & -022

Dear Mr. Carlson:

Thank you for your submission of the aforementioned plans dated November 2023 and received at our office on November 9, 2023. Please provide the following:

General Comments:

1. Have the parcels been combined? Please provide an approval from the Township for the parcel combination.
2. The GCDC-WWS 10 standard notes shall be added to the plans.
3. Please provide the inverts for the existing sanitary manhole along the Mt Morris Road frontage.

Sheet 4 of 15:

1. The Demolition Plan shall have the existing water and sanitary sewer leads shown and appropriate notes regarding temporary and permanent cut and caps.
2. It appears that there are two (2) water leads on-site and possibly one (1) sanitary sewer lead. This should be confirmed. Attached are the B-Permits from our records.
3. The existing water curb boxes and sanitary sewer cleanouts shall be shown on this sheet and on Sheet 8 of 15.
4. The Demolition Plan should have the standard GCDC-WWS Demolition notes on the same sheet.
5. The type of pipe for the existing watermain (12" Ductile Iron) and sanitary sewer (8" VCP) shall be labeled on the plans.
6. There is an existing 8" DIP Sanitary Forcemain on the north side of Mt Morris Road north of the existing sanitary sewer. This shall be shown on the plans on each plan sheet with a caution note regarding the depth of the forcemain at 5'.

Sheet 8 of 15:

1. All existing and proposed cleanouts shall be shown. Cleanouts shall be provided every 90', at every bend or change in direction and at the right-of-way line. New cleanouts and existing cleanouts should be shown. If a new cleanout is required, please show the cleanout and reference the required detail.
2. The location where the existing water and sewer leads meet the new lead shall be shown and labeled.
3. Standard details shall be referenced and labeled for all for all applicable proposed work.



Cover Sheet:

1. The street address shall be provided in the title of the cover sheet.
2. The plan submittal dates shall be provided on the Plan Distribution list.
3. The IPP Permit from GCDC-WWS shall be added to the Plan Distribution list. Thad Domick is the Supervisor.

Permits:

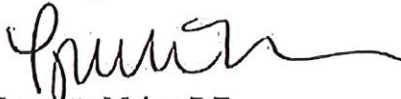
1. For the status of the Industrial Pretreatment Permit (IPP), please contact Thad Domick at (810) 232-7662. An IPP Permit is required for all commercial properties.
2. For the status of the Soil Erosion Permit, please contact Mr. Dion Burroughs at our general office number (810) 732-7870.
3. For the status of the GCDC-SWM review once plans are submitted please contact that office at (810) 732-1590.

Fees:

1. An architectural floor plan and plumbing plan should be submitted showing the uses and square footages. Also please provide the number of proposed gas nozzles and the water meter location.
2. Applicable fees will be determined once the Site Plan is approved.
3. Please see Flushing Twp for other applicable fees.

Should you have any questions please contact me at lmein@gcdcwws.com or (810) 732-7870.

Sincerely,



Lynnette Meinz, P.E.
Project Engineer III

Enclosures: Site Plan Review Receipt
 B-Permits

CC: MTR
 Chris Czyzio, Zoning – Flushing Twp
 Rick Hansen
 File

Planning Commission,

Please find below, my comments post review of Site Plan Drawings submitted 02 Nov23 for the Valero Station to be built at 8464 W Mt Morris Rd

Per Flushing Township Code of Ordinances:

Sec 36-1902(g) Height and dimensions of all structures – Sheet 1 notes building height of 24.5 feet. What is the pump canopy height? Suggest adding a sheet/section showing dimensioned elevations and views of structures on site.

Sec 36-1902(m) Physiographic map – soils map is shown. Will Genessee County require a soils study for any other permit, if so, please include.

Sec 36-1902(s) Hazardous Substance Reporting Form. Please address

Sec 36-1902(t) State/County Environmental Permit checklist - Please add other State or County permits that are necessary for this project i.e. underground tanks.

Sec 36-1902(w) Proposed Utilities – Please submit a lighting plan as indicated

Sec 36-409 Outside Trash Containers – Dumpster location is shown, please consider adding privacy fencing around this.

Sec 36-14(a-g) Performance standards. If these performance standards are going to be met, please add a note indicating that all performance standards as listed will be met.

Sec 36-501 Off Street Parking – There are 14 regular spaces, and 2 handicap spaces shown, the ordinance states that 25 would be required for 2460 sq ft (one per 100 sq ft of sales space). Please indicate the actual sales floor space that is planned. It may be possible to request for less parking spaces than are required in this case.

Sheet 1 - Remove note "There are no adjacent parcels zoned residential", Side setback listed as 25 should be 50

Sheet 4 – Key Notes 2 - replace word "me" with "be"

Sheet 6 – "Drive up Window" please clarify or remove from drawing

The North property line behind the storage building is required to have a 4-foot concrete wall installed as the "Service Station" will adjoin a RSA zoned property per 36-1804 (H). Possibly you may request to the Planning Commission to leave it fenced, they can decide if that would be allowable. This fencing should be 6 ft privacy fence to meet the requirement of outside vehicle storage.

Other chain link fencing on site might be considered to be removed on demolition plan and possibly replaced with other fencing

Show gate or access location to rear storage facility

Just FYI, I will be out of the office all of next week

Please reach out with any comments

Best regards

Chris Czyzio
Flushing Township Zoning Administrator
(810) 659-0800 X110
Mon – Thurs
8am – 5pm