

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

**Thursday, January 10, 2008 7:00 p.m.**

1490 S. Dye Road

**MEMBERS PRESENT:** H. Blecker, J. Washington, L. Ford, D. Arceo  
R. Ruhala, R. Powell

**MEMBERS ABSENT:** D. Rowley, D. Thompson

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
M. Corrigan, Planning & Zoning Assistant

Chairman Ford called the meeting to order at 7:00 p.m.

**AUDIENCE PARTICIPATION**

Matt Spodney – 4288 Mt. Vernon Pass – Regarding SPR #1128; Indicated he would like a privacy fence along the West side of the development and more trees left as well.

**APPROVAL / CORRECTIONS OF MINUTES:**

December 13, 2007 Regular Meeting

**MOTION BY J. WASHINGTON, SECOND BY D. ARCEO** to approve the minutes of December 13, 2007 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #204 PRESTON COLLINS**

**LEGAL:** 07-10-501-003

**LOCATION:** 3551 Flushing Road

**ZONING:** C-2 (General Business)

**PROPOSED:** Used Car Lot

The petitioner was present regarding this project. He was a tenant at 3567 Flushing Road, however, has purchased property at 3551 Flushing.

He would like to have a used car lot at this location.

T. Tucker indicated he just brought a sketch in this evening.

**Audience**

Tim Woodbury – 3563 Flushing Road – Wanted to see a plan as to what will be done at this site. He would like to know the following information:

- 1) 1) Where will cars be parked For Sale?
- 2) 2) Property is too narrow for this business – how will this be developed?
- 3) 3) Where are parts and abandoned cars going to be located?

J. Gazall stated that the sketch submitted does not show site lighting, setbacks, landscaping, etc. These issues cannot be answered because we do not have this information.

R. Powell said that this project should be tabled until this information is submitted.

D. Arceo pointed out to the petitioner that a Pre-Planning Meeting is held two weeks prior to the Planning Commission meeting so that the plans can be looked at. How many employees will there be? What hours will the site be open for business? How many cars will there be on site For Sale? These are all questions that need to be answered.

L. Ford asked the Planning & Zoning Assistant if there is a checklist that the petitioner is given to complete as the Site Plan Review applicant is. M. Corrigan indicated that there is no checklist to give the petitioner other than the section of Ordinance #5500 that discusses Special Land Uses. J. Gazall stated that the checklist should be similar to those who apply for Site Plan Review.

**MOTION BY R. POWELL, SECOND BY D. ARCEO** to postpone Case #204 until the next regular meeting on February 14, 2008 and continue such hearing when the petitioner can submit a drawing.

ROLL CALL:

H. BLECKER	YES	D. ARCEO	YES
J. WASHINGTON	YES	R. RUHALA	YES
L. FORD	YES	R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

Chairman Ford called 10-minute recess at 7:20 p.m.

**SITE PLAN REVIEW: CASE #1128 LINDENWOOD ENTERPRISES LLC**

**LEGAL:** 07-32-200-021  
**LOCATION:** Vacant land North of Lindenwood Farms Sub & South of Linden Place MHP  
**ZONING:** IND (Industrial)  
**PROPOSED:** Storage Unit Facility

Jerry Tomczak of Rhoads & Johnson was present to represent this project. The petitioners have received a rezoning for 1 acre of land to change from O-1 (Office) to IND (Industrial). They also have received a variance for a 4-to-1-ratio issue. This project consists of 25 storage unit buildings and a single family residence/office approximately 60 x 40 square feet. There will be 6 parking spaces in front of the home/office. Each storage building will be approximately 4,800 to

6,000 square feet. The project will be done in 3 Phases. Phase I will be the development along Linden Road, the single family home, and the detention pond. Phase II will be the units to the South, and Phase III will be the units along the West side. The units will be made of pre-engineered siding (Light Stone in color) with roof panels (Fern Green in color). The home/office will have vinyl siding of the same color pallet as the units. Site lighting will be mounted on every other unit. There will be no dumpster on site. Additional landscaping has been added to the North side of the development. They have added 18 evergreen trees and 9 maple trees along that side. There are 6 evergreen trees added to the North of Valley Woods Condo's and landscaping in front of the home/office.

There will be a wrought iron fence in front. On the North and West sides there will be a 6 feet privacy fence. On the North side there is an existing 4 feet tall chain link fence that will remain and they will repair and connect gaps as required. A fence also is currently located on the West side along the mobile home park. A discussion was held whether or not to ask the mobile home park to remove that fence in lieu of abutting a privacy fence along it and leaving a gap. It was decided to ask the mobile home park to remove the fence and if they won't, to leave a 3 feet buffer between the two fences.

L. Ford indicated that the petitioner was asked during the rezoning, and the variance, to talk with the residences and they have done so. The Chairman then asked J. Gazall what his comments were.

J. Gazall asked what the hours of operation are. The petitioner indicated the hours of operation would be 7:00 a.m. to 10:00 p.m. with key control access. J. Gazall verified there would be no outside storage. The site lighting would be mounted on the units. All Site Plan Review comments have been addressed and he recommends approval.

D. Arceo asked why the project would be done in Phases? Mr. Bistricky stated that it would take 4 years to complete this project and they do not want to overbuild.

**MOTION BY H. BLECKER, SECOND BY D. ARCEO** to approve Case #1128 with all concerns addressed, and that a courtesy review be done in 4 years.

ROLL CALL:

J. WASHINGTON	YES
L. FORD	YES
D. ARCEO	YES
R. RUHALA	YES
R. POWELL	YES
H. BLECKER	YES

6 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

H. Blecker asked if we were going to be doing the Master Plan anytime soon. T. Tucker indicated that she would talk to the Supervisor regarding this issue.

Also, the Planning Commission would like T. Tucker to contact Peter Goodstein about posting Performance Bonds to make sure projects are completed.

Chairman Ford adjourned the meeting at 8:25 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

**Thursday, February 14, 2008 7:00 p.m.**

1490 S. Dye Road

**MEMBERS PRESENT:** D. Rowley, J. Washington, R. Warriar,  
D. Thompson, D. Arceo, R. Ruhala,  
R. Powell

**MEMBERS ABSENT:** H. Blecker, L. Ford

**AUDIENCE PARTICIPATION**

No members of the audience addressed the Board.

**APPROVAL / CORRECTIONS OF MINUTES:**

January 10, 2008

Regular Meeting

**MOTION BY J. WASHINGTON, SECOND BY R. POWELL** to approve the minutes of  
January 10, 2008, as printed.

**ROLL CALL:**

D. ROWLEY	ABSTAIN
J. WASHINGTON	YES
C. WARRIER	ABSTAIN
D. ARCEO	YES
R. RUHALA	YES
R. POWELL	YES

R. Powell asked if these minutes need to be tabled due to the fact that the vote was not unanimous between the present members. T. Tucker indicated that the vote on the minutes doesn't need to be.

