

CHARTER TOWNSHIP OF FLUSHING

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REGULAR BOARD MEETING MINUTES

DATE SEPTEMBER 9TH, 2025 TIME: 6:00 P.M.

ADMINISTRATION MEMBERS

SUPERVISOR: Frederick R. Thorsby

CLERK: Wendy D. Meinburg

TREASURER: Terry A. Peck

TRUSTEES

William Bain

Linda Minarik

Joshua Upleger

Andrew Eichorn

I. DATE AGENDA POSTED: SEPTEMBER 4TH, 2025

II. MEETING CALLED TO ORDER at 6:00 P.M. by SUPERVISOR THORSBY followed by The Pledge of Allegiance to the American Flag and Roll Call.

ROLL CALL: Eichorn, Thorsby, Peck, Upleger, Bain, Minarik and Meinburg

MEMBERS ABSENT: None

OTHER INDIVIDUALS PRESENT: Thirty Seven (37) others present.

APPROVAL OF AGENDA FOR SEPTEMBER 9TH, 2025.

TREASURER PECK MOVED, supported by Clerk Meinburg to approve SEPTEMBER 9th Agenda.

THE MOTION CARRIED

APPROVAL OF PREVIOUS MINUTES for AUGUST 12TH, 2025.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve AUGUST 12th, 2025 minutes as presented.

THE MOTION CARRIED.

APPROVE PAYMENT OF BILLS LISTED

TREASURER PECK MOVED, supported by Clerk Meinburg to approve the payment of bills as presented.

ACTION ON MOTION

ROLL CALL VOTE

AYES: Minarik, Upleger, Thorsby, Bain, Peck, Meinburg and Eichorn

NAYS: None

ABSENT: None

THE MOTION CARRIED

III. PUBLIC COMMENTS:

OPEN TO PUBLIC COMMENT at 6:04 P.M.

None

CLOSED TO PUBLIC COMMENT at 6:04 P.M.

IV. UNFINISHED BUSINESS:

None

V. NEW BUSINESS:

1. SECOND READING on ORDINANCE NO. 2025-02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433

After no discussion.

CLERK MEINBURG MOTIONED, supported by Treasurer Peck to approve SECOND READING on ORDINANCE NO. 2025-02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433

After no discussion.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Thorsby, Eichorn, Minarik, Upleger, Peck, Meinburg and Bain

NAYS: None

ABSENT: None

THE MOTION CARRIED.

2. Public Hearing on Wood Valley Resolution 25-12 A RESOLUTION PURSUANT TO MCL 41.724(1) TO TENTATIVELY CREATE A SPECIAL ASSESSMENT DISTRICT TO REPAIR AND REPAVE THE ROADS IN WOOD VALLEY SUBDIVISION

Supervisor Thorsby - We have had several requests from residents in the subdivision to have the roads repaved. I have reached out to Todd from Genesee County Road Commission for these residents to get more information from him. This is not the Township asking you to have the roads repaved. This request is from the subdivision residents.

OPEN FOR PUBLIC HEARING at 6:07 P.M.

Todd Bigler (Genesee County Road Commission) – Supervisor Thorsby asked me to relook over this; it has changed slightly. We look through and this subdivision is four separate plats that first initially built in the mid 60's and latest in the back I do believe early 2000's. The first three are kind of blown apart. In my opinion require reconstruction, the back street Cornerstone Drive we could do a mill and surface and I think we have some miscellaneous pavement repairs upfront for that too. In addition to that as a general overview. The curb and gutters we are largely not proposing to remove all of them. We have some spot curbs that if it is holding water and not draining properly, we will look to attack those and make those correct. We have some **under drain** planned, I do believe for the entire subdivision. Under drain for the entire subdivision. Under water is something you don't want to have. Any time you have water trapped under your road between your road and clay for instance, which doesn't drain very well. It can cause pavement heaving and pavement stresses that just accelerates the deuteriation of the roads. The instillation of the **under drain** is something we included in our plans to extend the longevity of the roads. Which is why we included it on these plans. So as one special assessment, the estimated construction cost only we have estimated just over million dollars in total \$1,016,155 in total. In the past the Genesee County Road Commission by policy has contributed to the cost to these rehabilitations and whatnot by covering the cost of any engineering and inspection. There is a policy that is in place currently, I believe it is first come first service for our fiscal year. That in order to free up the cost to the residents. There is the 80% 10% 10% split, which the residents/property owners within the special assessment pays 80% of that construction cost after it bids out and gets built by Gerrard or some other unlucky soul. And then if the Township is willing to put up that 10% the Genesee County Road Commission will match the 10% as well. That will defray the cost slightly and of course nothing is set in stone until we estimate on what needs to be done. I also try to overestimate cost for unforeseen surprises during construction. This is about where we are at.

