

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MEETING MINUTES

DATE: JULY 8, 2013

TIME: 7:00 P.M.

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

MEMBERS OF PLANNING COMMISSION

Jerome Doyle Chair

Aaron Bowron

Robert Gensheimer, Vice Chair

Donn Hinds

Ronald Flowers, Secretary

Mark Newman

Shirley D. Gage, Board of Trustee Representative

Julia A. Morford, Recording Secretary

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

ABSENT: Aaron Bowron

OTHERS PRESENT: One (1) individual

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 Hinds to approve the Agenda as presented. **MOTION CARRIED.**

III. APPROVAL OF MINUTES OF JUNE 10, 2013: MOTION AND SECOND to approve the Minutes of June 10, 2013 with one (1) correction. **MOTION CARRIED**

IV. UNFINISHED BUSINESS:

1. Finalization of the Master Plan

Doug Piggott (Mr. Piggott) of Rowe Engineering was present to bring the Planning Commission up to date regarding the Master Plan; there were a few questions:

- a. “*Housing*”, page 1 of the Scope would stay “as is” and not be changed.
- b. Mr. Piggott has a digital copy of the existing Master Plan and will go in and reformat the program; then present a draft of the Plan to the Planning Commission with all the changes with such functions as the highlighter, strike throughs, etc.
- c. It was proposed by Mr. Piggott for him to attend the September Planning Commission Meeting but a draft copy of the Plan will be available a couple of

weeks ahead of time so that each Planning Commission Member may individually review the Plan.

d. Mr. Piggott reviewed the Update of the Scope:

Page 1:

1. *“History of Flushing”* - Yes
2. *“Soils”* - Yes
3. *“Population Characters”* - Yes
4. *“Housing”* - No

Page 2:

1. *“Attitude Survey”* – No
2. *“Adjacent Area Planning and Zoning”* – No
3. *“Natural Features”* – Yes
4. *“Agriculture”* – Yes

Page 3:

1. *“Recreation”* – Yes
2. *“Water Resources”* – Yes
3. *“Transportation”* – Yes
4. *“Land Use”* – Yes
5. *“Township Economy”* – Yes
6. *“Community Facilities”* – Yes

Page 4:

1. *“Present updated information at June 2013 Meeting”* - No

2. GOALS AND POLICIES

- a. *“Problem Statements”* – Yes
- b. *“Goals”* – Yes
- c. *“Policies”* – Yes

3. PLANS

- a. *“Land Use Needs”* – As is
- b. *“Future Land Use”* – As is
- c. *“Zoning Plan”* – New requirement - To be added - Yes
- d. *“Transportation”* – As is
- e. *“Capital Facilities Plan”* – As is

Page 5:

1. IMPLEMENTATION

- a. *“Zoning”* – No
- b. *“Other Ordinances and Laws”* - No
- c. *“Plan Maintenance”* - No
- d. *“Using the Land Use Plan for Zoning Review”* – No
- e. *“ROWE presents draft for approval”* - Yes
- f. *“ROWE prepares copies”* – Yes

2. TOTAL OF \$4,250 for the scope of work to be performed.

V. NEW BUSINESS:

1. J. Stephen Stout, 6125 Deland Road, Flushing MI 48433

Formal Hearing for the Purpose of Obtaining a Special Use Permit to Allow 6129 Deland Road to Access Deland Road for Means of the Private Road.

FACTS OF THE SPECIAL USE PERMIT:

- Special Use Permit to extend current driveway to the new house which is 6129 Deland Road, Flushing MI 48433
- Mr. Stout attended the Planning Commission Meeting on June 10, 2013 and thought he would have to apply for a Variance; found out from his attorney that he only needed a Special Use Permit.

CORRESPONDENCE:

VI. PUBLIC COMMENTS:

8:25 P.M. – OPENED TO PUBLIC COMMENTS

None

8:26 P.M. – CLOSED TO PUBLIC COMMENTS

VII. BOARD COMMENTS:

None

VIII. MEETING SCHEDULE: NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON MONDAY, AUGUST 12, 2013 AT 7:00 P.M.

IX. ADJOURNMENT: Due to lack of business matters, **DOYLE** adjourned the meeting at 8:40 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval

Planning minutes 07/08/2013

PROBLEM STATEMENTS

The following problem statements were based on the information contained in the data base and on the comments made by township residents on the attitude survey.

Soils:

- 1) Soils pose long term problems for medium density residential development.
- 2) Sewers need to be extended into existing or proposed areas of intensive development.

Water Resources:

- 3) Relatively poor quality of ground water results in requests for extension of municipal water lines.

Current Land Use:

- 4) Urban sprawl results in expensive extension of municipal services, including water, sewer, and road improvements.
- ~~5) There is a lack land identified and reserved for commercial use in the township result in the potential for intermingling of residential and commercial uses.~~

Housing:

- ~~6) There is a current lack of a reasonable mix of affordable housing.~~
- 5) Selection of housing types is limited primarily to single family residential homes.

Agriculture:

- 6) Fragmentation of farmland into non-agricultural developments, particularly in areas of prime farmland reduces the viability of township agriculture and results in conflicts between agricultural and non-agricultural land uses.

Recreation:

- 7) Hiking/Biking facilities are in demand in Flushing Township.

Natural Features:

- 8) There is potential for inappropriate development in areas with natural features such as flood plains, wetlands, steep slopes and wood lots that are environmentally sensitive and need to be protected.

Surrounding Areas:

- 9) Coordination of land use planning between Flushing Township and the surrounding municipalities including the City of Flushing.

Transportation:

- ~~10) Traffic on arterials can be expected to exceed their design capacity during the planning period.~~
- 10) Traffic on arterials may be considered as per needed in the future.
- 11) Many primary roads are in inadequate condition .

Township Economy:

Completely taken out.