

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: MARCH 14, 2016

TIME: 7:00 P.M.

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

MEMBERS OF PLANNING COMMISSION

Chair: Jerome Doyle

Robert Gensheimer

Vice Chair: Mark Newman

Donn Hinds

Secretary: Ronald Flowers

William Mills

Board of Trustee Representative: Shirley D. Gage

Recording Secretary: Julia A. Morford

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

ABSENT: None

OTHERS PRESENT: Eight (8) other individuals

I. MEETING CALLED TO ORDER at 7:00 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 by changing the order of business by first having V. "New Business" and then IV. "Unfinished Business." **MOTION CARRIED.**

III. APPROVAL OF PREVIOUS MINUTES: None were available.

IV. NEW BUSINESS:

1. Renea L. Fletcher and Scott L. Beutler, 5490 Duffield Road, Flushing MI 48433

Formal Hearing for the purpose of a Special Use Permit to Operate an Adult Foster Care Family Home (1 to 6 adults) at 5490 Duffield Road, Flushing, Michigan 48433, Parcel No. 08-20-100-016.

Renea L. Fletcher (Ms. Fletcher) and Scott L. Beutler (Mr. Beutler) of 5490 Duffield Road, Flushing MI 48433 were present to request a Special Use Permit to open and operate an Adult Foster Care Family Home (1 to 6 adults) at 5490 Duffield Road, Flushing MI. Ms. Fletcher currently does physical therapy in a quite a few Adult Foster Care Family Homes (AFC). In Ms. Fletcher's AFC home, people can continue to live and not just exist and at the same time be taken care of by a professional.

QUESTIONS FROM THE PLANNING COMMISSION MEMBERS:

1. **DOYLE:** since a Site Plan is not available, the setback and distances are unknown.
2. The Planning Commission has to make sure that the Ordinances are followed as far as setbacks, distances, etc.
3. **DOYLE:** will the people stay in the home 24 hours? ANSWER: there will be 24 hour care and staffed 24 hours.
4. **DOYLE:** do the people have the freedom to go outside? ANSWER: it would depend upon the clientele; most of the residents have the right to go outside; they can go outside with family members but they have to sign in and out when they leave; a record has to be kept as to who comes and goes; the residents have the right to walk around the grounds of the property depending upon the mental capacity of the patient; the patients can be taken outside by staff if they are unable to go outside on their own.
5. **DOYLE:** in the past, depending upon the person, the person has walked away from the home. The Planning Commission needs an idea of what the process is for the particular request. Is a fence needed to retain people, or will it depend upon the particular situation? ANSWER: depending upon the type of clientele whether it is mental, handicapped, or depending upon what their level is at the particular time, there has to be an alarm system on the door. Most often if people are leaving and they go outside, they sign even if they are going outside for a walk or just to go outside. If you allow an acceptable person into the home who has some mental issues or disabilities, it is required there be an alarm on the doors and anytime an alarm sounds, you have to check whether they went out. Now-a-days, an alarm is on the doors as well as on the windows.
6. **GENSHEIMER:** was a little confused trying to piece meal the project.
7. **NEWMAN:** has a physical inspection been done by the State yet although the application is attached to the special use request?

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THIS DOCUMENT MUST BE COMPLETED BEFORE YOU MEET WITH THE PLANNING COMMISSION. THE COMPLETED DOCUMENT MUST BE TURNED INTO THE ZONING ADMINISTRATOR AT LEAST TEN (10) DAYS PRIOR TO THE MEETING SO THAT COPIES CAN BE MADE FOR THE PLANNING COMMISSION TO REVIEW.

