

# CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

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[www.flushingtowship.com](http://www.flushingtowship.com)

## ZONING BOARD OF APPEALS MINUTES

DATE: Sept. 5, 2023

TIME: 7:00 P.M.

### MEMBERS OF ZONING BOARD OF APPEALS

Chair – Steve Moulton

Andrew Eichorn

Vice Chair – Richard Vaughn

James Sarka

Planning Commission Representative – Craig Davis

Jeanette Sizemore, Recording Secretary

**PRESENT:** Vaughn, Sarka, Moulton, Eichorn and Davis

**ABSENT:** None

**OTHERS PRESENT:** 5

**I. MEETING CALLED TO ORDER** at 7:01P.M. by Zoning Board of Appeals  
Chairperson Moulton with Roll Call and Pledge to the American Flag.

### **II. APPROVAL OF AGENDA:**

**MR. VAUGHN moved**, supported by Mr. Eichorn to approve the agenda.

**THE MOTION Carried.**

### **III. APPROVAL OF PREVIOUS MINUTES:**

**MR. DAVIS moved**, supported by Mr. Vaughn to approve the minutes of the July 17<sup>th</sup>, 2023 meeting.

### **ACTION ON THE MOTION**

#### **ROLL CALL VOTE:**

**AYES:** 5

**NAYS:** 0

**ABSENT:** 0

**THE MOTION Carried.**

### **IV. PUBLIC COMMENTS:**

**OPEN FOR PUBLIC COMMENTS 7:01 P.M.**

NONE

**CLOSED FOR PUBLIC COMMENTS 7:02 P.M.**

**V. UNFINISHED BUSINESS**

NONE

**VI. NEW BUSINESS**

1. Public Hearing for the Variance Request for signage setback, height and area requirement for Valero at 8464 W. Mt. Morris Road, Flushing, Michigan 48433, Parcel Numbers: 08-02-300-021 and 08-02-300-022, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 17, Sec. 36-1727 Commercial, C2 Permanent Signs.*

**Public Hearing opened at 7:03P.M.**

Chairperson Moulton, asked how many gas stations do you own?

Applicant Hansen-9 in various areas

Chairperson Moulton-is the signage similar to the City of Flushing?

Applicant explained signage was the same as his Valero station in the City of Flushing.

Chairperson Moulton- if held to the requirments of our ordinances what would that do negatively to your business?

Applicant Hansen-visiably would be an issue. The proposed new sign would be in the general area of the existing sign. Applicant Hansen brought in sketch of new proposed sign.

Applicant Hansen has been working with Bill Dilorenzo from Genesee County Road Comission.

Chairperson Moulton asked Hansen if Genesee County Road Comission has any issues with the placement of the sign.

Applicant Hansen-we don't know if the Genesee County Road Comission has issues, did not ask Genesee County Road Comission about signage.

Zoning Administrator Chris Czyzio- Mentioned the sign is larger, taller and in the right of way.

**Public Hearing closed at 7:18P.M.**

2. Motion on the Variance Request for signage setback, height and area requirement for Valero at 8464 W. Mt. Morris Road, Flushing, Michigan 48433, Parcel Numbers: 08-02-300-021 and 08-02-300-022, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 17, Sec. 36-1727 Commercial, C2 Permanent Signs.*

**Mr. Vaughn moved**, supported by Mr. Davis to approve the Variance Request as submitted for signage setback, as presented in the actual drawing height of 20 feet total, area not to exceed 80 square feet and requirements to be placed as depicted on site plans presented to the ZBA this evening, Job #26628 as prepared by Flint Surveying & Engineering Co. for Valero at 8464 W. Mt. Morris Road, Flushing, Michigan 48433, Parcel Numbers: 08-02-300-021 and 08-02-300-022, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 17, Sec. 36-1727 Commercial, C2 Permanent Signs*.

After much discussion the following motion was made.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Sarka, Moulton, Eichorn, Davis, Vaughn

**NAYS:** 0

**ABSENT:** 0

**THE MOTION 0**

**X. NEXT REGULAR SCHEDULED MEETING**

Special ZBA, September, 25<sup>th</sup>, 2023 at 4:00 P.M.  
TUESDAY, December 5, 2023 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 7:21 P.M.

