

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

810-659-0800

FAX: 810-659-4212

MINUTES OF THE PLANNING COMMISSION MEETING

DATE: AUGUST 8, 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: Shirley D. Gage

Recording Secretary: Julia A. Morford

PRESENT: Mark Newman, Ronald Flowers, Robert Gensheimer, Donn Hinds, William Mills, and Shirley Gage

ABSENT: Jerome Doyle (absent at Roll Call but came in a short time later.)

OTHERS PRESENT: One (1) other individual

I. MEETING CALLED TO ORDER at 7:10 p.m. by Planning Commission Vice Chair **MARK NEWMAN**, with Roll Call and Pledge to the American Flag.

II. ADOPTION OF AGENDA: HINDS MOVED, seconded by Gage, to approve the Agenda by switching the order of Number III, and Number IV under "New Business"; Number IV would be first. **MOTION CARRIED.**

IV. UNFINISHED BUSINESS:
None

V. NEW BUSINESS:

1. **Discussion regarding Article IV. Site Regulations, Section 20-400 Accessory Structures. Some Concerns:**

- The current issue concerns a 200 square foot building.
- There is a need to figure out the percentage of a regular detached structure according to the size of the lot.
- The Planning Commission has to deal with what the State recommends.
- Discussed how to arrive at the percentage which has created problems for Special Use Requests.
-

SECTION 20-400

1. Section 20-400 states:

“The total square footage of the footprint of the principal structure and all accessory structures shall not exceed 25% of the square footage of a lot zoned RSA and 30% of the square footage of a lot zoned RU-1, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 20-1804(A) of this Ordinance.”

- a. RSA – the square footage of the footprint is 25%; RU-1 – the square footage of the footprint is 30%.
- b. There isn't a need for any other Zoning District.

Section 20-411(B) and Section 20-702

1. Section 20-411 states:

“Section 20-411 states under the caption “Setback”: “From the edge of right-of-way to the nearest point of any structure the setback shall be 25’.”

Section 20-702 states:

“the Table of District Regulations provides setbacks for the various zoning districts, including front, side and rear setbacks. There may be a possible inconsistency between Section 20-411 and the table, if the setback for a front, side, or rear yard is measured from a right-of-way. The issue would most often arise with respect to front yard setbacks which are generally measured from the edge of the public road right-of-way.”

- a. The chart for Section 20-702 Controls the ordinance.
- b. Use the distance from the lot line for the front/side/and back on edge of road (ROW) rather than from the middle of the road.
- c. The front edge of the right-of-way don't always match up; keep the chart as is. If there is a conflict, then the Chart (Section 20-702) controls – if no conflict, then the 25' would control.
- d. If using meets and bounds, measure from the middle of the road – if not edge of the road – 25'. The right-of-way always takes preference.
- e. Leave Section 20-702 Chart as is.

Section 20-404(1)

1. Section 20-404(1) states:

“The plan outline of the dwelling, including only heated living area with foundations, shall be large enough to contain it within [probably should be “within], a square of 20 feet on a side. This size requirement shall not make any houses existing at the date of amendment non-conforming so tha they cannot be enlarged or improved. Every dwelling shall have a minimum square footage of ground floor area as measured by outside wall dimensions. For purposes of this section a basement or cellar except as defined in Section 20-31 shall not count as a story and a breezeway or garage shall not be included in the computation of ground floor area. . .the state minimum square footage requirements: single-story dwelling – 1,100 feet on the ground floor; one and one half story dwelling – 900 feet on the ground floor, 450 feet on the upper floor; Two story

dwelling 800 feet on the ground floor and 800 feet on the second floor; By-level 900 feet on the main level 450 feet on the bi-level; and, Tri-level 900 feet on the main level and 450 on the tri-level.”

- a. the square footage to be considered is for a single story, 1½ story, 2 story, bi-levels, and tri-levels.
- b. to meet the 1,100 square feet there can't be any strange floors.

2. Minor Miscellaneous Ordinances

- a. **HINDS:** there is a need to get someone to be the Code Enforcement Officer.
- b. “the Zoning Administrator should be self funding.”
- c. **HINDS:** will write a letter to the Board of Trustees regarding the Code Enforcement Officer.
- d. **DOYLE:** there needs to be enforcement for the Ordinances.

III. APPROVAL OF PREVIOUS MINUTES:

- A. **SPECIAL MEETING MINUTES OF FEBRUARY 29, 2016: NEWMAN MOVED**, seconded by Flowers, to approve the minutes of the Special Planning Commission Meeting of February 29, 2016 as submitted. MOTION CARRIED.
- B. **MEETING MINUTES OF MARCH 14, 2016: FLOWERS MOVED**, seconded by Hinds, to approve the minutes of March 14, 2016 as submitted. MOTION CARRIED.
- C. **MEETING MINUTES OF APRIL 11, 2016: NEWMAN MOVED**, seconded by Gensheimer, to approve the minutes of April 11, 2016 as amended. MOTION CARRIED.
- D. **MEETING MINUTES OF MAY 9, 2016: FLOWERS MOVED**, seconded by Gage, to approve the minutes of May 9, 2016 as written. MOTION CARRIED.

VI. PUBLIC COMMENTS:

8:18 P.M. – OPEN FOR PUBLIC COMMENTS
 None
 8:19 P.M. – CLOSED FOR PUBLIC COMMENTS

VII. BOARD COMMENTS:

None

VIII. MEETING SCHEDULE: NEXT REGULARLY SCHEDULED MEETING WILL BE MONDAY, SEPTEMBER 12, 2016, AT 7:00 P.M.

IX. ADJOURNMENT: With no further business on the Agenda, the Chair adjourned the meeting at 8:28 p.m.

JEROME DOYLE, Chair

JULIA A. MORFORD, Recording Secretary

RONALD FLOWERS, Secretary
08 08 2016 Plan Min

Date of Approval