

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MEETING MINUTES

DATE: AUGUST 12, 2013

TIME: 7:00 P.M.

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

MEMBERS OF PLANNING COMMISSION

Jerome Doyle Chair

Robert Gensheimer, Vice Chair

Ronald Flowers, Secretary

Shirley D. Gage, Board of Trustee Representative

Aaron Bowron

Donn Hinds

Mark Newman

Julia A. Morford, Recording Secretary

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

ABSENT: None

OTHERS PRESENT: Two (2) other individuals

I. MEETING CALLED TO ORDER at 7:03 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 change the order of Number 4 and Number 5 in order to take care of “New Business” before going into “Unfinished Business.”

- a. DOYLE** read a letter which had been received from Attorney John Zintsmaster on behalf of Mr. J. Stephen Stout, 6125 Deland Road, Flushing MI 48433 regarding continued discussion from a *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.* (Unfinished Business)

The letter stated: “due to the status of the health of Mr. Stout’s father, Mr. Stout is asking that the matter be tabled until he has a chance to bring it back to the attention of the Planning Commission.”

- b. Finalization of the Master Plan**

IT WAS RECOMMENDED TO LET THE AGENDA STAY AS PRESENTED BECAUSE THE COMMISSION WOULD AUTOMATICALLY PROCEED TO “NEW BUSINESS” DUE THE CIRCUMSTANCES MENTIONED.

II. ADOPTION OF AGENDA: FLOWERS MOVED, seconded by Gensheimer to approve the Agenda as presented. MOTION CARRIED.

III. APPROVAL OF MINUTES: None

IV. UNFINISHED BUSINESS:
None

V. NEW BUSINESS:

1. Diane Fondren, 9495 W. Stanley Road, Flushing MI 48433

Formal Hearing for the Purpose of Obtaining a Discretionary Special Use Permit to Power Coat and Sand Blast in an Existing Building – Zoning District: C-2, Use – “Automobile Bumping, Painting, Welding, Upholstering, and General Repair Service.”

MS FONDREN would like to start a small powder coating and sand blasting business. Powder coating is the process where one would take an object and instead of painting it, would coat it with powder and then bake the object in an oven. The object would last longer and be more firm. Automobile rims and lawn furniture are just a few of the items that are powder coated. **MS FONDREN** will be using an existing building, located on the property in question, for the business. There would be no changes to the building.

QUESTIONS/COMMENTS TO THE APPLICANT FROM THE PLANNING COMMISSION:

1. **HINDS:** will the business be publically advertised; will it be similar to a production line at General Motors with semi trucks?
ANSWER: the business will be open to the public but there will not be any semi trucks.
2. **GENSHEIMER:** what will the turn around time be for storage; will the back yard be filled with items waiting for service.
ANSWER: the turn around time will be a short time; the back yard will not be filled with trailers, etc.
3. **DOYLE:** will all the storage be inside?
ANSWER: “yes.”
4. **BOWRON:** are there any environmental concerns with the exhaust or environmental products involved with the process; do you have a D/B/A license or are you incorporated; explain what the Certificate of Training (included in the Planning Commission packets) consists of; do you have all the equipment needed for the job.
ANSWER: the process is very safe; you can see the powder coat stick to the metal through the electrical process; the sand is baby safe; Ms. Fondren has a D/B/A license; Ms. Fondren along with her son took Genesee Engineering Automotive Classes to learn how the machines work including the environmental safety issues.
5. **NEWMAN:** understands that once the power is adhered to the metal it goes through a cooking process, is that correct; are there any fumes or anything from the process.
ANSWER: the cooking process is similar to a large oven and is cool to the touch.

6. **DOYLE:** are there any noises with the sand blasting process because, per the ordinances there can't be any more decibels than a certain pitch of noise in the building; what other machinery will there be; there is a large room in the building; understands there won't be any fumes from the process.

ANSWER: once everything is set up and insulated in the generator area, there will be an air compressor on the North side of the existing house which is the only residential house bordering the area; there will be a cool/coat powder oven with the machine which sets on a small type dolly that sits on the ground and hooks to a wire rack that dips into the powder; there will be a lot of room for the air compressor; there will not be any fumes or smoke from the oven.

DOYLE'S concern is since there is an existing building that has been approved for what it was used for, when Deep Woods had it, which was car carriers, so the size of the garage was for the particular use so they could work on their trailers, etc. Some of the dimensions don't go along with actual set-backs for a C-2 Zoning but it was approved once before so wonder if it would be a previously accepted item. Ms. Fondren is currently leasing the property.

ALTHOUGH THERE WASN'T A SITE PLAN, IT WAS FELT THAT SINCE THE PLANNING COMMISSION HAD ALL THE DIMENSIONS AND SPECIFICATIONS, THE PLANNING COMMISSION COULD WORK WITH THE INFORMATION.

7:20 P.M. – OPEN TO THE AUDIENCE:

1. **Carol LeBreque** – “is the fencing on the south side of the existing building going to be fixable – the wood picket fence behind the gas station?” ANSWER: Ms. Fondren owns everything that is fenced in and there are thirty (30) inches that technically is Ms.

Fondren's property so it is mowed.