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**STEVE MOULTON**, Chairperson

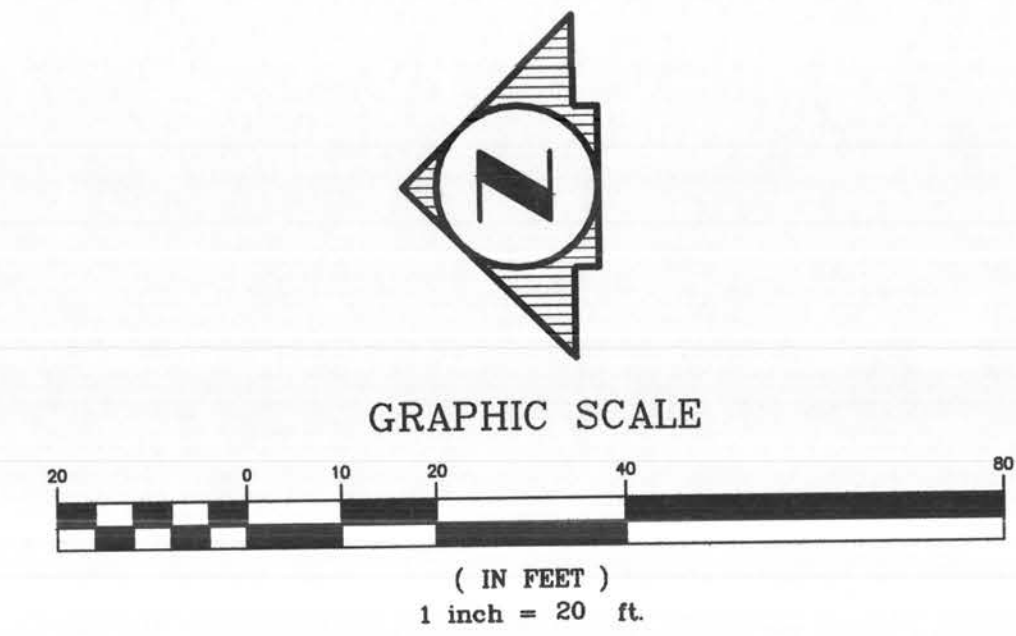