Andrew Weinrauch 3281 Woodvalley Dr. – I would like to address the County Engineering party the problem of flooding on Woodvalley, we have lived with the drainage problem in the street in front of our house for over 30 years. We are located at the lowest end of the subdivision and during heaving rains. Water drains to the front of our house and the two drains cannot keep up with the volume water. Currently the water floods the street in this area and overflows into our driveway towards our house and garage. We have spent thousands of dollars on landscaping including a 12 inch storm drain on our property. Grading our yard in construction to redirect this water to the side of our yard where there is a 20 foot County drain easement. How ever all this time the water has been washing out the base of our new driveway and pavers that we have installed. Whether or not the subdivision is repaved, which I support. I would like the County to address this issue of poor drainage. Possibly increase the size of storm drains in the street to handle the water and/or to reconstruct the easements so overflow from the water is directed to the County easement instead of my driveway. I have a video. (At this time video was presented.) There is the water coming down from the south. This is behind my house. White water rapids. The entire subdivision drains to that easement. As across the street, you can see the water pooring down from there. The drains cannot keep up.

Supervisor Thorsby – This is an issue that the County is well aware of, we are aware of it. We have gotten a record amount of rain in that last few of years. That's when the weak spots of drainage show up.

Andrew Weinrauch 3281 Woodvalley Dr. - Then why hasn't anything been done?

Supervisor Thorsby – I am saying the rain huge amounts of rain lately. It wasn't like that when it was built.

Andrew Weinrauch 3281 Woodvalley Dr – And it has to do with Hide Park and the development on Cornerstone, the water use to drain away and now the water drains between to houses. That is my driveway.

Supervisor Thorsby – Ok, so we can't engineer the repair tonight. We are just trying to engage the interest. We have the petitions ready for anyone to sign tonight and/or take one with you.

Trustee Minarik – Could you show me on the map where you are located?

Andrew Weinrauch 3281 Woodvalley Dr – Yes. (shows where he is on map) This is me. The water use to flow, this way and this way. Since they put in Cornerstone the water goes between two houses. I have spent thousands of dollars. I am for the repavement.

Todd Bigler (Genesee County Road Commission) – Yeah, we can look into that. My guess is that we have inadequate drainage structure there.

Supervisor Thorsby – It may be a Genesee County Drain Commission instead of Genesee County Road Commission.

Todd Bigler (Genesee County Road Commission) – Correct, we would stay within the right of way and anything beyond the right of way would be the Drain Commission. But we can address those concerns. Can I get a copy of your videos?

Andrew Weinrauch 3281 Woodvalley Dr – yeah, I can email them to you.

Michael Lacroix 3142 Cornerstone Dr – First of all, thank you for giving us all the opportunity to speak tonight. I would look for some assistance as you make the decisions. My wife and I were here yesterday and spoke to Fred and he gave us some details on the project that Todd had put together. We appreciate that. Then we when to Flint Township Office they just finished the Flagstone project, seems to be very similar to our project. They were not as accommodating so we did not get as much detail. But we did get some information from the residents and other resources and based on my understanding the cost of that project was about 2 million dollars not including the engineering. I believe the road distance about 3 miles within Flagstone. Based on what Todd provided our cost is about 1 million dollars and our road is about .7 miles which is about 25% of what Flagstone is, so I would expect our cost to be about \$500,000 vs. \$1,000,000. I don't have all the details from the Flint Township so I would curious if somebody could do a comparison. Were the numbers correct? Maybe the numbers were wrong?

Supervisor Thorsby – We will let Gerrard Godley address this, he is one of the engineers from the Genesee County Road Commission.

Gerrard Godley (Genesee County Road Commission Engineer) – I helped overseen part of the Flagstone project. The numbers you received tonight from Todd is a reconstruct. Which means we are going to tear the entire road up, so we are going to put new curb and gutters in spots and reconstruct some drainage structures in spots, so this is a little more than what Flagstone was involved. There were some pieces that were just milled and resurfaced so we didn't do the full tear out. It is a little different, there are some similarities but still different.

Michael Lacroix 3142 Cornerstone Dr – Is it twice as much worth? It just seems like ours is twice as much as there's.

