

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: May 10, 2021 TIME: 7:00 P.M.
WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chairman - Ronald Voigt	Vicki Bachakes
Vice Chair - Mark Newman	Christopher Czyzio
Secretary - William Mills	Craig Davis
Terry A. Peck, Board of Trustees Representative	
Mandy Hemingway, Recording Secretary	

PRESENT: Ronald Voigt, Mark Newman, William Mills, Vicki Bachakes, Christopher Czyzio, Craig Davis and Terry Peck

ABSENT: None

OTHERS PRESENT: Clerk Wendy Meinburg, Supervisor Fred Thorsby, Attorney Steve Moulton, Caitlyn Habben from Rowe Engineering and twenty-one other individuals were present.

I. MEETING CALLED TO ORDER at 7:00 P.M. by Planning Commission Chairman Voigt with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA: COMMISSIONER PECK MOVED, supported by Commissioner Newman to approve the agenda as presented.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES: COMMISSIONER CZYZIO MOVED, supported by Commissioner Mills to approve the minutes of the April 12, 2021 meeting.

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

Open for Public Comments at 7:02 P.M.

Six individuals gave comment on the Home Occupation Ordinance.

Closed for Public Comments at 7:23 P.M.

V. UNFINISHED BUSINESS

1. Motion to approve rezoning of the property at southwest corner of Elms Road and River Road, Parcel #08-36-400-006, from residential to commercial for the purpose of a wedding venue.

The applicant has withdrawn this request; therefore, no decision was made to alter the zoning of the property at the southwest corner of Elms Road and River Road, Parcel #08-36-400-006.

2. Motion to approve request for a Special Use Permit for a pond at 8123 W. Mt Morris Road, Parcel #08-11-200-009.

COMMISSIONER PECK MOVED, supported by Commissioner Mills to approve the request for a Special Use Permit for a pond at 8123 W. Mt Morris Road, Parcel #08-11-200-009, contingent on applicant placing a culvert at high part of driveway to address waterflow before permit for pond is issued.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Newman, Mills, Bachakes, Czyzio, Davis, Peck and Voigt

NAYS: None

THE MOTION CARRIED UNANIMOUSLY.

VI. NEW BUSINESS

1. Review revised Text Amendment to Home Occupation Ordinance No. 2021-01 AN ORDINANCE TO AMEND (1) ARTICLE II DEFINITIONS, (2) ARTICLE IV SITE REGULATIONS TO ADD SEC. 20-421 HOME OCCUPATION, (3) ARTICLE VII DISTRICT REGULATIONS SECTION 20-701 ZONING DISTRICT USES, AND (4) ARTICLE XVIII SPECIAL USE PERMITS SEC. 20-1803 STANDARDS FOR NON-DISCRETIONARY SPECIAL LAND USE PERMITS (A) HOME OCCUPATION.

Chairman Voigt asked Commissioner Mills to give a summary of the community meeting held earlier in the week and comment was made.

Caitlin Habban, planning consultant from Rowe Engineering, gave a detailed overview of the proposed amendments made to the Home Occupation Ordinance. After a brief discussion the following motion was made.

COMMISSIONER NEWMAN MOVED, supported by Commissioner Mills to approve the amendment to the Home Occupation Ordinance No. 2021-01 choosing Option 1 under Section (C) (1) on Page 2: Residential floor area shall include all floor area within the dwelling, including basement floor area, or so much of the basement area that has a ceiling height of at least 7 feet measured from the basement floor and is directly accessible by a stairway from the living area of the dwelling.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Mills, Davis, Peck and Voigt

NAYS: Bachakes, Czyzio and Newman

ABSENT: None

THE MOTION CARRIED.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 8:04 P.M.

There were two comments made.

CLOSED FOR COMMENTS: 8:06 P.M.

VII. COMMISSION COMMENTS

**VIII. NEXT REGULAR SCHEDULED MEETING IS MONDAY,
JUNE 14, 2021 AT 7:00 P.M.**

IX. ADJOURNMENT

With no further business, the meeting adjourned at 8:10 P.M.

RONALD VOIGT, Chairman

WILLIAM MILLS, Secretary

Date of Approval

Mandy Hemingway, Recording Secretary