4 – YES, 2 – ABSTAIN – 0 – NO MOTION CARRIED

**OLD BUSINESS: (Postponed from the January 10, 2008 meeting)**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #204 PRESTON COLLINS**

**LEGAL:** 07-10-501-003  
**LOCATION:** 3551 Flushing Road  
**ZONING:** C-2 (General Business)  
**PROPOSED:** Used Car Lot

No response from petitioner and no drawings submitted.

**MOTION BY D. ROWLEY, SECOND BY R. POWELL** to table Case #204 until the next regular meeting on March 12, 2008.

ROLL CALL:

D. ROWLEY	YES
J. WASHINGTON	YES
D. ARCEO	YES
R. WARRIER	YES
R. RUHALA	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**TO BE SET FOR PUBLIC HEARING: CASE #843 FINANCIAL PLUS FEDERAL CREDIT UNION**

*Zoning change from C-1 (Local Business) to C-2 (General Business)*

**LEGAL:** 07-25-300-029  
**LOCATION:** 3381 Van Slyke Road  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** Sale of used repossessed vehicles

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** set Case #843 for Public Hearing for April 10, 2008. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**SITE PLAN REVIEW: CASE #1129 CUMMINGS HARLEY DAVIDSON**

**LEGAL:** 07-22-576-002  
**LOCATION:** 2408 Austin Parkway (Old Chi Chi's Building)  
**ZONING:** C-3 (Highway Service)  
**PROPOSED:** Cummings Harley Davidson & future tenant spaces

Tom Sedgewick of Sedgewick & Ferweda Architects, and Rudy Quaderer, of Griggs Quaderer Inc., Civil Engineer, and one of the owners, Gary Gregoricka, were all present to represent this project. This project consists of the development of a new 2 story building for Cummings Harley-Davidson Dealership. There will also be a redevelopment of the existing Chi Chi's Restaurant building for a 12,400 square feet leasable space. The addition to the existing restaurant will be approximately 21,500 square feet with a basement. The breakdown for the Harley Davidson: First Floor – 21,548 square feet; Second Floor – 9,656 square feet; Third Floor – 21,548 square feet. Leasable space – 1 lease space 2,480 square feet (total of 5 leasable areas).

The project includes removal and replacement of the existing parking lot and driveways. The new lot will be constructed of concrete. The project exceeds the parking spaces. There is a loading dock on the South side of the project. It serves as a receiving ramp to the basement. A

53-foot trailer will come to that ramp and deliver the product. A forklift will breakdown the boxes, etc. J. Washington asked where the pallets would be stored. The owner indicated that the pallets are made of sheet metal and would be recycled. Very few are cardboard. There will be no outside storage. There was discussion regarding this ramp because Ordinance #5500, Section 22.7.3 states there is to be no loading docks to be on the side of a building and none that can be seen from the road. J. Gazall stated he would work with the petitioner on this issue to try to help with maybe screening the ramp.

An outlet to an existing MDOT pond between this property and the gas station provides storm water detention.

The exterior of the Harley-Davidson building will be constructed with brick veneer and mirror or black storefront glass. The existing Chi Chi's building will be refaced with new brick veneer and new aluminum storefront entrances.

New site lighting and landscaping will be provided throughout the site.

Dumpster's (2) will be screened to match the exterior and landscaped.

The existing fence behind Chi Chi's will be relocated. The trees and wooded area behind Chi Chi's will only be disturbed to put in the driveway.

Comments made Plan Reviewer, John Gazall:

- A) A) Ramp along South side has a 10' retaining wall
- B) B) Loading dock can be seen from the road (Austin Parkway)
- C) C) MDOT approval needed for detention pond
- D) D) Defer parking along South side of project

D. Rowley asked if the building (including the basement) would be suppressed, and where all the service work would be performed. The petitioner indicated that the building would fully suppressed. All service work will be done on the 1<sup>st</sup> floor. D. Rowley also verified the driveway width for fire trucks.

D. Arceo asked what the hours of operation would be and how many employees. The owner addressed these questions. Monday – Friday 9:00 – 6:00 Saturday 9:00 – 3:00. At this time he is unsure of their hours on Sunday. They will employ approximately 22 – 25 people.

**MOTION BY D. ROWLEY, SECOND BY R. POWELL** to approve Case #1129 as presented contingent upon all County approvals being received.

ROLL CALL:

J. WASHINGTON	YES
D. ARCEO	YES
K. WARRIER	YES

R. RUHALA	YES
R. POWELL	YES
D. ROWLEY	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

### **DISCUSS PROCESS OF MASTER PLAN REVIEW WITH ROWE ENGINEERING**

Justin and Doug both from Rowe Engineering were present with a proposed Project Outline as to what is expected to update the Master Plan.

They discussed a “Traditional Format” and an “Alternative Format”.

There was a lengthy discussion regarding these formats. Each format would take a year to complete. D. Arceo had concerns because the last time we updated the Master Plan he was very disappointed with the outcome.

J. Washington asked if it was possible to have an exact scope of work with an amount that it would cost to complete such scope of work.

Rowe indicated that it would be very difficult to do without knowing some of the issues that the Planning Commission has. Some work must be done in order to see what areas need to be addressed. What are some of the things that the Planning Commission would like to change, etc.

One of the first things that Rowe Engineering would like each Planning Commission Member to do, is make a list that includes the following information:

- 1) 1) List all of the things that you are unhappy with in the Township;
- 2) 2) List all of the things that you are most proud of in the Township;
- 3) 3) List things that you think that would make this “your ideal Township.”

After more discussion, J. Gazall indicated to the Planning Commission that the “Alternate Format” would be the best approach to addressing the Master Plan. Also, instead of trying to make this list this evening, have each member make this list and fax, email, etc. over to M. Corrigan and she will then forward it to Rowe Engineering. She will also send this information to the members that are not present this evening. The members present agreed.

Vice Chairman Arceo adjourned the meeting at 8:45 p.m.



**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Special Meeting*

**Tuesday, March 4, 2008 7:00 p.m.**

1490 S. Dye Road

**MEMBERS PRESENT:**

D. Rowley, D. Thompson, D. Arceo,  
K. Warriar, R. Powell

**MEMBERS ABSENT:**

H. Blecker, J. Washington, L. Ford,  
R. Ruhala

**STAFF PRESENT:**

T. Tucker, Economic Enhancement Director  
J. Gazall, Plan Reviewer  
M. Corrigan, Planning & Zoning Assistant

Vice Chairman Arceo called the meeting to order at 7:30 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Board.

**NEW BUSINESS:**

**SITE PLAN REVIEW: CASE #1130 S E SPOHN CONSTRUCTION CO INC**

**LEGAL:** 07-27-100-031

**LOCATION:** Vacant land South side of Lennon Road between  
Somerset Salon & Office Depot

**ZONING:** C-2 (General Business)

**PROPOSED:** Dunham's Sports

Andrea Heydon, of S E Spohn Construction, and Rudy Quaderer, of Griggs Quaderer Inc., were both present to discuss this project. This is a proposed 40,000 SF Dunham's Sports to be built on vacant land on the South side of Lennon Road between Somerset Salon and Office Depot.

