

CHARTER TOWNSHIP OF FLUSHING

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**PLANNING COMMISSION MEETING**

DATE: FEBRUARY 12, 2007

TIME: 7:00 P.M.

WEB ADDRESS <http://www.flushingtowship.com>

**MEMBERS OF PLANNING COMMISSION**

Mark J. Newman, Chair

Richard Buell

Jerome Doyle, Vice Chair

Ronald Flowers

Eric Swanson, Secretary

David Gibbs

Barry Pratt, Board of Trustee Representative

Jerald W. Fitch, Building Inspector

Julia A. Morford, Recording Secretary

**PRESENT:** Newman, Doyle, Buell, Flowers, Gibbs, Pratt, Fitch, and Morford

**ABSENT:** Swanson

**OTHERS PRESENT:** Don Washa and Ken Marsh

**I. MEETING CALLED TO ORDER** at 7:00 p.m. by Planning Commission Chair  
**MARK NEWMAN** with Roll Call and the Pledge to the American Flag.

**II. ADOPTION OF AGENDA: PRATT MOVED**, seconded by Flowers to adopt the  
Agenda as presented. **MOTION CARRIED.**

**III. APPROVAL OF MINUTES:**

**(A) APPROVAL OF MINUTES OF DECEMBER 11, 2006: FLOWERS  
MOVED**, seconded by Doyle to approve the Minutes of December 11, 2006 as amended.  
**MOTION CARRIED.**

**(B) APPROVAL OF MINUTES OF JANUARY 8, 2007: FLOWERS MOVED**,  
seconded by Gibbs to approve the Minutes of January 8, 2007 as amended. **MOTION  
CARRIED.**

**IV. UNFINISHED BUSINESS:**

None

**V. NEW BUSINESS:**

**1. Daniel Wascha, 9112 Mt. Morris Road, Flushing, Michigan 48433**

Amend a Site Plan, to Add onto an Existing Building at 9112 Mt. Morris Road, Flushing (Parcel Number 08-03-400-029), also known as Flushing Lawn and Tractor.

AT THE START OF THE MEETING, A REPRESENTATIVE OF FLUSHING LAWN AND TRACTOR WAS NOT IN ATTENDANCE BUT CAME IN LATER.

**DISCUSSION AMONG THE PLANNING COMMISSION MEMBERS:**

- **DOYLE:** more details were needed concerning the type of building; things of a particular nature for which the Planning Commission normally has to deal with on Special Use Permits.
- **NEWMAN:** had some questions regarding the flow of the people/traffic on the existing property.
- **PRATT:** there could be the possibility plans have changed such as dimensions or the size of the building or even the use of the building.
- **NEWMAN:** always hesitate about giving too much direction on pending requests.

**COMMENTS FROM DANIEL WASHA, REPRESENTATIVE OF FLUSHING LAWN AND TRACTOR, REGARDING THE PROPOSED EXTENSION ONTO AN EXISTING BUILDING AND PROPERTY CHANGES:**

- proposed building would be used for inside storage for the tractors.
- **WASHA** would like to get the inventory in house and locked up.
- in the future, part of the building would be turned into usable space.
- one hundred twenty (120) yards of gravel have been unloaded into the driveway this past year in order to get a good base for a driveway.
- within the next year or so, blacktop or concrete the drive.

**SPECIFICATIONS COMPARING THE EXISTING AND PROPOSED ADDITION:**

- Existing Building:
  1. pole barn construction
  2. has sixteen (16) foot ceilings all the way across the building
    - a. there would be 16 feet at the eve of the existing building
  3. has sewer and water
  4. lights are on the front of the building
- Proposed New Addition:
  1. addition would extend off the eve of the roof of the existing building at the sixteen (16) foot area and decrease to ten (10) foot high at the eve of the new proposed structure.
    - a. the northern back wall would start at sixteen (16) foot and drop to ten (10) foot.