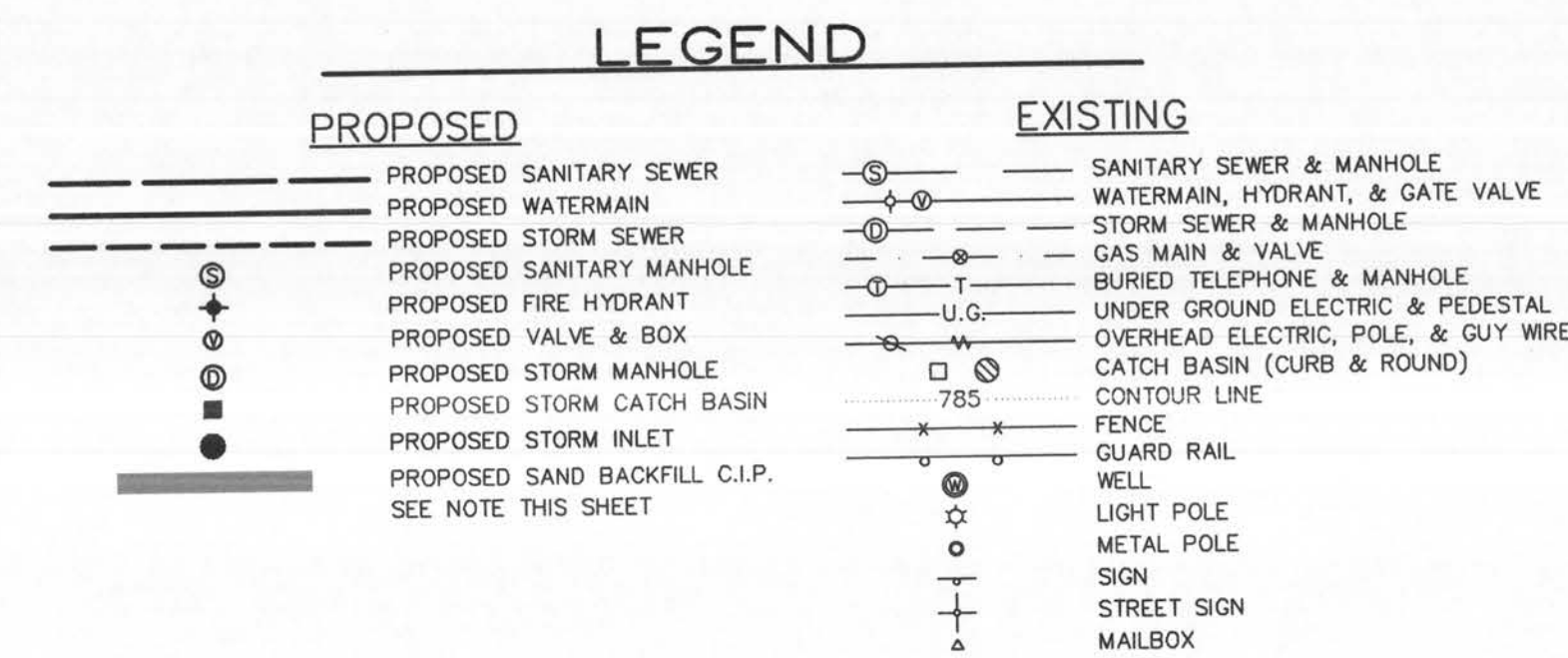
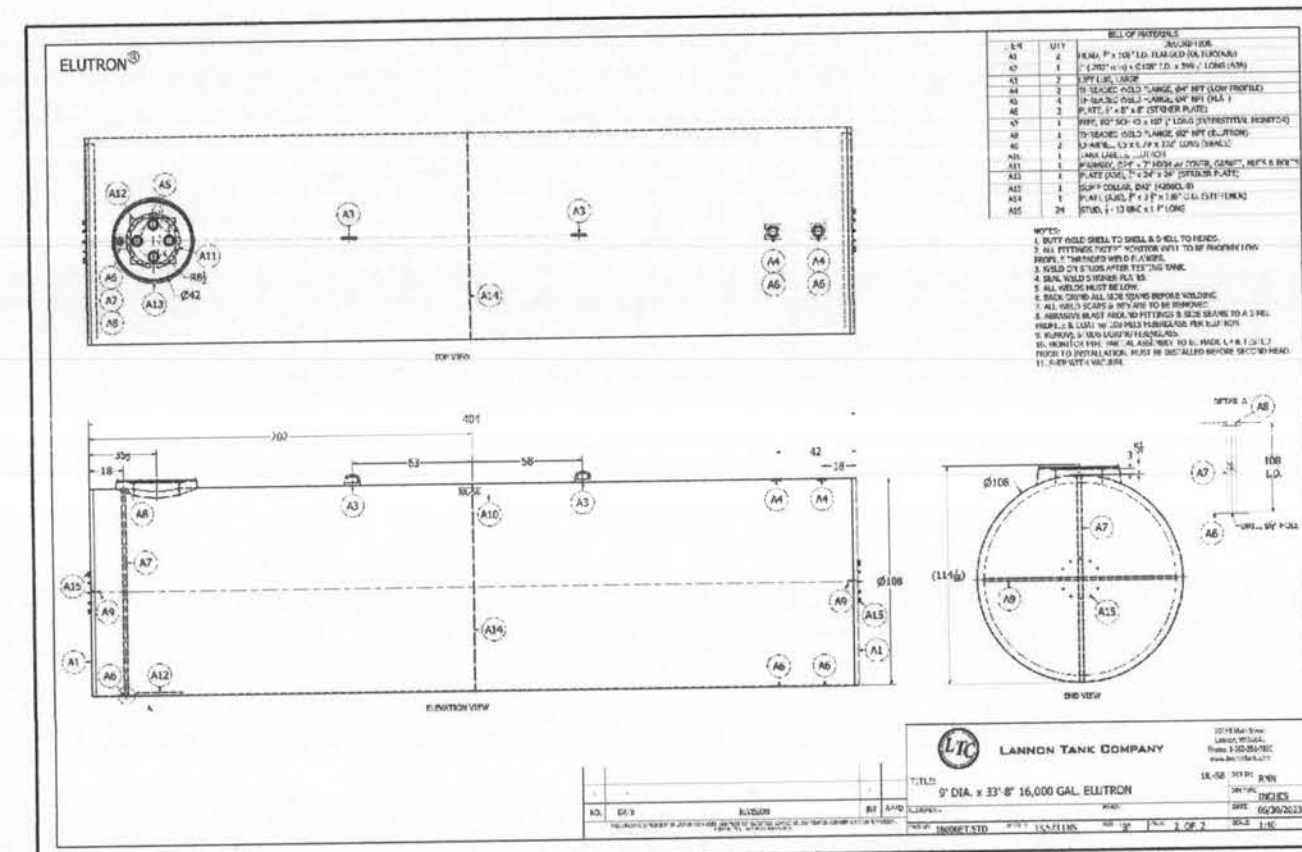
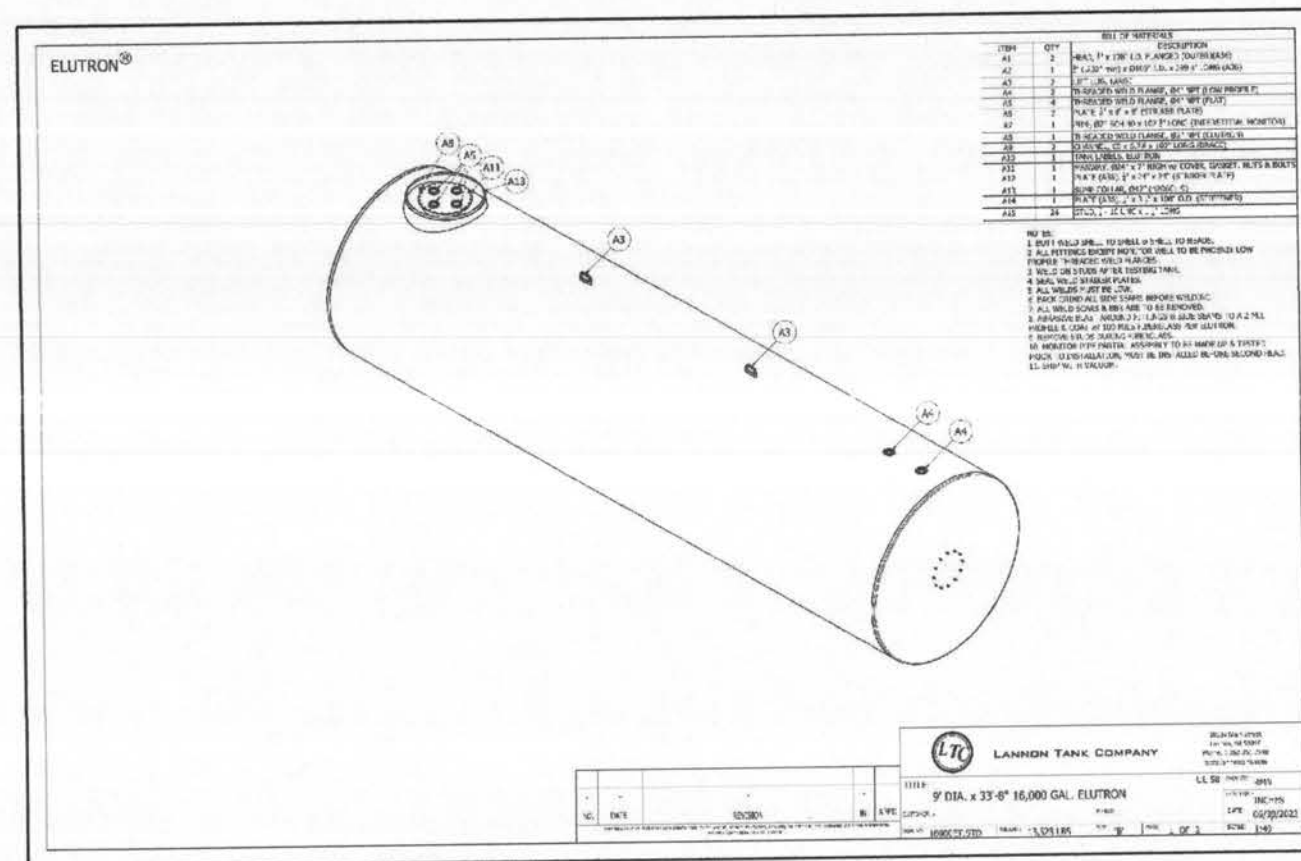
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**JEANETTE SIZEMORE**, Recording Secretary