Some changes that have been made since this was originally submitted and approved on December 13, 2007 include removing approximately 14,300 SF of asphalt to reduce grading to the 4% required per Ordinance #5500. The petitioner has approval letter from the Genesee County Drain Commission. The petitioner is also extended the retaining wall along the East side to 30 feet in length. The light poles have been reduced from 9 to 6. The reason for this is to match the intensity of the existing lighting on site. The petitioner has added some Maple trees, and Pear trees to existing plans. 5 Colorado Spruces will screen the loading area along Lennon Road.

160 parking spaces are required for this project, and 242 parking spaces are provided. A driveway extension will be provided off of Lennon Road. An interior service drive will connect and extend to the existing service drives. The building exterior will be constructed with split face concrete block masonry with an arch wood beam and spoke entrance canopy. Along Lennon Road will be constructed with split face concrete block masonry. Dumpster will be screened.

D. Arceo had questions to the petitioner regarding the 12 FT grade change on the site. R. Quaderer explained the 4% grade change. D. Arceo asked for lighting plans, and for the petitioner to go over the landscaping.

R. Powell pointed out that additional landscaping shouldn't be added along Lennon Road or the service drive.

J. Gazall addressed the Planning Commission and the petitioner and indicated that the additional landscaping should be along the East side of the project. J. Gazall also spoke regarding adding additional accents to the aesthetics of the building. The petitioner agreed to add more architectural accents.

**MOTION BY D. ROWLEY, SECOND BY R. POWELL** to approve Case #1130 as presented.

ROLL CALL:

D. ROWLEY                    YES

D. THOMPSON   YES

D. ARCEO                    YES

K. WARRIER                YES

R. POWELL                  YES

**5 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY**

D. Arceo read a letter aloud that was addressed to the Charter Township of Flint Board of Trustees. The letter indicated that he (D. Arceo) was resigning from the Planning Commission as of March 4, 2008.

Vice Chairman Arceo adjourned the meeting at 7:45 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, March 13, 2008 7:00 p.m.

1490 S. Dye Road

**MEMBERS PRESENT:**

D. Rowley, H. Blecker, J. Washington,  
D. Thompson, L. Ford, R. Warriar, R. Powell

**MEMBERS ABSENT:**

R. Ruhala

**STAFF PRESENT:**

T. Tucker, Economic Enhancement Director

J. Gazall, Plan Reviewer

M. Corrigan, Planning & Zoning Assistant

Chairman Ford called the meeting to order at 7:30 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Board.

**APPROVAL / CORRECTIONS OF MINUTES:**

February 14, 2008

Regular Meeting

**MOTION BY J. WASHINGTON, SECOND BY R. POWELL** to approve the minutes of February 14, 2008 as printed. **MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS: (Postponed from the February 14, 2008 meeting)**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #204 PRESTON COLLINS**

**LEGAL:** 07-10-501-003  
**LOCATION:** 3551 Flushing Road  
**ZONING:** C-2 (General Business)  
**PROPOSED:** Used Car Lot

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to deny Case #204 due to the fact that the petitioner has made no contact with the Building Department. He has been notified of each hearing.

**ROLL CALL:**

D. ROWLEY YES  
H. BLECKER YES  
J. WASHINGTON YES  
D. THOMPSON YES  
L. FORD YES  
R. WARRIER YES  
R. POWELL YES

**7 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**SITE PLAN REVIEW: CASE #1131 BISHOP INTERNATIONAL AIRPORT**

**LEGAL:** 07-27-300-004 / 07-27-300-005  
**LOCATION:** 3425 W. Bristol Road

**ZONING:** AD (Airport District)  
**PROPOSED:** Employee Parking Lot

Jim Rice of Bishop International Airport represented this project. This is a proposed 200-space employee parking facility for a new intermodal sorting area of the airport. The lot will facilitate a new 70,000 square feet Fed-Ex building that will be built in the City of Flint. The building will start construction in early 2009. The employee lot will be located on the North side of the old Bristol Road, and South of the new Bristol Road. Construction will be completed this summer. The cost of the project is approximately \$400,000 with \$100,00 being spent just on landscaping. There will also be 3 traffic signals added along Bristol Road to help with traffic. One light will be at the entrance of this parking facility. One light will be at the main entrance of the Airport. The last light will be at the exit of the Airport. The lights are to remain green until traffic flow increases.

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to approve Case #1131 as presented.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	YES
J. WASHINGTON	YES
D. THOMPSON	YES
L. FORD	YES
R. WARRIER	YES
R. POWELL	YES

7 – YES, - 0 – NO **MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:45 p.m.



**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, May 8, 2008 7:00 p.m.

1490 S. Dye Road

**MEMBERS PRESENT:** D. Rowley, H. Blecker, J. Washington, L. Ford, R. Ruhala, R. Powell

**MEMBERS ABSENT:** D. Thompson, R. Warriar

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director, J. Gazall, Plan Reviewer

Chairman Ford called the meeting to order at 7:00 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Planning Commission.

**APPROVAL / CORRECTIONS OF MINUTES:**

April 10, 2008

Regular Meeting

**MOTION BY J. WASHINGTON, SECOND BY D. ROWLEY** to approve the minutes of April 10, 2008 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS: (Tabled from the April 10, 2008 meeting)**

**PUBLIC HEARING: CASE #843 FINANCIAL PLUS FEDERAL CREDIT UNION**

Zoning change from C-1 (Local Business) to C-2 (General Business)



**LEGAL:** 07-25-300-029  
**LOCATION:** 3381 Van Slyke Road  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** Sale of Used Repossessed Vehicles

**MOTION BY R. RUHALA, SECOND BY D. ROWLEY TO REMOVE CASE #843 & CASE #205 FROM THE TABLE. VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #205 FINANCIAL PLUS FEDERAL CREDIT UNION**

**LEGAL:** 07-25-300-029  
**LOCATION:** 3381 Van Slyke Road  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** Sale of Used Repossessed Vehicles

Jill Reno, 3381 Van Slyke, represented the petitioner. She indicated that they have sold vehicles at this address for many years. They will have no banners or additional signage.

H. Blecker asked how many cars would be sold on this lot? The petitioner stated no more than 12.

R. Powell asked the Chairman about going to the audience for comments. L. Ford indicated that the Public Hearings were held at the last meeting.

**MOTION BY J. WASHINGTON, SECOND BY R. RUHALA to approve Case #843 as presented.**

ROLL CALL:

R. ROWLEY YES

H. BLECKER	YES
J. WASHINGTON	YES
L. FORD	YES
R. RUHALA	YES
R. POWELL	ABSTAIN

5 – YES, 1 – ABSTAIN, 0 – NO **MOTION CARRIED**

**MOTION BY R. RUHALA, SECOND BY H. BLECKER** to approve Case #205 contingent upon only 12 cars being sold at one time.

ROLL CALL:

H. BLECKER	YES
R. POWELL	ABSTAIN
J. WASHINGTON	YES
R. ROWLEY	YES
L. FORD	YES
R. RUHALA	YES

5 – YES, 1 – ABSTAIN, 0 – NO **MOTION CARRIED**

**TO BE SET FOR PUBLIC HEARING: CASE #844 JERRY VINES**

Zoning change from R-1C (Single Family Residential) to RM-1 (Multiple Family Residential)

**LEGAL:** 07-16-528-006

**LOCATION:** 1152 Gilbert Street

**ZONING:** R-1C (Single Family Residential)

**PROPOSED:** Boarding House

**MOTION BY J. WASHINGTON, SECOND BY H. BLECKER** set Case #844 for July 10, 2008. **VOICE VOTE:**  
**MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #209 ZEBBLEN SHEICK**

**LEGAL:** 07-19-501-024

**LOCATION:** 6479 Corunna Road

**ZONING:** C-2 (General Business)

**PROPOSED:** Used Car Sales

Zebblen Sheick was present to represent himself. He is asking to sell cars from the currently vacated structure at this location.

R. Ruhala asked what the hours of operation would be? The petitioner indicated that he would be open from 8:00 a.m. to 7:00 p.m. He would have no repairs on site. He would have low profile signage.

R. Powell asked how many cars would be sold from this site? The petitioner stated that most cars would be sold on-line. There would be few cars.

No one from the audience spoke regarding this case.

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to approve Case #209 as presented.

Discussion continued.

**MOTION BY R. RUHALA, SECOND BY R. POWELL** to amend the original motion.

ROLL CALL:

D. ROWLEY	NO
R. RUHALA	YES
H. BLECKER	YES
R. POWELL	YES
J. WASHINGTON	YES
L. FORD	YES

5 – YES, 1 – NO **MOTION CARRIED UNANIMOUSLY**

**MOTION BY R. RUHALA, SECOND BY R. POWELL** to approve Case #209 contingent upon only 10 cars being sold on site at one time.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	YES
J. WASHINGTON	YES
L. FORD	YES
R. RUHALA	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

**SITE PLAN REVIEW: CASE #1134 A & A MGMT, MATT SHAUGHNESSY CPA**

**LEGAL:** 07-20-576-003  
**LOCATION:** 5202 Lennon Road  
**ZONING:** C-2 (General Business)  
**PROPOSED:** New Accounting Office

Lisa Demankowski, of NJB Architects, represented the petitioner. This is a 4,067 SF building (including a future addition). An existing 1,053 SF single story building is currently on the property. This will be done in two Phases. Phase I will consist of an office space for A & A Management (2,056 SF), and a leaseable space (1,011 SF). Phase II will consist of a future leaseable office area of approximately 1,000 SF. Phase I buildings (existing and new) will share 15 parking spaces. Phase II future addition will provide another 8 parking spaces with 2 parking spaces in Phase I being eliminated for egress access.

New landscaping, screened dumpster and site lighting will be provided. A 3 feet high landscaped berm will be provided at the rear of the property.

Chairman Ford asked if J. Gazall if he has any problems, or concerns with this project. J. Gazall indicated he has concerns with the sidewalk. It is recommended that when parking a vehicle against a sidewalk, that the sidewalk be minimum of a 7 feet wide. This allows the front of the car to hang over the sidewalk curb line without restricting pedestrian access. There was also some discussion about the dumpster locale due to the fact that it abuts a residential home. Also, it is recommended that an 8 inch thick, reinforced concrete slab approach be provided in front of the new dumpster area. J. Gazall recommends that this project be approved for Site Plan Review.

**MOTION BY H. BLECKER, SECOND BY D. ROWLEY** to approve Case #1134 with the following conditions: 1) the dumpster be completed with Phase II in accordance with the new plan submitted (rear of property); 2) County approvals be submitted; and 3) The sidewalk be changed to 7 feet where parking abuts.

ROLL CALL:

R. RUHALA	YES
R. POWELL	YES
D. ROWLEY	YES
H. BLECKER	YES
J. WASHINGTON	YES
L. FORD	YES

6 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

### **Rowe Engineering to address the Planning Commission**

#### **Review of Master Plan**

Justin Sprague of Rowe Engineering addressed the Planning Commission.

He gave each member a handout. One was *Chapter 2: Population and Housing* and the other was *Chapter 3: Our Vision*. The Planning Commission is to review these chapters and write their thoughts and send them to the Building Department by May 19, 2008.

These handouts are available at the Building Department for review.

Chairman Ford adjourned the meeting at 8:00 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, June 12, 2008 7:00 p.m.

1490 S. Dye Road

**MEMBERS PRESENT:** D. Rowley, J. Washington, D. Thompson, R. Warriar, R. Ruhala,  
R. Powell

**MEMBERS ABSENT:** H. Blecker, L. Ford

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director

R. Ruhala called the meeting to order at 7:00 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Board.

**ELECTION OF OFFICERS**

**Vice Chairman**

**MOTION BY D. THOMPSON, SECOND BY D. ROWLEY** to nominate Richard Ruhala as Vice Chairman of the Planning Commission.

No other nominations were made.

**VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**APPROVAL / CORRECTIONS OF MINUTES:**

May 8, 2008 Regular Meeting

**MOTION BY D. THOMPSON, SECOND BY J. WASHINGTON** to approve the minutes of May 8, 2008, as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**SITE PLAN REVIEW: CASE #1135 A COMPANY LLC**

**LEGAL:** 07-15-200-014

**LOCATION:** 3222 Beecher Road

Dr. Patrick Gray, DDS

**ZONING:** O-1 (Office)

**PROPOSED:** Pole Barn

Adam Sample, from Holly, presented this project. This is a proposed storage facility for a dentist office. The size would be 30 x 40 square feet. The barn would have steel siding and 10 x 10 door on the front.

There was discussion on the barn. The petitioner indicated that the barn would be storage for all of Dr. Gray's facilities. The Board asked that the barn be vinyl sided. Other questions were directed to the petitioner.

**MOTION BY J. WASHINGTON, SECOND BY D. ROWLEY** to postpone Case #1135 until the next regular meeting July 10, 2008.

ROLL CALL:

D. ROWLEY YES

J. WASHINGTON YES



D. THOMPSON	YES
R. WARRIER	YES
R. RUHALA	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED**

Vice Chairman Ruhala adjourned the meeting at 7:26 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, July 10, 2008 7:00 p.m.