- b. the building would have a shed roof from sixteen (16) foot to ten (10) foot with a twenty-four (24) foot span.
  - c. pole barn type construction.
  - d. the building would be steel and aluminum with dark blue with white trim.
  - e. the roof would be shingled.
  - f. the floor would be concrete.
  - g. a walk-in door would be located at the back of the proposed structure, but not for public access.
  - h. a circle drive would be around the property.
  - i. the public would use the front door of the existing structure.
  - j. an overhead Mercury vapor light would be on each end of the proposed structure with the orientation of the light shining straight down.
  - k. there would not be any changes in the drainage.
    1. the land has been built up from the previous owner and with **WASHA** placing gravel in the area so that everything drains around the building, not through the building.
3. The parking lot would eventually be blacktop or concrete.
- a. the parking lot would go from the back of the proposed structure forward to the front of the parking lot. (130 feet plus 6 feet plus 30 feet and 24 feet).
  - b. the driveway would be gravel all the way to Mt. Morris Road (**FLOWERS** recommended to have asphalt or concrete on the driveway within two (2) years).
4. Waste Holding Tank
- a. should not be inside the building.
  - a. if outside the building, the tank would have to be locked.

**COMMENTS FROM THE BUILDING INSPECTOR:**

- Due to the passing of the new Amendment to C-1 and C-2 property, the proposed property would nicely comply with the ordinance.

**MISCELLANEOUS INFORMATION:**

- Spring tractors and miscellaneous merchandise will be coming to Flushing Lawn and Tractor in within the next month or month and one-half.
- WASHA has hopes of hiring some employees.
- WASHA felt Flushing Township was a nice community with great support
- Flushing Lawn and Tractor had a great business this year

**COMMENTS FROM PLANNING COMMISSION MEMBERS:**

- **NEWMAN:** Ordinance required the site plan be sealed by a professional engineer, architect, or community planner and to get a physiographic map.
- **PRATT:** would the site plan and physiographic map have pertained to the original building at the original application that a site plan, physiographic and location map were provided. With the proposed request being an addition, should the maps be required?

- **NEWMAN:** wanted to know if the trash receptacle was still in the back left corner of the property. **WASHA** stated the receptacle was actually in the Northeast corner of the building.
- **NEWMAN:** when the original request for the existing building was submitted, all the parking was in front of the existing building and a concrete walkway went to the front door of the building.
- **FITCH:** after checking his (Fitch) Planning Commission files, he (Fitch) produced an original drawing of the existing building for the review of the Planning Commission. **NEWMAN** felt more comfortable with the proposed request for the addition after reviewing the original drawing (that was produced by **FITCH**). (Note: the drawing was produced by Curtis Water Company for a request to build the current existing building).
- **PRATT:** before any building permit shall be issued the building requirements had to be met and the original building permit had been issued. In his (Pratt) mind, those requirements should have been met once with the initial review.
- **NEWMAN:** his concern was *Article XVIV, Section 20-1902* which states:  
“before any building permit is issued whether it is an initial one or otherwise”  
**WASHA** has filled out the *Site Plan Review Checklist* which consisted of Section 20-1902 letters “a” through “z”. **NEWMAN** stated that letter “m” of the Site Plan Review Checklist matches letter “m” of the ordinance which states:  
“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.”
- **NEWMAN** stated the original site plan from Curtis Water Company had been sealed by a professional engineer.
- **GIBBS:** does **NEWMAN** feel comfortable with the site plan that was presented by **FITCH**.
- **BUELL:** the drawing that was presented by **WASHA** was his (Washa’s) entire property. **WASHA** had not seen the original site plan drawing which had been produced by **FITCH**.
- **BUELL:** would there be any setback requirements in C-2 zoning districts? Could automobiles be parked immediately against the property line in a C-2 zoning district? **WASHA** stated the original plans had been to have the parking in front of the original structure. **BUELL** felt before any paving was done, there needed to be a determination on whether or not the area was appropriate for parking. The original parking area had been in one location on the site plan drawing presented by Curtis Water Company and had showed another parking location on the original site plan request by **WASHA**.
- **DOYLE:** the parking location on the site plan would be wherever **WASHA** would like to put the parking. The Planning Commission would then decide if the area would be appropriate for berms, trees, etc. Commercial property is located immediately West of **WASHA’S** property; the property located immediately behind Flushing Lawn and Tractor is residential property.