Todd Bigler (Genesee County Road Commission) – So yes for what you'd call per lane mile, it is about twice as much. The scope of the Flagstone project largely is different from what we plan on doing. We fully plan on removing stones and putting in new stones and new asphalt, except for Cornerstone in the back. Flagstone, there wasn't a lot of new stone. There was a couple of spots we had to do some undercutting. But for the most part it was a mill and resurface with that partial curb and gutter. So ultimately when it comes to these roads, there is no one size fits all.

Michael Lacroix 3142 Cornerstone Dr – Is there an option to not do the complete subdivision? To take Cornerstone out of project to lower cost? How will we know that we can count on the 10% from the Genesee County Road Commission and 10% from the Township? If we knew this was locked in, it might make it easier to get other residents to sign the petitions.

Supervisor Thorsby – I will be meeting with the Genesee County Road Commission in November - December. We had that conversation, but it depends on what the request are for next year. This program just started a couple of years ago. The budget is \$500,000 each year. And

they use up the entire \$500,000 each year. In the case of Beach Tree we pushed it out a year so they could get the 10% match. We try our best to be first in line with our road improvement plan in front of them, so we can qualify for those kind of things.

Michael Lacroix 3142 Cornerstone Dr. – So, I understand that there will be a petition sent around for residents for 55% to say okey doakey then it goes through. But is there a way for residents to vote yes if we get the 20% but no if we don't?

Supervisor Thorsby – No, that's why when the Clerk sends out the notice. She not telling you, oh but there is this 20% out there. She is saying that this is what the construction cost is. So you need to know that ahead of time that this is the most you are going to pay. What will happen with the 20% is, if you want it done this year. You may not get the 20%, if you wait for the year after, maybe you will qualify for the 20%. It all depends on how many other municipalities are asking for help.

Michael Lacroix 3142 Cornerstone Dr. – This will be cost over 15 years? How will we know what the percentage rate would be advertised? When will we know what the percentage rate is, whether it is 5%, 10%, 15% or 20%. Just another important piece of information.

Supervisor Thorsby – That is a magic question, the Township, so everyone knows. The Township can bond for the Million Dollars. We just got today electronically transferred a wire transfer \$1,006,000. to pay for Apple Hill Estates. We just got the interest rate last week. It all depends on what the Federal Government is doing, what the bond market is doing. I cannot predict what it is going to be next year, neither can you, no one can. We know we can do it cheaper than anyone else can do it. The interest rate would be lower. If you pay it off ahead of time you don't get charged any interest. So you can do that as well. Some of the Apple Hill Estates residents did.

Michael Lacroix 3142 Cornerstone Dr. – This question is for Todd, there is line item on the cost that is mobilization and maintaining traffic that is about 15% of the cost. What is that?

Todd Bigler (Genesee County Road Commission) – So maintaining traffic is usually results in, at most 5% of the project, the mobilization is really the biggest thing, for all contractors to get on site. Your concrete crew getting equipment on site. Whether it is your concrete crew, excavators, road crew engineers and such.

Supervisor Thorsby – Everybody needing to get to the site.

Michael Lacroix 3142 Cornerstone Dr. – I have a sinkhole in my yard by a storm drain and the street is actually sinking also. Is this something that I need to wait to get that addressed, if this is happening in 2 years? Or is that something that can be address sooner?

Todd Bigler (Genesee County Road Commission) – They have done it before about 4 or 5 years ago. There was about the same kind of fix. They might be able to send someone out that is not part of this. For emergent needs, for potholes or sinkholes you can go to gcr.org there is a triangle with an explanation point in it. That is to report a problem link. Our maintenance department would receive any issues reported.

Nathan Hughes 3305 Longview Dr. – I have an 8 acres parcel, my own easement. So trying to figure out from the assessment side of it, because that is my driveway. How does that work out on the assessment.

Supervisor Thorsby – So you are on the private drive?

Nathan Hughes 3305 Longview Dr. – Dirt drive, not county road and not paved.

Supervisor Thorsby – So you are included in the assessment because in order to get to your private drive you have to go through the subdivision. That is why you are included in the assessment district.

Nathan Hughes 3305 Longview Dr. – Is there a reason why we can't extend that?

Supervisor Thorsby – County is not interested in that.

Todd Bigler (Genesee County Road Commission) – In order to work on that part of Longview, it would have to be a County Road. Legally we cannot work on it.

Supervisor Thorsby – The road would legally have to be turned into a Genesee County road to be worked on by the County.

Bob Morrow 3347 Longview Dr. – Maybe he could explain. How did that Longview Dr. end up being a private drive? Didn't that need approval by the county.