1490 S. Dye Road

**MEMBERS PRESENT:**

Ruhala, R. Powell

L. Ford, D. Rowley, H. Blecker, D. Thompson, R. Warriar, R.

**MEMBERS ABSENT:**

J. Washington

**STAFF PRESENT:**

Recorder, John Gazall, Gazall, Lewis & Associates

T. Tucker, Economic Enhancement Director, Kathy Funk,

L. Ford called the meeting to order at 7:00 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Board.

**APPROVAL / CORRECTIONS OF MINUTES:**

June 12, 2008 Regular Meeting

**MOTION BY R. POWELL, SECOND BY D. ROWLEY** to approve the minutes of June 12, 2008, as printed.

**VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING: CASE #844 JERRY VINES**

Zoning change from R-1C (Single Family Residential) to RM-1 (Multiple Family Residential)

**LEGAL:** 07-16-528-006  
**LOCATION:** 1152 Gilbert Street  
**ZONING:** R-1C (Single Family Residential)  
**PROPOSED:** Boarding House

Public Hearing open 7:03 p.m.  
**Audience**

James Perez, 1164 Gilbert St., Against rezoning, concerned about safety issues.

Mike Myatt, 1490 S. Dye Rd, Code Enforcement Officer, Wrote the notice of violation which spurred the application for rezoning. House is rented to a person who is in turn running a business.

Jan Goodman, 1142 Gilbert St., Against rezoning, concerned about spot zoning and safety issues.

Ernest Davis, 1129 Gilbert St., Against rezoning.

Nola Davis, 1129 Gilbert St., Against rezoning, safety concerns.

Mark Bayless, 1169 Gilbert St., Against rezoning, definition of boarding house to broad and safety concerns.

Public Hearing Closes 7:28 pm

Trustee Powell, not in favor of spot zoning within a single family residential area. The usage should be consistent with the master plan.

**MOTION BY R. POWELL, SECOND BY D. ROWLEY** to deny case #844 due to the zoning being spot zoning that is not compatible nor consistent with the master plan and due to safety concerns.

ROLL CALL –

R. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	YES
L. FORD	YES
R. RUHALA	YES
R. WARRIER	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED**

**SITE PLAN REVIEW: CASE #1136 HOUGEN MFG INC**

**LEGAL:** 07-30-100-005

**LOCATION:** 3001 Hougen Drive

**ZONING:** IND (Industrial)

**PROPOSED:** Additional Parking

Jeff Gill, 2067 Hillsdale, Davison, Representing the petitioner.

The additional 34 parking spaces are needed for the shift overlap times.

John Gazall, discussed the plan citing that there may be a need for curb blocks on the north side of the lot. He also informed the petitioner that he may need sealed plans to make the improvement.

**MOTION BY D. ROWLEY, SECOND BY D. THOMPSON** to approve Case #1136 as presented contingent upon all County approvals being received and review of recommendations with the Building Department.

ROLL CALL –

R. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	YES
L. FORD	YES
R. RUHALA	YES
R. WARRIER	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED**

**SITE PLAN REVIEW: CASE #1137 SUNSET HILLS ASSOCIATION**

**LEGAL:** 07-04-200-001

**LOCATION:** 4413 Flushing Road

**ZONING:** R-1B (Single Family Residential)

**PROPOSED:** Expansion to Mausoleum & Cemetery

Lisa Easterwood, from Gould Engineering, representing the petitioner, introduced several representatives of the project including the Koegel's and Mr. Lay. The proposed expansion is 40 acres. The project will be done in 2 phases, the first will include the Mausoleum, roadways and the Pasadena entry. The second phase will be the outer connection roads as noted on the submitted drawings.

Gould has been working with the Health Department on the proposed small septic tank for the mop sink.

A memorial Garden will be on the south side of the new Mausoleum with a niche wall meandering through for urn placement.

J. Gazall, asked about the detention pond.

L. Easterwood, noted that the pond being built in phase 1 will accommodate both phases.

Chairman Ford asked J. Gazall what his opinion was regarding this project. J. Gazall indicated that this was a great project. Recommended approval.

**MOTION BY H. BLECKER, SECOND BY R. POWELL** to approve case#1137 as presented, contingent upon the receipt of all agency approvals.

ROLL CALL –

R. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	YES
L. FORD	YES
R. RUHALA	YES
R. WARRIER	YES
R. POWELL	YES

6 – YES, 0 – NO **MOTION CARRIED**

**OLD BUSINESS: (Tabled from the June 12, 2008 meeting)**

**SITE PLAN REVIEW: CASE #1135 A COMPANY LLC**

**LEGAL:** 07-15-200-014

**LOCATION:** 3222 Beecher Road  
Dr. Patrick Gray, DDS

**ZONING:** O-1 (Office)

**PROPOSED:** Pole Barn

**MOTION BY R. POWELL, SECOND BY D. ROWLEY** to not remove from the table and to postpone Case #1135 until the next regular meeting August 14, 2008.

VOICE VOTE: **MOTION CARRIED UNANIMOUSLY**

**Vice-Chairman Ruhala presented the Commission with copies of the Bi-Laws from his committee for the Commission to look over. He would like the Bi-Laws placed on the August Agenda.**

Justin Sprague, Rowe Engineering, Gave an update of the Master Plan Review process. Presenting the Commissioners with 3 Future Land Use maps and a detailed description of the zoning classifications. He would like to move forward with the public hearing for public comment. This will be set-up like a charette where you have different stations that will show all the options that we are considering and input is taken at each station.

Chairman Ford asked for a workshop for the Commission to meet with Justin prior to the public comment presentation charette. Chairman Ford asked T. Tucker to coordinate a meeting with all commissioners and Justin.

Chairman Ford adjourned the meeting at 8:15 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, August 14, 2008 7:00 p.m.

1490 South Dye Road

**MEMBERS PRESENT:** D. Rowley, H. Blecker, J. Washington, D. Thompson, L. Ford, R. Warriar, R. Ruhala, R. Powell

**MEMBERS ABSENT:** None

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
J. Gazall, Plan Reviewer  
M. Corrigan, Planning & Zoning Assistant

Chairman Ford called the meeting to order at 7:00 p.m.

**APPROVAL / CORRECTIONS OF MINUTES:**

July 10, 2008

Regular Meeting

**MOTION BY J. WASHINGTON, SECOND BY D. THOMPSON** to approve the minutes of July 10, 2008 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

July 22, 2008

Workshop

**MOTION BY H. BLECKER, SECOND BY J. WASHINGTON** to approve the minutes of July 22, 2008 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**ELECTION OF OFFICERS**

L. Ford asked for any nominations.

**MOTION BY H. BLECKER, SECOND D. ROWLEY** to nominate all current officers for the same positions and close the nominations.

L. Ford closed nominations.

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to nominate all current officers.  
**VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS: (Tabled from the July 10, 2008 meeting)**

**SITE PLAN REVIEW: CASE #1135 A COMPANY LLC**

**LEGAL:** 07-15-200-014

**LOCATION:** 3222 Beecher Road  
Dr. Patrick Gray, DDS

**ZONING:** O-1 (Office)

**PROPOSED:** Pole Barn



A letter was received in the Building Department asking for this Case to be deleted.