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Date of Approval





PROPOSED UNDERGROUND GAS TANKS



SITE PLAN

Revisions
REVISION

SITE PLAN

**VALERO**

**CONVENIENCE STORE**

SECTION 2, FLUSHING TOWNSHIP  
GENESEE COUNTY, MICHIGAN

**F.S.E**

Surveying & Engineering  
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Date :  
6-2-23

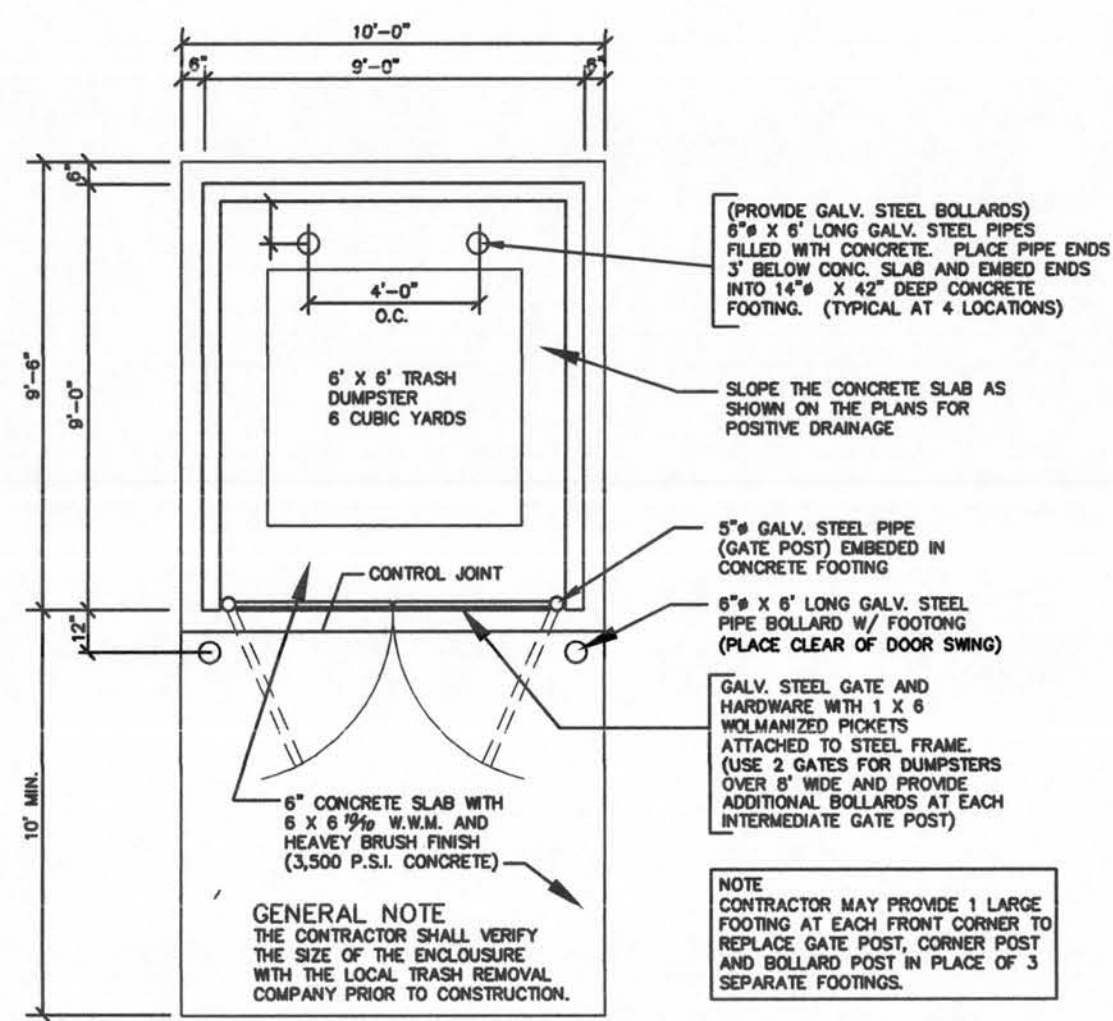
Drawn by:  
MAX

Designed by:  
K.R.C.