Supervisor Thorsby – So we have an ordinance that controls private drives. People build these private drives and then they want to add houses and the driveway isn't wide enough. And then we end up with people getting upset about easements and others driving on theirs and such. We have an ordinance that allows them with certain requirements.

Bob Morrow 3347 Longview Dr. – It just seems like they should have just continued Longview instead of making it a private drive.

Supervisor Thorsby – Right, that would have been ideal. But they allowed it.

Dennis Mcknight 3424 Longview Dr. – We are a small subdivision, with one way in and one way out. How long will the construction be. We are a very busy subdivision.

Gerrard Godley (Genesee County Road Commission Engineer) – It's going to be 3 months. It could be quicker, we estimate for so many rain days a month. We could run into issues. (at this time went over a couple projects and examples of what could happen.)

Supervisor Thorsby – That does not mean he will have the entrance to the subdivision blocked off for three months.

Gerrard Godley (Genesee County Road Commission Engineer) – You were saying your subdivision was very busy. All these subdivisions are very busy. We have door hangers that will be placed on your front door to make sure you know that you may have delays getting out of the subdivision. Letting you know that you may have 15 to 20 minute delays. Door hangers may also let you know other information. This is how communications is done during construction.

Mike Goulet 3320 Woodvalley Dr. – I am the one on the corner of Woodvalley and River Road. My question is to you is did you look at this area.

Supervisor Thorsby – They said they would look at it when they are working on the subdivision.

Mary Harvey 3259 Woodvalley Dr. - If you decide to sell. Will that be left with the person buying the house or does it follow you?

Amanda Odette (Township Attorney) – That would be the decision between the seller and buyer.

Andy Weinrauch 3281 Woodvalley Dr. – Could you look at the construction contingency? I seen something on that.

Gerrard Godley (Genesee County Road Commission Engineer) – As engineers, we are not perfect. At this stage is really hard to say exactly what we are going to be doing. We are using our best guess. We add an extra 10% on the total cost for those things that we did not see.

Andy Weinrauch 3281 Woodvalley Dr. – So there is an additional 20%.

Gerrard Godley (Genesee County Road Commission Engineer) – So we go with the lowest bidders and usually that is a local company. To keep the cost to a minimum.

Robert Porter 3135 Cornerstone Dr. – How many times do you get bids under the estimate?

Gerrard Godley (Genesee County Road Commission Engineer) – About 30% – 40%? Sometimes it does happen.

Robert Porter 3135 Cornerstone Dr. – I want to go on record that I would like the assessment without Cornerstone Dr. in the project.

Gerrard Godley (Genesee County Road Commission Engineer) – It could be taken off the project. But just so you know you would still be responsible for the assessment.

Robert Porter 3135 Cornerstone Dr. – Just say we didn't do this now and say 5 years later Cornerstone needs to be done.

Gerrard Godley (Genesee County Road Commission Engineer) – I don't think that is possible with an open SAD.

Robert Porter 3135 Cornerstone Dr. – What was the estimate 5 years ago?

Gerrard Godley (Genesee County Road Commission Engineer) – I don't have that information. I think we had one that was more recent than that. It was around about \$800,000 - \$900,000.

Robert Porter 3135 Cornerstone Dr. – I am assuming it had less reconstruction?

Gerrard Godley (Genesee County Road Commission Engineer) – Maybe a little bit less. I always like to tell people that your road isn't going to get any better over time.

Robert Porter 3135 Cornerstone Dr. – I guess I will get to my point. If we would have done this sooner, it would have cost less. So why didn't we.

Gerrard Godley (Genesee County Road Commission Engineer) – Yes.

Robert Morrow 3347 Longview Dr. – You said that the assessment would be over a 15 year? So that would be on the summer taxes?

Supervisor Thorsby – No we can only put it on your winter taxes.

Robert Morrow 3347 Longview Dr. – So that would be an extra \$1000 or so.

Supervisor Thorsby – So it was said earlier, that if you decided to sell that would go to the buyer?

Amanda Odette (Township Attorney) – Not necessarily. You can pay it off or roll it over to the buyer. That needs to be agreed upon with the seller and buyer.

Supervisor Thorsby – So what we are going to do tonight if there is no one else. We will close public hearing at 7:02 P.M.

CLOSED FOR PUBLIC HEARING at 7:02 P.M.

At this time Petitions were available for residents to sign.