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to delete Case #1135 from the agenda. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #210 JACINDA WHITE**

**LEGAL:** 07-07-501-005  
**LOCATION:** 1507 Laurentian Pass  
**ZONING:** RM-1 (Multiple Family Residential)  
**PROPOSED:** Home Occupation for Law Firm

The petitioner was present to represent her case to the Board. She is just starting out and would like to see clients in her home so that she can build her clientele. She will use her driveway for parking (4 spaces). There will be NO signage.

H. Blecker read some of the qualifications for a Home Occupation. T. Tucker added that the Planning Commission can review this Special Land Use after 1 year (if approved), and revoke it, if there are complaints or problems at this location.

J. Washington verified with the petitioner that there would be NO outside changes to the property. The petitioner agreed.

R. Powell asked if this business was an actual “firm” and if there were employees. The petitioner stated that there are no employees. She is the only employee. She will be open from 9:00 a.m. until 5:00 p.m., Monday through Friday.

R. Warrior asked if this was allowed in this zoning class. L. Ford gave clarification on this issue.

D. Thompson indicated that he would not be voting in favor of Case #210.

**Letters received opposing Case #210:**

Ivan Carpenter – 6427 Beecher Road  
Suzanne Devic – 6423 Western Way

**Others:**

Marvon Payne – 6431 Western Way – opposes  
Larry Owens – 1527 Laurentian Pass – has some issues with it but not completely against it.

The Public Hearing opened at 7:20 p.m.

**Audience:**

Gwen Muldrew – 6406 Western Way – opposes  
Susan Devic – opposes  
Lorraine Notman – 1515 Laurentian Pass – opposes  
Michel Taylor – 1495 Laurentian Pass – opposes  
Abbey White – 1507 Laurentian Pass – in favor

The Public Hearing was closed at 7:34 p.m.

The concerns that the audience members had were:

- a) a) traffic
- b) b) parking
- c) c) taxes
- d) d) property values
- e) e) speeding on Laurentian Pass currently

T. Tucker said she would talk to the FTPD in regards to the speeding problems they are having down Laurentian Pass.

**MOTION BY D. ROWLEY, SECOND BY R. POWELL** to deny Case #210 due to the fact that it is not for the good of the Township, or for the health, safety, and welfare of its residents. Also, it is not compatible with the condo development.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	NO
J. WASHINGTON	NO
D. THOMPSON	YES
L. FORD	NO
R. WARRIER	NO
R. RUHALA	NO
R. POWELL	YES

3 – YES, 5 – NO **MOTION FAILED**

**MOTION BY H. BLECKER, SECOND BY J. WASHINGTON** to approve Case #210 contingent upon NO parking in the street, and that the business stays 100% in compliance with the Home Occupation section of Ordinance #5500.

ROLL CALL:

H. BLECKER	YES
J. WASHINGTON	YES
D. THOMPSON	NO
L. FORD	YES

R. WARRIER	YES
R. RUHALA	YES
R. POWELL	NO
D. ROWLEY	NO

5 – YES, 3 – NO **MOTION CARRIED**

Review and approval of Planning Commission BI-Laws

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to approve the Planning Commission BI-Laws. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:45 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, September 11, 2008 7:00 p.m.

1490 South Dye Road

**MEMBERS PRESENT:** D. Rowley, H. Blecker, D. Thompson,  
L. Ford, R. Ruhala, R. Warriar, S. Jamison,  
R. Powell

**MEMBERS ABSENT:** J. Washington

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
J. Gazall, Plan Reviewer  
R. Shifflett, Administrative Assistant

Chairman Ford called the meeting to order at 7:00 p.m.

**APPROVAL / CORRECTIONS OF MINUTES:**

August 14, 2008 - Regular Meeting

**MOTION BY H. BLECKER, D. ROWLEY** to approve the minutes of August 14, 2008 as printed.  
**VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #211 MICHELLE BERRY & EDDIE  
CHAPRNKA**

**LEGAL:** 07-16-577-016

**LOCATION:** 4058 W. Court Street  
**ZONING:** R-1B (Single Family Residential)  
**PROPOSED:** Day Care Facility for 12 children

Michelle Berry, of The Berry Patch at 4058 W. Court, was present to address the Board. She is currently licensed for 6 children, and would like to increase the amount to 12 children. She indicated to the Board she has a play-scape in the back yard for the children to play on. She was located on Green Ridge right around the corner and they since have moved and she understands that the Special Land Use she had previously is non-transferable. In the meantime, she decided to increase the number of children to 12. The petitioner brought several pictures to show the Board what her property looked like.

Some Board members didn't think the fence she has is adequate. The Board also pointed out that they would like to see some kind of Site Plan of her property.

No one from the audience spoke regarding this project.

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to approve Case #211 contingent upon a fence being constructed around the rear of the property.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	NO
R. RUHALA	NO
R. WARRIER	NO
S. JAMISON	NO
R. POWELL	YES
L. FORD	YES

4 – YES, 4 – NO      **MOTION FAILED**

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to reconsider. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to postpone Case #211 to October 9, 2008. **MOTION CARRIED UNANIMOUSLY**

**TO BE SET FOR PUBLIC HEARING: CASE #845 WILSON LAHOUD**

Zoning change from R-1B (Single Family Residential) and O-1 to C-2 (General Business)

**LEGAL:**                      07-28-529-028 / 07-28-529-029 / 07-28-529-030

   07-28-529-031 / 07-28-529-033

**LOCATION:**                      4034 Miller / 4044 Miller / 4056 Miller / 3163 Curtis

   and one vacant lot – Lot #27 of Ketzler Estates #1

**ZONING:**                      R-1B (Single Family Residential) and O-1 (Office)

**PROPOSED:**                      Plaza with mixed uses

**MOTION BY D. THOMPSON, SECOND BY R. POWELL** to set Case #845 for Public Hearing October 9, 2008. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:40 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

Thursday, October 9, 2008 at 7:00 p.m.

1490 South Dye Road

**MEMBERS PRESENT:** D. Rowley, J. Washington, D. Thompson,  
L. Ford, R. Ruhala, R. Warriar, S. Jamison,  
  
R. Powell

**MEMBERS ABSENT:** H. Blecker

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
  
J. Gazall, Plan Reviewer  
  
M. Corrigan, Planning & Zoning Assistant

Chairman Ford called the meeting to order at 7:00 p.m.

**AUDIENCE PARTICIPATION**

No one in the audience addressed the Board.

**APPROVAL / CORRECTIONS OF MINUTES:**

September 11, 2008 Regular Meeting

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to approve the minutes of September 11, 2008, as printed. **VOICE VOTE: MOTION CARRIED.** S. Jamison voted no.

**OLD BUSINESS: (Tabled from the September 11, 2008 meeting)**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #211 MICHELLE BERRY & EDDIE CHAPRNKA**

**LEGAL:** 07-16-577-016  
**LOCATION:** 4058 W. Court Street  
**ZONING:** R-1B (Single Family Residential)  
**PROPOSED:** Day Care Facility for 12 children

Eddie Chaprnka and Michelle Berry were both present to present their case. Mr. Chaprnka recapped the events of the previous meeting. Michelle Berry read aloud a letter she brought from Cindy Bentoski who is a Grandparent of a child who attends the Daycare at 4058 W. Court Street. The letter is in the file.

The Building Department has received 3 other letters in support of the daycare:

*Jeanette Blankenship – 1324 Green Ridge*

*Annette Price – 4070 W. Court Street*

*Charles E. Craig – 4049 W. Court Street*

These letters are also in the file.

Mrs. Berry indicated to the Board exactly what her day entails along with what her hourly rates are.

No one from the audience spoke regarding this case.

R. Ruhala asked the petitioners to review with the Board the existing fencing that was in the rear yard.

R. Powell suggested that a fence be added from the North side from the residence to the existing privacy fence.



**MOTION BY R. POWELL, SECOND BY D. ROWLEY** to approve Case #211 with the stipulation that the fence be continued North from the residence to the existing privacy fence.

Discussion continued. S. Jamison stated that it should be determined what the difference is between a daycare “facility” and a daycare “center” is. The Michigan Compiled Laws that were given define it, however, the agenda indicates that this is a facility. T. Tucker stated that mistake was done by the Building Department. It should’ve been listed as a Group Day Care Home, and not as a Daycare Facility. Also, S. Jamison asked that a building inspection be completed on the home. T. Tucker stated that when the Business License is issued, that the Fire Department and Building Department would do an inspection at that time.

**MOTION BY S. JAMISON, SECOND BY J. WASHINGTON** to approve Case #211 as a group day care home with the stipulation that all Township ordinances be abided and that MCL 125.286(g)(3) Items (a) through (f) be followed.

ROLL CALL:

D. ROWLEY	YES	R. WARRIER	YES
J. WASHINGTON	YES	S. JAMISON	YES
D. THOMPSON	YES	R. POWELL	YES
R. RUHALA	NO	L. FORD	NO

**MOTION CARRIED 6 – YES, 2 - NO**

**NEW BUSINESS:**

**PUBLIC HEARING: CASE #845 WILSON LAHOUD**

Zoning change from R-1B (Single Family Residential) and O-1 (Office) to C-2 (General Business)

**LEGAL:** 07-28-529-028 / 07-28-529-029 / 07-28-529-030  
07-28-529-031 / 07-28-529-033

**LOCATION:** 4034 Miller / 4044 Miller / 4056 Miller / 3163 Curtis  
and one vacant lot – Lot #27 of Ketzler Estates #1

**ZONING:** R-1B (Single Family Residential) and O-1 (Office)

**PROPOSED:** Plaza with mixed uses

Wilson Lahoud, 1312 W. Hill Road, Flint, represented this case. He is in the process of demolishing the 3000 square foot building at 4034 Miller Road and has already been to the Assessment Department and filled out the paperwork to have all the property combined. The petitioner is looking to develop this property into some kind of mixed use. He does not have any prospects, however, he thought that demolishing the older buildings on the property and getting rid of the dead trees, it would be more marketable.

**Public Hearing opened at 7:45 p.m.**

#### **Audience**

*Jerome Raynak – 3126 Curtis – in favor of zoning request, however, has concerns with traffic and crime*

*Darrin Ray – 3121 Ketzler – opposes zoning request*

*Janice Sorenson – Vacant Lot #1 (07-28-529-001) – in favor of zoning request*

A letter was received from Thomas Hresko (Trustee for Estate of Anne E. Hresko who resides at 3128 Ketzler Drive, Lot #26). The letter indicates Mrs. Hresko has lived at this address for 28 years and has enjoyed the peace and quiet. She is requesting a landscaped berm with evergreens sizable enough to block the view that borders Lot #27 and Lot #26 along the entire 300 feet. The letter is in the file.

**Public Hearing closed at 7:53 p.m.**

**MOTION BY S. JAMISON, SECOND BY R. WARRIER to approve Case #845 as presented.**

ROLL CALL:

J. WASHINGTON	YES
D. THOMPSON	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
R. POWELL	YES
D. ROWLEY	YES
L. FORD	YES

**8 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #212 GREG MUNGER**

<b>LEGAL:</b>	07-35-400-024
<b>LOCATION:</b>	4508 Van Slyke Road
<b>ZONING:</b>	C-1 (Local Business)
<b>PROPOSED:</b>	Fundraising Hall

Greg Munger, 4104 Carmanwood, represented this case. The petitioner indicated he is changing the use to a fundraising hall. There will be no alcohol or food. The hall will close at 2:00 a.m. They are just doing some changes to the inside to the bathrooms, etc.

J. Gazall pointed out that under the 2006 Building Code, the building must be sprinkled. The petitioner said he spoke with the architect, and they said he didn't because of the size and use. The petitioner added he is only using a portion of the building, not the entire thing.

The Board asked about security. The petitioner stated that security would be provided either by the renter of the facility that evening/day, or by the owner.

No one in the audience spoke regarding this case.

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to approve Case #212 contingent upon the building being inspected by the Township.

ROLL CALL:

D. THOMPSON	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
R. POWELL	YES
D. ROWLEY	YES
J. WASHINGTON	YES
L. FORD	YES

8 – YES, 0 – NO **MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING FOR SPECIAL LAND USE: CASE #213 CARMITA L LEWIS**

**LEGAL:** 07-16-400-011  
**LOCATION:** 4185 W. Court Street  
**ZONING:** RM-1 (Multiple Family Residential)  
**PROPOSED:** Day Care facility for 12 children

Carmita Lewis was present to represent this case. She is in Apt. 1 of 4185 W. Court Street. She had pictures of the site and the members reviewed them. This is in the West Court Ranches. She has moved from the City of Flint to Flint Township.

**Public Hearing opened at 8:26 p.m.**

#### **Audience**

Margaret Bauman – 4168 W. Court – opposes

Marjorie O’Brien – 4160 W. Court – opposes

Michelle Berry – 4058 W. Court – in favor

The major concern of the neighbors was traffic. One neighbor mentioned that there should be a dumpster for the West Court Ranches so that there isn’t trash alongside the road.

**Public Hearing was closed at 8:35 p.m.**

**MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON** to approve Case #213 contingent upon all rules and regulations of MCL 125.286(g)(3) Items a through f that are related to a group day care.

ROLL CALL:

R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
R. POWELL	YES
D. ROWLEY	YES
J. WASHINGTON	YES
D. THOMPSON	YES
L. FORD	YES

**8 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY**

T. Tucker passed out information regarding the Master Plan from Rowe Engineering. She indicated that a Special Meeting needs to take place at the end of the month to keep on schedule with the timetable of completion. She asked that the members of the Planning Commission call M. Corrigan with dates they are available at the end of the month.