7:22 P.M. – CLOSED TO THE AUDIENCE

REVIEW OF THE SITE PLAN:

ORDINANCE	PROPOSED	DETERMINATION OF COMMISSIONERS
a)Statistical data including: number of dwelling units, size of dwelling units, 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.	1 building, office, restroom, break room, garage.	Small amount of machinery; 26'6" x 54'; concrete floors; similar to what house was in the first place; trusses. ACCEPTABLE
b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.	See Attached	2 driveways on the north side into a 32' drive; 78' in the back; if there was a new site plan would have to be 50'

		away from the property line but it is an existing building so agrees with what is there now. ACCEPTABLE
c) Vehicular traffic and pedestrian circulation features within and without the site.	1 driveway, public parking in front, west side off-street private parking in east rear	Drive all the way around the building; public parking in the front west side off-street; private parking in the east rear. ACCEPTABLE
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.	See "C"	There will not be any specific loading area – no trucks coming in; open to the public from 9 a.m. to 5 p.m.; walk in customers. ACCEPTABLE
e) The location, dimensions and proposed use of all on-site recreation areas, if any.	N/A	None
f) The location of all proposed landscaping, fences or walls.	Existing fencing, chain link and wood surrounding back 2/3 of property	If fence needs repair it will be fixed. This could be a condition of the Discretionary Special Use Permit
g) The height and dimensions of all structures.	1 story	ACCEPTABLE
h) Front, rear, and side elevations of any typical structure proposed for development.	N/A	None – only what is currently present.
i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.	Public water and sewer	ACCEPTABLE
j) The locations, dimensions and lighting of all signs.	Currently N/A Future – 4 x 3' sign according to regulations	When ready to have a sign installed, have to get approval from the Planning Commission.
k) The location, intensity and	N/A	Security lights are in the back

orientation of all lighting.		of the building. There are six (6) outside lights around the building.
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.	See Attachment	Don't have the map but it is existing.
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 Building	Gravel parking lot; grade drain to other properties; drainage would be minimum because it is sand. ACCEPTABLE
n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.	See Attachment	ACCEPTABLE
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	The baby sand is ok to dispose at the landfill because it has been tested after being used; fifty-five (55) gallon drums will be loaded and then disposed at the landfill; a winch and ramp will be used to load the drums; the sand will be used until it breaks down; two (2) drums at a given time will be on the property. Could be part of the conditions.
p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water,	N/A	There is enough storage area for the fifty-five (55) gallon drums; there are no other storage tanks. ACCEPTABLE

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.	N/A	Water is not being stored on the property; there isn't any water being retained; there isn't any drainage for storm water in the parking area; since the drive is gravel there shouldn't be that much water; there are no retention or detention areas; the drives are hard surface; there are no sumps; there isn't a basement in the house. ACCEPTABLE
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	There are no contaminated areas.
s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."	N/A	There are no contaminated areas.
t) Submission of the "State/County Environmental Permits Checklist."	N/A	OK
u) 100 year floodplain	N/A	Not in the area for a 100 year floodplain.
v) Topographic lines at 1" intervals.	N/A	For new construction not existing matters.
w) Proposed and existing utilities including water, sewer, storm water and lighting.	Public water and sewer	There are six (6) outside lights. ACCEPTABLE
x) Driveway locations.	N/W side of building	ACCEPTABLE
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.	C-2 DSUP	C-2 Zoning; Discretionary Special Use. ACCEPTABLE
z) Statement on the plan as to whether wetlands exist on the site.	No	There are no wetlands on the property.

aa) Easements impacting property.	N/A	There are no easements on the property.
bb) Underground utilities present on property.	Existing building	Existing electricity for heat and lights.

COMMENTS/QUESTIONS:

1. **BOWRON:** what is the duration of the lease? ANSWER: six (6) months contingent upon the approval from the Planning Commission but hoping to purchase.
2. **HINDS:** has a concern about the quantity of barrels - would it be reasonable to put a limit on the number, perhaps five (5), on the premise at one time.
3. **DOYLE:** would like to have the barrels stored inside the building.
4. **BOWRON:** what is the name of the company? ANSWER: “*The Color Factory*”

NEWMAN MOVED, seconded by Hinds to approve the request as submitted with three (3) conditions:

1. Fix and maintain the fence on the south side of the building.
2. Dispose the sand through the landfill.
3. Limit to five (5) barrels on hand and stored inside the building.

ACTION OF THE MOTION:**ROLL CALL:**

AYES: 7

NAYS: 0

MOTION CARRIED.

VI. PUBLIC COMMENTS:

7:47 P.M. – OPENED FOR PUBLIC COMMENTS

None

7:48 P.M. – CLOSED FOR PUBLIC COMMENTS

VII. BOARD COMMENTS:

1. **BOWRON:** wished Ron Flowers a “Happy Birthday” and thanks to Doug Piggott for all his work.
2. **DOYLE:** Doug Piggott will have Master Plan information for the Planning Commissioners prior to the next Regular Meeting scheduled for September 9, 2013.

VIII. MEETING SCHEDULE: NEXT REGULAR SCHEDULED MEETING WILL BE HELD ON MONDAY, SEPTEMBER 9, 2013 AT 7:00 P.M.

IX. ADJOURNMENT: Due to lack of business matters, **DOYLE** adjourned the meeting at 7:48 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

RONALD FLOWERS, Secretary

Date of Approval

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