- **DOYLE:** if there needed to be a new site plan, the Planning Commission could specify what the changes would be to abide with the ordinance.
- **NEWMAN:** by placing an addition on the back of the existing structure, would it push the circle drive further to the North? **WASHA** stated there would still be fifteen (15) foot from the current existing drive with the addition.
- **GIBBS:** there needed to be an update on the proposed addition. **DOYLE:** by changing the site plan, it would be similar to a new site plan.
- **PRATT:** what had been required with the addition of Ultra Dex Tool Company located on M-13? **NEWMAN** stated everything had been shown on the site plan drawing for Ultra Dex Tool Company including the interior features of the proposed addition.

#### **CONCLUSION:**

- **NEWMAN** stated there needed to be an updated sealed site plan and made reference to *Article XVIV, Section 20-1902 Site Plan Requirements*.
  - a. **NEWMAN** suggested that **WASHA** take a copy of the Site Plan Review Requirements to an engineer.
  - b. **NEWMAN** liked to see additions to businesses; not opposed to construction but the ordinances had to be followed.
- **BUELL:** are site plans transferrable from one property owner to another? **NEWMAN** stated site plans run with the land and the plans stated what was on the land at a particular point and time. **BUELL** felt building on the original site plan (exterior – grounds around the building, etc.) might be more cost effective for **WASHA** than engaging someone to design a whole new site plan.
- **PRATT:** if holding to the letter of the ordinance, would the Planning Commission require a location and physiographic map?
- **BUELL:** the physiographic map could be obtained from **FITCH**. An aerial map would be available that would take into account the square miles around the property. The township could provide resources to eliminate the high cost of the project.
- **DOYLE:** all counties in the State of Michigan have a map of each township which included the property owner indicated on the maps.
- **NEWMAN:** the information needed for the Planning Commission would be sub paragraphs “l”, “m”, and “n”, the location map, the physiographic map, and the site plan. If the information was returned, **WASHA** could be placed on the Agenda scheduled for March 12, 2007.
- **GIBBS:** the spring would be a very busy season for the Flushing Lawn and Tractor Company.
- **DOYLE:** when the site plan has been assembled and the Planning Commission has reviewed and finalized the plans, additional conditions could be added such as whether the asphalt could be placed directly by the property line, berms, trees, etc.
- **NEWMAN:** per the order of the Ordinances, the Planning Commission could make additional requirements and conditions to protect the health, safety, and welfare of the township. The site plan, with conditions, could be approved at the particular meeting.

- **DOYLE:** as an example, if someone built on either side of the Flushing Lawn and Tractor Company and there weren't any ordinances, the other person would not be protected. **WASHA** will contact **FITCH** when he has all the details and then be placed on the Agenda listed under "Unfinished Business."

**VI. PUBLIC COMMENTS:**

**7:59 P.M. – OPENED TO THE PUBLIC FOR NON-AGENDA ITEMS**

**8:00 P.M. – CLOSED TO THE PUBLIC FOR NON-AGENDA ITEMS**

**VII. BOARD COMMENTS:**

1. **FLOWERS** will be absent from the March meeting.
2. Because three (3) of the Planning Commission Members will be absent in March, the Joint Planning Commission Meeting with the City of Flushing, would be changed until a later date. Further information will follow.
3. **DOYLE** would not be able to attend the meeting scheduled on February 15, 2007 at the Gateway Holiday Inn Centre in Flint, Michigan.

**VIII. MEETING SCHEDULE:**

**REGULAR SCHEDULED MEETING – MONDAY, MARCH 12, 2007 AT 7:00 P.M.**

**PROPOSED SPECIAL MEETING – MONDAY, MARCH 26, 2007 AT 7:00 P.M.**

**REGULAR SCHEDULED MEETING – MONDAY, APRIL 9, 2007 AT 7:00 P.M.**

**PROPOSED SPECIAL MEETING – MONDAY, APRIL 16, 2007 AT 7:00 P.M. JOINTLY WITH THE FLUSHING TOWNSHIP AND THE CITY OF FLUSHING.**

**IX. ADJOURNMENT:** There being no further business, **CHAIR MARK NEWMAN** adjourned the meeting at 8:06 p.m.

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MARK J. NEWMAN, Chair

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JULIA A. MORFORD, Recording Secretary

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ERIC SWANSON, Secretary

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Date of Approval