

**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: DECEMBER 14, 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:** Jerome Doyle, Robert Gensheimer, Mark Newman, Ronald Flowers, Donn Hinds, William Mills, and Shirley Gage

**ABSENT:** None

**OTHERS PRESENT:** Five (5) other individuals

**I. MEETING CALLED TO ORDER** at 7:05 p.m. by Planning Commission Chair **JEROME DOYLE** with Roll Call and the Pledge to the American Flag.

**II. ADOPTION OF AGENDA: FLOWERS MOVED**, seconded by Gensheimer, to approve the Agenda with the addition of the *2016 Planning Commission Meeting Dates* as Number 2 under "New Business." **MOTION CARRIED.**

**III. APPROVAL OF PREVIOUS MINUTES:**

1. **NOVEMBER 9, 2015: FLOWERS MOVED**, seconded by Newman, to postpone the Minutes from November 9, 2015 to the January 2016 Planning Commission Meeting. **MOTION CARRIED.**

**IV. UNFINISHED BUSINESS:**

None

**V. NEW BUSINESS:**

1. **Kelley Murray, 5525 Deland Road, Flushing MI 48433**

Formal Hearing for the purpose of obtaining a Special Use Permit to extend a privacy fence an additional four (4) feet on the North side of a corner lot (Coldwater Road/Deland Road) located at 5525 Deland Road, Flushing MI 48433, Parcel Number 08-23-100-057, pursuant to *Chapter 6, Fences, Section 6-5.1, Prohibited in front yard; exception.*

Ms. Kelley Murray (Ms. Murray), 5525 Deland Road, Flushing MI was present to request a Special Use Permit to extend a privacy fence an additional four (4) feet on the back of an

existing house on the North side of a corner lot, Coldwater Road on the North and Deland Road on the East side). The privacy fence would extend from the front yard to the back yard and would act as a privacy fence for her dog.

At one time, there was an old privacy fence sixteen (16') feet on the North side of the existing house but due to the old posts still being in the ground, Ms. Murray would like to extend the proposed privacy fence an additional four (4) feet to avoid the old fence posts on the property line.

**SPECIFICATIONS OF THE FENCE:**

- The proposed fence will be four (4') in height in the front yard; the fence in the back of the existing house can be six (6') feet in height.
- The fence will start at the West side of the existing house and extend North twenty (20') feet then extend West to the back of the existing property line.
- The fence will be a decorative type cyclone fence.
- With the proposed fence, it will be located in the road right-of-way.
- There has to be fifty (50') feet from the middle of Coldwater Road to where the fence is to be constructed.

**DOYLE READ THE ORDINANCE PERTAINING TO FENCES:**

*Section 6-5.1 "Prohibited in front yard; exception.*

"No fence other than an ornamental fence shall hereafter be located in the front yard."

**COMMENTS/CONCERNS FROM PLANNING COMMISSION MEMBERS:**

1. "Ms. Murray is requesting something that the Planning Commission has to make a decision."
2. "the type of fence being requested is not allowed."
3. "in order to be compliant with the ordinance, the fence will have to be moved back even with the house."

**NEWMAN MOVED**, seconded by Gage, to approve the application from Kelley Murray for the fence located at 5525 Deland Road, Flushing MI 48433.

**DISCUSSION:**

1. "there isn't a lot of privacy on the corner."
2. "there is a safety concern for the dog; and the distance of automobiles driving along the road."
3. "there is a vision problem if the fence is built too close to the road."
4. " Ms. Murray does not have a pool on her property."
5. "the property is 243' x 264' – 1.4 acres."
6. "**FLOWERS** recommended that Ms. Murray measure fifty (50') from the middle of Coldwater Road."

**ACTION OF THE MOTION:**

ROLL CALL

AYES: 6

NAYS: 1

MOTION CARRIED.

**2. 2016 Regularly Scheduled Planning Commission Meeting Dates**

**FLOWERS MOVED**, seconded by Gensheimer, to accept the 2016 Regularly Scheduled Meeting Dates as presented. MOTION CARRIED.

**VI. PUBLIC COMMENTS:**

7:38 P.M. – OPEN FOR PUBLIC COMMENTS

1. **Mr. Voorheis of Voorheis Signs in Montrose, MI** was present to ask questions regarding changing the existing electronic sign at the First Baptist Church, Flushing MI.

- a. The existing sign has a changeable message and measures five (5') foot by eleven feet eight inches (5' x 11'8"); the proposed sign will be five (5') foot from the top to the bottom of the sign and ninety (90") inches long (5' x 7'6"). The outside of the sign will stay the same; the inside message will be smaller and will be controlled from within the church. The letters of the message will be red in color but will darken down at night. The message will change every six (6) seconds.
- b. Mr. Voorheis stated the software for the existing electronic sign is outdated and the Church can't get new software; if the purchase of the new sign is not approved by the end of the year, there will be a \$4,500 increase in the purchase price – everything is time sensitive.
- c. The Church property is in an RSA Zoning District. There won't be any construction, only changing of the frame.
- d. The new proposed sign would be an improvement to First Baptist Church.
- e. Any change in a Site Plan has to be approved for a Special Use Permit by the Planning Commission. If the sign is within the ordinance, Mr. Voorheis can go ahead and construct the sign.
- f. The Building Inspector can approve a non-discretionary special use.

g. When a Special Use Permit is requested, the issue has to be placed on the Agenda and come before the Planning Commission.

h. Mr. Voorheis will get in contact with the State Building Inspector to check on the requirements from the State.

8:20 P.M. - CLOSED FOR PUBLIC COMMENTS

**VII. BOARD COMMENTS:**

**VIII. MEETING SCHEDULE: NEXT REGULARLY SCHEDULED MEETING WILL BE MONDAY, JANUARY 11, 2016 AT 7:00 P.M.**

**IX. ADJOURNMENT: CHAIR DOYLE** adjourned the meeting at 8:50 p.m.

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JEROME DOYLE, Chair

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JULIA A. MORFORD, Recording Secretary

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RONALD FLOWERS, Secretary

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Date of Approval