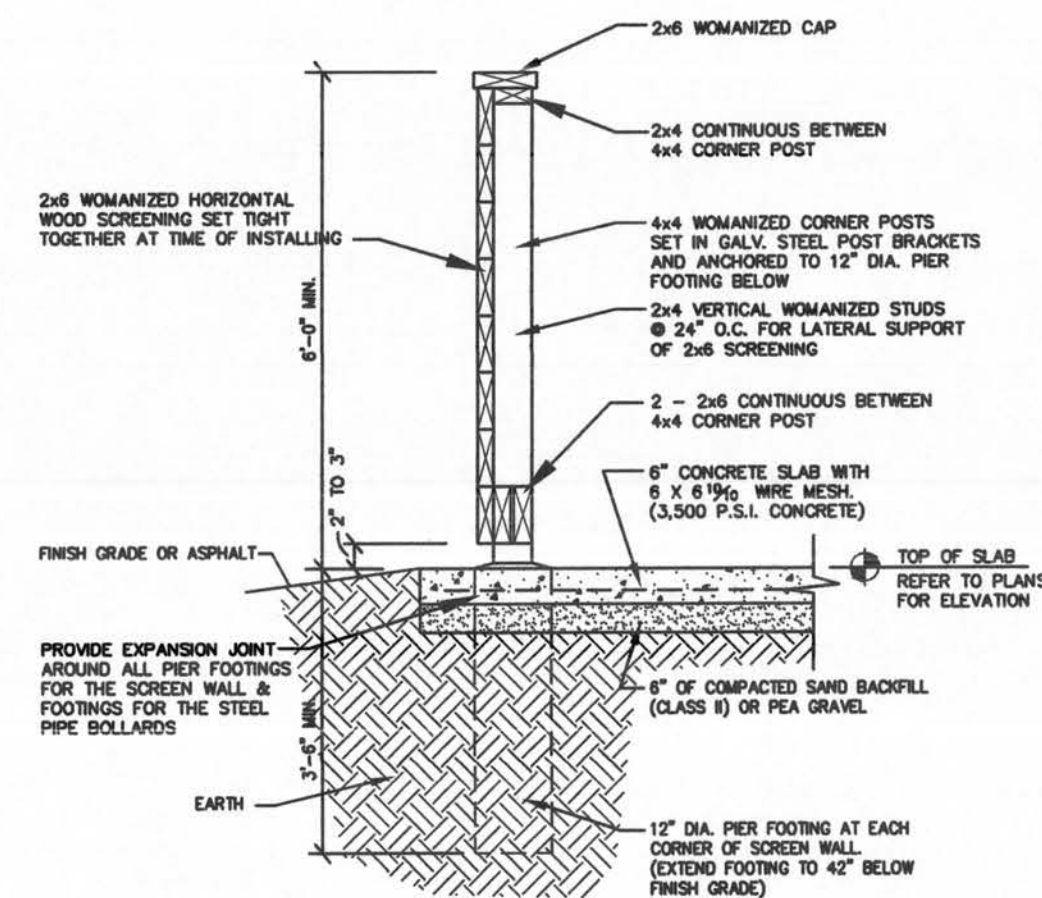
Sheet No.  
4 OF 8

Job No.  
26628

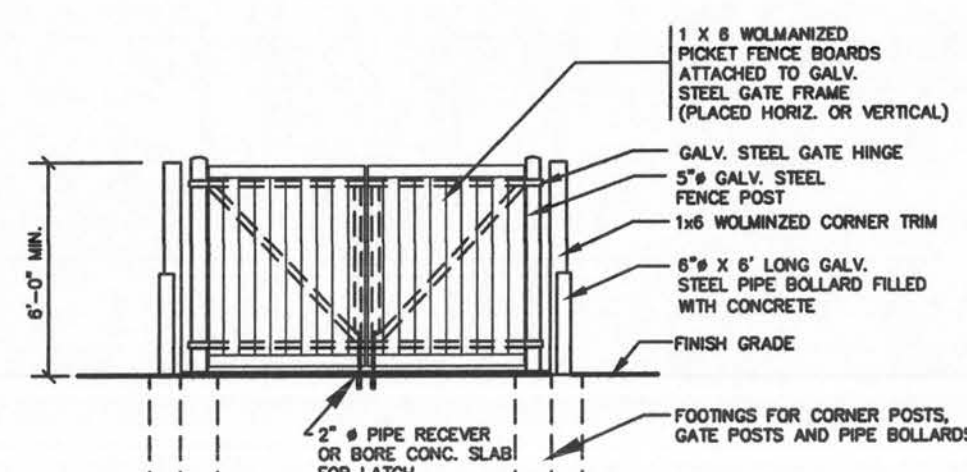




**DUMPSTER PLAN**  
NO SCALE



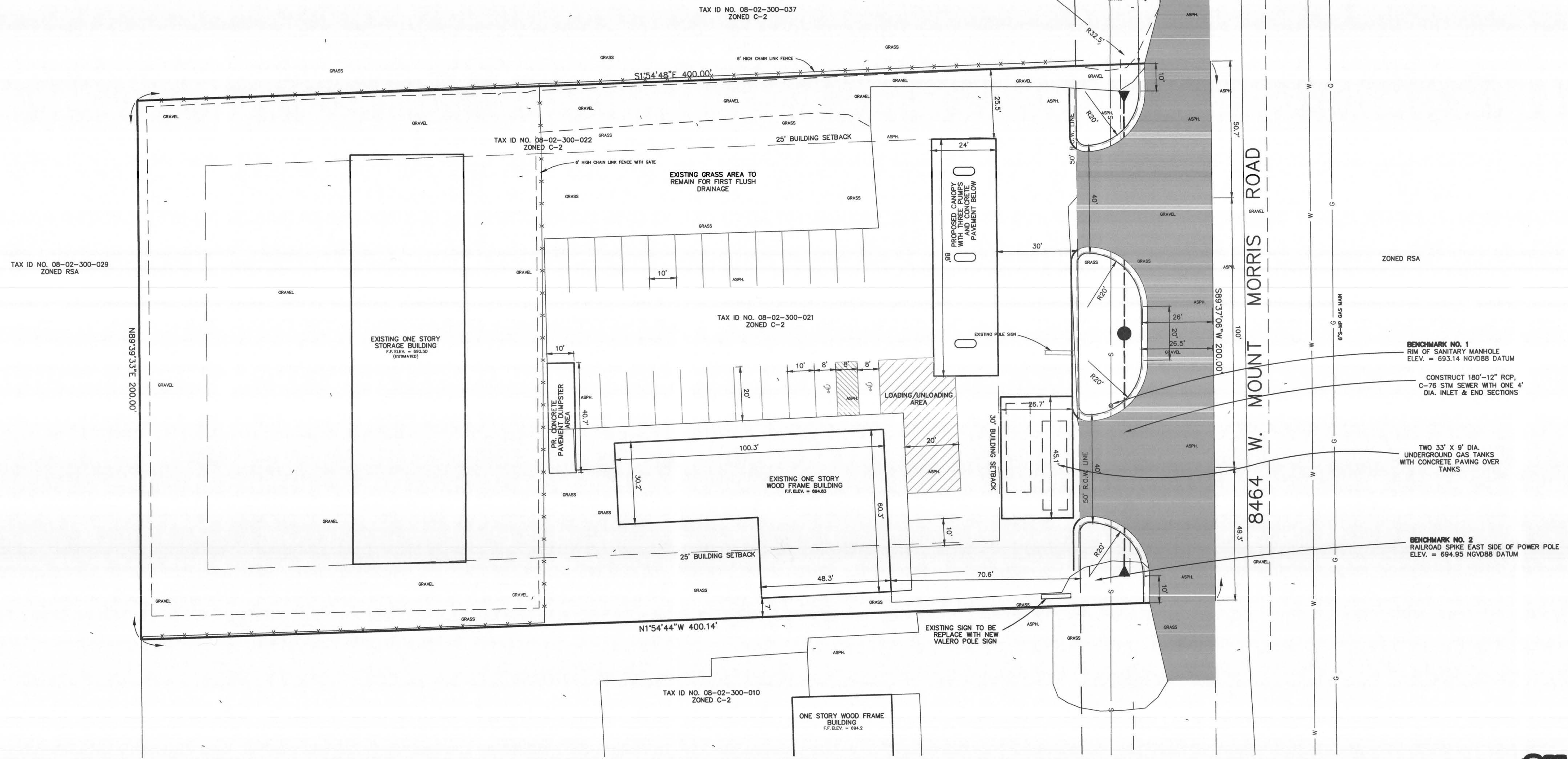
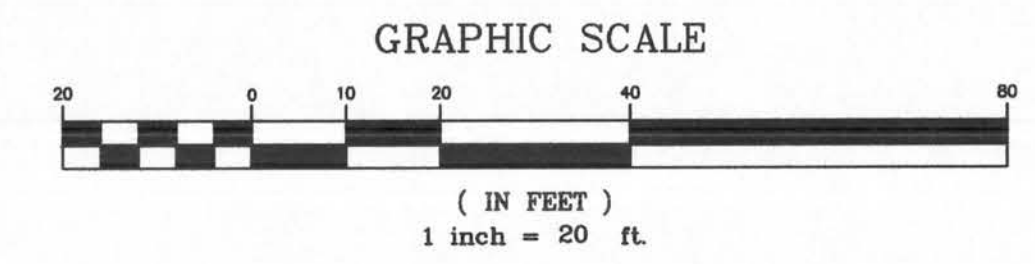
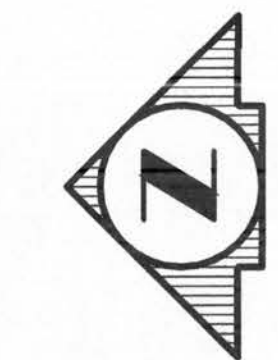
**TYPICAL DUMPSTER WALL SECTION**  
NO SCALE



**FRONT ELEVATION OF DUMPSTER**  
NO SCALE

**LEGEND**

PROPOSED	EXISTING