SITE PLAN REVIEW CHECKLIST

Name of Applicant: Renea L. Fletcher

Mailing Address: 5490 Duffield Road, Flushing MI 48433

Property Address: 5490 Duffield Road, Flushing MI 48433

Parcel Number: 08-20-100-016

Proposed Use: Adult Foster Care Family Home

Existing Zoning: RSA

Section 20-1902 Site Plan Review Requirements:

Before any Building 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 shall contain the following information:

ORDINANCE	PROPOSED	DETERMINATION OF COMMISSIONERS
<p>a) Statistical data including: number of dwelling units, size of dwelling unites (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.</p>	<p>4 bedrooms 1.13 acres</p>	<p>The house is 4 bedrooms on 1.13 acres of land. The house is 28’ x 66’ in size with an addition on the back of the house. The section behind the house is a 2 car garage. The family room is located in back by the kitchen/morning room/laundry room. There is a door in the back where the addition was built which goes into the garage where if need be a ramp could be constructed. The House is actually an “L” with the garage around in back of the house. The egress access going out of the building is the one in front and one that goes into the garage. There is a door that is accessible off side the garage where the house goes together and is an entrance that goes behind the Master Bedroom. The deck accesses into the back room where the furnace, etc. is</p>

		located. You go into the garage to access the house so if any of the occupants want to get out of the house they have to go to the front door or to the garage. There is one entrance into the garage. There are a total of 3 exits out of the home: 2 go outside and 1 through the garage. All the bedrooms are on one end of the home but the 2 front bedrooms are located by the front door of the house once you go through the living room (once inside the home). The Master Bedroom is at the back of the house and it looks like it is on the same side but is closer to the back door going into the garage.
b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.		The house is centrally located on the property. The house is the second from the corner of Duffield Road and Coldwater Road. The property is 150' across.
c) Vehicular traffic and pedestrian circulation features within and without the site.	Minimal use and family visitation	The drive comes in on the North side and continues around to the garage making a
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.	N/A	
e) The location, dimensions and proposed use of all on-site recreation areas, if any.	None	
f) The location of all proposed landscaping, fences or walls.	None	
g) The height and dimensions of all structures.	Existing	
h) Front, rear and side	No new development	

elevations of any typical structure proposed for development.		
i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.	The Septic is 1250 gallon and is elevated in the back of the property. The Well is in the front of the house.	
j) The locations, dimensions and lighting of all signs.		
k) The location, intensity and orientation of all lighting.		
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.	Parcel No. 08-20-100-016	
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.	Existing – no changes	
n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.		
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.	N/A	
p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste	No changes	

storage, collection of contaminated storm water or wash water, and all similar uses.		
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.	No changes	
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.	N/A	
s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."	N/A	
t) Submission of the "State/County Environmental Permits Checklist."		
u) 100 Year Floodplain		
v) Topographic lines at 1' intervals.		
w) Proposed and existing utilities including water, sewer, storm water and lighting.		
x) Driveway location.	North side of house	
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).	RSA	
z) Statement on the plan as to whether wetlands exist on the site. (Added by adoption July 25, 2002).	N/A	

aa) Easements impacting property.	None	
bb) Underground utilities present on property.	N/A	

Date Approved: _____

JEROME DOYLE, Chair

NEWMAN MOVED, seconded by Hinds, to move the issue to Unfinished Business for the April 11, 2016 Meeting. MOTION CARRIED.

CORRESPONDENCE:

- 1. Glenn Farmer, 5484 Duffield Road, Flushing MI 48433 – “vote no on a Special Use Permit to operate an Adult Foster Care Home at 5490 Duffield Road, Flushing MI 48433, Parcel No. 08-20-100-016.”

7:35 P.M. – OPEN TO AUDIENCE FOR COMMENTS:

- 1. Ray Atherton, 5488 Duffield Road, Flushing MI 48433 – “
- 2. “would the facility devalue his property.”
- 3. Michael Sweet, 11481 Coldwater Road, Flushing MI – “came to see what was taking place.”

7:54 P.M. – CLOSED TO THE AUDIENCE

V. UNFINISHED BUSINESS

- 1. Discussion regarding Article IV. Site Regulations, Section 20-400 Accessory Structures.

The information has been sent to the Township Attorney for his review and comments.

VI. 8:59 P.M. OPEN FOR PUBLIC COMMENTS:

None

8:60 P.M. CLOSED FOR PUBLIC COMMENTS

VII. BOARD COMMENTS:

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

IX. ADJOURNMENT: CHAIR DOYLE adjourned the meeting at 8:30 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval