

# CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowship.com

## ZONING BOARD OF APPEALS MINUTES

DATE: JULY 17, 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

Makenzie Dearlove, Recording Secretary

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

**ABSENT:** None

**OTHERS PRESENT:** Five (5) other individuals were present.

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

### II. APPROVAL OF AGENDA:

**MR. SARKA MOVED**, supported by Mr. Davis to approve the agenda.

**THE MOTION CARRIED UNANIMOUSLY.**

### III. APPROVAL OF PREVIOUS MINUTES:

**MR. VAUGHN MOVED**, supported by Mr. Davis to approve the minutes of the May 2, 2023 meeting.

**THE MOTION CARRIED UNANIMOUSLY.**

### IV. PUBLIC COMMENTS

**OPEN FOR PUBLIC COMMENTS 7:03 P.M.**

One resident inquired about the proposed store at the S.W. Corner of N. Elms Road and Mt. Morris Road.

**CLOSED FOR PUBLIC COMMENTS 7:06 P.M.**

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

1. Public Hearing for the Variance Request for parking space requirements for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses.*

**Public Hearing opened at 7:07 P.M.**

- Brian Stadler, representative for Wolgast Corporation, spoke on behalf of the developer of the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road and why the developer is looking for a variance.

**Public Hearing closed at 7:15 P.M.**

2. Motion on the Variance Request for parking space requirements for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses.*

Mr. Vaughn asked Mr. Stadler about meeting all the other ordinance requirements for this development. Chairperson Moulton inquired about other developments by the corporation and if they've also requested parking variances. Mr. Vaughn asked what the process would be if the store wanted to expand.

Mr. Davis stated that it may be beneficial to the surrounding residents to have a visual buffer between them and the store. Mr. Vaughn shared that he visited the nearby Dollar General and they have less spots than the amount being proposed today and the amount seems adequate for their business. Mr. Sarka stated he would rather see brush than a parking lot. Mr. Davis and Mr. Eichorn shared in the idea it would be nice to have a thriving business on that corner, as it's been vacant for a long time.

Chairperson Moulton ended the discussion by summarizing the proposed variance request. The developer has requested that they receive a parking space variance to allow them to only have 42 parking spaces rather than the 87 parking spaces required by our Code of Ordinances. They have requested to have 42 parking spaces as a way to avoid overburdening the drain system and unnecessary maintenance. The

Developer has experience with such variances and the 42 parking spaces would be more than enough for the volume of the store's business.

**MR. DAVIS MOVED**, supported by Mr. Eichorn to approve the Variance Request for parking space requirements, allowing for 42 parking spaces rather than the 87 parking spaces required by ordinance, for the proposed store to be located at the S.W. Corner of N. Elms Road and Mt. Morris Road, Flushing, Michigan 48433, Parcel Number: 08-12-200-014, pursuant to *Flushing Township Code of Ordinances, Chapter 36, Article 5, Sec. 36-501 Off-Street Parking Requirements (B)3 Commercial Uses.*

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

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

**NAYS:** None

**ABSENT:** None

**THE MOTION CARRIED UNANIMOUSLY.**

**X. NEXT REGULAR SCHEDULED MEETING**

TUESDAY, SEPTEMBER 5, 2023 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 7:24 P.M.



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STEVE MOULTON, Chairperson



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MAKENZIE DEARLOVE, Recording Secretary

9-5-23

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Date of Approval