3. Discussion and possible motion on Wood Valley RESOLUTION 25-12 A
RESOLUTION PURSUANT TO MCL 41.724(1) TO TENTATIVELY CREATE A
SPECIAL ASSESSMENT DISTRICT TO REPAIR AND REPAVE THE ROADS IN
WOOD VALLEY SUBDIVISION

Supervisor Thorsby – At this time we have been advised by Amanda Odette our Township Attorney to have another Public Hearing at the October meeting for SAD.

No action was taken on the agenda item.

4. PUBLIC HEARING for NOTICE OF PUBLIC HEARING ON TRUTH IN TAXATION
MILLAGE CALCULATIONS AND RETURN MILLAGE RATES TO PREROLLED
BACK RATES

Supervisor Thorsby – went over the rates and we levy .5 mills, we are approved for 1 mill
3.4.114 is the police millage 3.1720.

Public Hearing opened at 7:14 P.M.

No comments made.

Public Hearing closed at 7:14 P. M.

5. Discussion and possible motion on RESOLUTION 25-13, A RESOLUTION REGARDING MILLAGE LEVY (TRUTH IN TAXATION) FOR 2025 better known as the “Flushing Township 2025 Millage Levy Authorization” adopted pursuant to MCL 211.24e(3)

After little discussion.

CLERK MEINBURG MOTIONED, supported by Treasurer Peck to approve RESOLUTION 25-13, A RESOLUTION REGARDING MILLAGE LEVY (TRUTH IN TAXATION) FOR 2025 better known as the “Flushing Township 2025 Millage Levy Authorization” adopted pursuant to MCL 211.24e(3) as presented.

After some discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Bain, Eichorn, Minarik, Meinburg, Thorsby, Upleger and Peck

NAYS: None

ABSENT: None

THE MOTION CARRIED.

6. Discussion and possible motion on Budget Amendments

After little discussion.

CLERK MEINBURG MOTIONED, supported by Treasurer Peck to approve Budget Amendments as presented.

After no further discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Upleger, Thorsby, Eichorn, Meinburg, Minarik, Peck and Bain

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. REPORTS:

1. Supervisor’s Report – Supervisor
Monthly Building Report
FANG Activity Report

Supervisor Thorsby

- Apple Hill Estates is still being finished. Came in under budget so some of the extra funds were used to fix some other curbs and driveways in Apple Hill Estates. Project was about \$100,000 under budget now it is around \$50,000 under.

- Other reports are in packets.

2. Clerk's Report – Clerk

Clerk Meinburg

- Tomorrow bids on Township renovation will be opened.
- New 911 location was toured, very nice building.
- FANGs is coming up on 40th anniversary.

3. Treasurer's Report – Treasurer
Financial Report March 2024
Water Report

Treasurer Peck

- Went over reports.

4. Zoning Administrator
Zoning and Code Enforcement Report

Zoning Administrator Czyzio

- Planning Commissioners moving forward with Sign Ordinance
- Rezoning ordinance considered today at Board Meeting. Thank you.
- Will be changing rezoning map in future.

5. Flushing Township Police Department – Chief

Chief VanAlstine

- Officer Greninger community policing in Township.
- Business inspections and security recommendations.
- Officer Greninger has also been doing great with Township Police Facebook page. Adding videos and such. He has done an amazing job. Facebook has 200,000 + viewers, most of which are not followers.
- Covered loose pigs as well on Facebook page.
- Officer Greninger has been taking classes all this year to help give training to others.
- Raider Rally was the last gathering they did.
- Officer Greninger has completed two business checks.
- Went over STATS

VII. PUBLIC COMMENTS:

Opened for public comment at 7:42 P.M.

Paul Kelley thanked Township Board for doing such a good job on Apple Blossom Project.
James Lanfrankie 7491 Coldwater – Would like to make a cash offer to acquire property.

Closed for public comment at 7:44 P.M.

VIII. BOARD COMMENTS

Opened for board comments at 7:44 P.M.

Trustee Minarik – If a tree falls in the road and a neighbor pushed it into the ditch, what happens
Supervisor Thorsby – Call 911 if tree is in the road.

Trustee Minarik – Do we approve Private Drives still?

Chris Czyzio (Zoning Administrator) – Yes, we still have an ordinance for them.

Dennis Judson (Assessor) – There is a difference between Private Drives and Private Roads.

Closed for board comments at 7:46 P.M.

IX. NEXT REGULAR MEETING:

OCTOBER 14th, 2025 AT 6:00 P.M.

X. ADJOURNMENT

TRUSTEE BAIN MOVED, supported by Trustee Minarik to adjourn the meeting at **7:47 P.M.**

WENDY D. MEINBURG, Clerk

APPROVED DATE

FREDERICK R. THORSBY, Supervisor