Chairman Ford adjourned the meeting at 8:50 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Special Meeting*

*Monday, October 27, 2008 at 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:** D. Rowley, H. Blecker, R. Ruhala,  
R. Warriar, S. Jamison, R. Powell

**MEMBERS ABSENT:** J. Washington, D. Thompson, L. Ford

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
M. Corrigan, Planning & Zoning Assistant

Vice Chairman Ruhala called the meeting to order at 7:00 p.m.

**NEW BUSINESS:**

**SITE PLAN REVIEW: CASE #1138 GREG MUNGER**

**LEGAL:** 07-35-400-024

**LOCATION:** 4508 Van Slyke Road

**ZONING:** C-1 (Local Business)

**PROPOSED:** Fundraising Hall

The petitioner was present to represent his project. The petitioner stated he has submitted the information that was requested by the Building Department. He as also given pictures to show the Planning Commissioner's what is existing around the building, and how it will be accessed.

Some Planning Commissioner's indicated that they came in to review this project before the meeting, and there was nothing in the Building Department to review. T. Tucker indicated that the petitioner didn't come in until 4:30 p.m. today with this information. She stated that she hasn't had a chance to review the information to see if it is all here.

R. Powell stated that information is usually at the Building Department 2 weeks prior so that it can be reviewed before the meeting and it can be verified that it meets the requirements. No one has had time to review this information. S. Jamison also said she came in today to review what was on file for this project, and there was nothing here to review. The petitioner stated that he was just in for Special Land Use on October 9<sup>th</sup>, and he needed time to have this all drawn up.

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to postpone Case #1138 until the next regular meeting November 13, 2008.

H. Blecker indicated he needed to abstain from voting on this case.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	ABSTAIN
R. WARRIER	YES
S. JAMISON	YES
R. POWELL	YES
R. RUHALA	YES

5 – YES, 1 – ABSTAIN **MOTION CARRIED**

**REVIEW OF THE MASTER PLAN**



Doug Piggott, of Rowe Engineering, was present to discuss the Master Plan. The Planning Commission had all received a copy of the rough draft of the Master Plan.

T. Tucker explained to the Planning Commissioner's that she has reviewed the draft of the Master Plan. She has picked out some of the duplicate items, spelling errors, etc. Those can be corrected administratively. Tonight we can go through and make sure there are no other errors that the Planning Commissioner's want to be corrected.

S. Jamison made a Motion to table this review of the Master Plan until a Final Draft of this has been completed.

T. Tucker stated that we are here this evening to go through and make sure that everything is in here that the Planning Commissioner's want. Then they will make a Final Draft to review. There is no sense in doing it twice if there are other items to be addressed.

S. Jamison withdrew her Motion.

Mr. Piggott proceeded with the review of the draft of the Master Plan. He answered questions that the Commissioner's had in regards to the process and to mapping that was completed. The next Master Plan Review will be on November 13, 2008 at 7:00 p.m.

Vice Chairman Ruhala adjourned the meeting at 8:15 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday, November 13, 2008 at 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:** D. Rowley, H. Blecker, D. Thompson,  
L. Ford, R. Ruhala, R. Warriar, S. Jamison  
  
R. Powell

**MEMBERS ABSENT:** J. Washington

**STAFF PRESENT:** T. Tucker, Economic Enhancement Director  
  
M. Corrigan, Planning & Zoning Assistant

Chairman Ford called the meeting to order at 7:00 p.m.

**APPROVAL / CORRECTION OF MINUTES**

October 9, 2008	Regular Meeting
October 27, 2008	Special Meeting

**MOTION BY D. ROWLEY, SECOND BY D. THOMPSON** to approve the minutes of October 9, 2008, and October 27, 2008, as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

**AUDIENCE PARTICIPATION**

No one from the audience addressed the Board.

**OLD BUSINESS: (Tabled from the October 27, 2008 meeting)**

**SITE PLAN REVIEW: CASE #1138 GREG MUNGER**

**LEGAL:** 07-35-400-024  
**LOCATION:** 4508 Van Slyke Road  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** Fundraising Hall

T. Tucker was not yet present for the meeting, however, she had written up a review indicating that the petitioner had answered all the questions, and given all the information that was needed from the last meeting.

**MOTION BY D. THOMPSON** to approve Case #1138.

Discussion continued.

**D. Thompson withdrew his Motion.**

Some members didn't feel comfortable voting without T. Tucker being present to discuss this case. Other members indicated that T. Tucker has a memo here stating that she is okay with what has been submitted.

**MOTION BY D. THOMPSON** to approve Case #1138 contingent upon the tree line buffer being maintained.

The discussion continued. L. Ford asked that Case #1138 be moved to the end of the agenda until T. Tucker is here. The petitioner didn't have a problem with that.

**D. Thompson withdrew his Motion.**

T. Tucker arrived at 7:10 p.m.

T. Tucker indicated that all items have been addressed. The Board discussed the parking. T. Tucker stated that she has a letter in the file from the owner of the property (Norman Nannoshi) agreeing that if there is a parking issue down the road that he will agree to add parking to the adjacent vacant lot (2.5 acres) which he also owns. T. Tucker stated that the Board could add that to the Motion that the petitioner will agree to a parking deferment.

Also discussed was the issue with trash. Currently, there is no dumpster at the site. The tenants next door use a trash bin and put the bins behind the building. After a lengthy discussion, the Board would like to see a dumpster with screening.

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to approve Case #1138 contingent upon all ordinances and County requirements being met and followed, that the tree line buffer be maintained, a dumpster be placed on the site and screened as per Ordinance #5500, that the parking deferment be placed on the property, and that all necessary items are completed before a Certificate of Occupancy is issued.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	ABSTAIN
D. THOMPSON	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES

R. POWELL YES

L. FORD YES

8 – YES, 1 – ABSTAIN **MOTION CARRIED**

**REVIEW OF THE MASTER PLAN**

Doug Piggott, of Rowe Engineering, reviewed the Final Draft of the Master Plan with the Planning Commission.

There was a lengthy discussion regarding cluster housing. There were some members that would like that removed from the plan and others that think it is a necessary item to have in the Master Plan.

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to have the cluster housing overlay district in the vacant land in Dyewood Subdivision (07-18-200-017 & 07-18-200-029) and vacant land near Crystalwood Subdivision (07-06-300-025, 07-06-400-039 & 07-06-400-049).

ROLL CALL:

D. ROWLEY YES

H. BLECKER YES

D. THOMPSON YES

R. RUHALA YES

R. WARRIER YES

S. JAMISON YES

L. FORD YES

9 – YES, 0 –NO **MOTION CARRIED**

**MOTION BY D. ROWLEY, SECOND BY D. THOMPSON** to have H. Blecker's demographic projections added to the appendix of the Master Plan, and have the updates added, as they become available.

**VOICE VOTE: MOTION CARRIED**

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to have the Master Plan forwarded to the Board of Trustees. **VOICE VOTE: MOTION CARRIED**

Chairman Ford adjourned the meeting at 9:00 p.m.