

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MINUTES

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. CHAIRPERSON PEIVANDI CALLED MEETING TO ORDER** at 7:00 P.M. with Roll Call and Pledge to the American Flag.

ROLL CALL:

PRESENT: Peivandi, Moon, Mills, Lloyd, Bolin and Peck

ABSENT: Davis

OTHERS PRESENT: 9

- II. APPROVAL OF AGENDA:**

COMMISSIONER PECK MOVED, supported by Commissioner Bolin to approve the agenda.

MOTION CARRIED.

- III. APPROVAL OF PREVIOUS MINUTES:**

COMMISSIONER PECK MOVED, supported by Commissioner Moon to approve the minutes of September 11, 2023 as presented with the correction of adding the word “not” to the last sentence last page 3 to read “New culvert has not been put in at the powder coating business...”

ACTION ON THE MOTION

ROLL CALL VOTE

AYES: Mills, Bolin, Peivandi, Moon, Peck and Lloyd

NAYS: 0

ABSENT: Davis

MOTION CARRIED.

- IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY:**

OPENED FOR PUBLIC COMMENTS at 7:02 P.M.

No comments made.

CLOSED FOR PUBLIC COMMENTS at 7:03 P.M.

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 Site Plan Review.

After much discussion on Canopy height, fencing around and by the storage units, lighting in parking and canopy area, sale floor size, parking spaces available and items that need to be finished with Genesee County Drain Commission, LARA and Genesee County Road Commission. The following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Mills to approve 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 Site Plan Review. Pending denotation of the canopy height, combination of 2 parcel numbers to one, providing sales floor area for calculation of parking spaces, the type and amount of 6 ft privacy fencing around storage area to be approved by the Zoning Administrator, permit approvals from GCDC-WWS, GCRC, EGLE and LARA. All necessary permits required from County and State need to be satisfied.

ACTION ON THE MOTION

ROLL CALL VOTE

AYES: Peivandi, Moon, Mills, Peck, Lloyd and Bolin

NAYS: 0

ABSENT: Davis

MOTION CARRIED.

VII. ZONING ADMINISTRATOR COMMENTS

Zoning Administrator/Mr. Czyzio:

- BiBi Villas is still in process to happen. Looking at possibly presenting something in the Spring of 2024.
- Cell Tower on the South East corner of Johnson and Coldwater-Rowe Engineering is working on this and it should be on the January Planning Commission Meeting.
- Township has a few Ordinances that need to be updated including upcoming changes to rules of commercial battery storage and solar.
- Powder Coating Company on McKinley by Mt. Morris is in process of selling.
- Bear's Party Store is coming along and hoping to reopen around Christmas.

VIII. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS at 7:54 P.M.

No Comments made.

CLOSED FOR PUBLIC COMMENTS at 7:55 P.M.

IX. COMMISSION COMMENTS

CHAIRPERSON PEIVANDI is working on the 2023 Annual Report as required by the Zoning and Enabling Act with Zoning Administrator Czyzio.

CHAIRPERSON PEIVANDI - Craig Davis will be stepping down from the Commissioning Board and ZBA Board. This Thursday at the Board of Trustee Meeting on December 14th, 2023, there will be a vote on appointing Kyle Raup to the Planning Commission Board and Amy Bolin to the Zoning Board.

COMMISSIONER PECK – spoke about the changes to solar ordinances at the State level and the way the townships might be able to receive funds to be used for safety projects. And mentioned that we had many ordinances that need to be updated.

COMMISSIONER MILLS – also mentioned the grants that other counties have received related to commercial solar, and we need to think about doing the same.

ZONING ADMINISTRATOR CZYZIO – let everyone know that they could mention what ordinances they would like updated as they see needed.

X. NEXT REGULAR SCHEDULED MEETING

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

XI. ADJOURNMENT at 8:05 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary