

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

810-659-0800 FAX: 810-659-4212

MINUTES OF THE PLANNING COMMISSION MEETING

DATE: DECEMBER 12, 2016 TIME: 7:00 P.M.

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

MEMBERS OF PLANNING COMMISSION

Chair: Jerome Doyle

Donn Hinds

Vice Chair: Robert Gensheimer

William Mills

Secretary: Ronald Flowers

Mark Newman

Board of Trustee Representative: Daniel McGrath

Recording Secretary: Joyce A. Wilson

PRESENT: Jerome Doyle, Ronald Flowers, Robert Gensheimer, and Donn Hinds. Daniel McGrath arrived at 7:10 P.M.

ABSENT: William Mills and Mark Newman

OTHERS PRESENT: Five (5) other individuals

- I. **MEETING CALLED TO ORDER** at 7:00 P.M. by Planning Commission Chair **JEROME DOYLE** with Roll Call and Pledge to the American Flag.
- II. **ADOPTION OF AGENDA: FLOWERS MOVED**, seconded by Donn Hinds to approve the agenda as presented. **MOTION CARRIED.**
- III. **APPROVAL OF PREVIOUS MINUTES:** Postponed until later in the meeting.
- IV. **UNFINISHED BUSINESS:**
 1. Ohoud Abukoush, 7570 River Road, Flushing, MI 48433 – Request of a Special Use Permit to Operate a Group Child Care Home at 7570 River Road, Flushing, MI 48433, Parcel Number: 08-36-504-002, pursuant to *Article II, Definitions, Group Day Care Home*.

Mr. Abukoush had presented his request at the November 14, 2016 Planning Commission Meeting and there had been questions regarding his lack of fencing, whether there was another such facility within 1,500 feet, the setback distances of the house and outbuildings and a Site Plan was needed. He was asked to address those concerns and return to the December 12, 2016 Planning Commission Meeting to present his solutions.

Mr. Abukoush had drawn up a site plan as requested by the Planning Commission and it was included in their packets.

The Planning Commission reviewed the Site Plan with Mr. Abukoush. The following points were noted:

There was a five car garage with three additional spaces outside the garage along with a large turn around driveway for parents to drop off children and park. The Assessor had indicated there was not another such facility within 1500 feet. Wood fencing was going to be installed to enclose the children's play area.

The sump pump drained to the back of the property and there was an underground water line. The septic tank was in front of the house and power lines overhead. The land sloped towards the river in back and was located quite some distance across two holes of the Flushing Valley Country Club.

After reviewing the Site Plan with Mr. Abukoush, the following motion was made:

COMMISSIONER HINDS MOVED, supported by Commissioner Gensheimer, to approve the request of Mr. Abukoush for a Special Use Permit to Operate a Group Child Care Home at 7570 River Road, Flushing, MI 48433.

THE MOTION CARRIED UNANIMOUSLY with the members present.

2. Alberto Dimatteo, 12645 Rattalee Lake Road, Davisburg, MI 48350 – Request a Special Use Permit for a 6' x 2' Ground Sign entitled "BOARDING" at 7462 N. McKinley Road, Flushing, MI, 48433.

Mr. Dimatteo had originally requested three separate Special Use Permits at the November 14, 2016 meeting but it has been determined, after reviewing a letter from the Township Attorney, which he is only required to get one Special Use Permit for the sign. A copy of Mr. Steven Moulton, Township Attorney's letter is made a part of the minutes and listed below:

INSERT LETTER JOYCE!!!

Mr. Dimatteo stated the sign would be double sided, aluminum with a wood frame and he wanted to install solar lights to light the sign. He would like to install it near the corner of Mt. Morris and McKinley. The Planning Commission cautioned him about the right-of-way and that he would have to stay back of that. They also suggested he move the cement horse back out of the right of way that he had placed near the corner.

COMMISSIONER FLOWERS MOVED, supported by Commissioner Gensheimer, to approve the request of Mr. Dimatteo for a Special Use Permit for a 6' x 2' Ground Sign entitled "BOARDING" at 7462 N. McKinley Road to be built off the right-of-way.

THE MOTION CARRIED UNANIMOUSLY with the members present.

APPROVAL OF PREVIOUS MINUTES:

COMMISSIONER FLOWERS MOVED, supported by Commissioner Gensheimer to approve the minutes of the September 12, 2016 Planning Commission Meeting and the October 3, 2016 Planning Commission Meeting as presented.

THE MOTION CARRIED UNANIMOUSLY with the members present.

V. NEW BUSINESS:

Commissioner Flowers welcomed Daniel McGrath to the Planning Commission as the new Board of Trustees Representative.

VI. PUBLIC COMMENTS:

There were no public comments

VII. BOARD COMMENTS:

Board members wished everyone a Merry Christmas.

VIII. NEXT REGULAR SCHEDULED MEETING WILL BE MONDAY, JANUARY 9, 2017 AT 7:00 P.M.

IX. ADJOURNMENT:

With no further business, the meeting adjourned at 8:25 P.M.

JEROME DOYLE, Chair

JOYCE A WILSON, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval

12/12/2016 plan min