PROPOSED SANITARY SEWER	SANITARY SEWER & MANHOLE
PROPOSED WATERMAIN	WATERMAIN, HYDRANT, & GATE VALVE
PROPOSED STORM SEWER	STORM SEWER & MANHOLE
PROPOSED SANITARY MANHOLE	GAS MAIN & VALVE
PROPOSED FIRE HYDRANT	BURIED TELEPHONE & MANHOLE
PROPOSED VALVE & BOX	UNDER GROUND ELECTRIC & PEDESTAL
PROPOSED STORM MANHOLE	OVERHEAD ELECTRIC, POLE, & GUY WIRE
PROPOSED STORM CATCH BASIN	CATCH BASIN (CURB & ROUND)
PROPOSED STORM INLET	CONTOUR LINE
PROPOSED SAND BACKFILL C.I.P.	FENCE
SEE NOTE THIS SHEET	GUARD RAIL
	WELL
	LIGHT POLE
	METAL POLE
	SIGN
	STREET SIGN
	MAILBOX



**DIMENSION CONTROL**

Revisions  
9-1-23 NEW ENTRANCE

**DIMENSION CONTROL**

**VALERO CONVENIENCE STORE**  
SECTION 2, FLUSHING TOWNSHIP  
GENESEE COUNTY, MICHIGAN

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