

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, February 12, 2009 7:00 p.m.

1490 South Dye Road

MEMBERS PRESENT: L. Ford, H. Blecker, J. Washington,
R. Warrier, G. Menoutes, S. Jamison

MEMBERS ABSENT: D. Rowley, D. Thompson, R. Ruhala

STAFF PRESENT: T. Tucker, Economic Enhancement Director
R. Shifflett, Administrative Assistant

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:

December 11, 2008

Regular Meeting

MOTION BY S. JAMISON, SECOND BY J. WASHINGTON to approve the minutes of December 11, 2008 as printed. **VOICE VOTE: MOTION CARRIED. G. MENOUTES ABSTAINED.**

NEW BUSINESS:

SITE PLAN REVIEW: CASE# 1139 MARATHON PETROLEUM CO LLC

LEGAL: 07-29-400-014

LOCATION: 5252 Miller Road

Between Dye & Fleckenstein

ZONING: C-2 (General Business)

PROPOSED: Rebuild existing gas station

Kerry Trombley, Project Manager, was present to represent the petitioner. This location is on Miller Road just East and North of Miller and Dye Road intersections. This is a rebuild. They are planning to demolish the existing station.

The dumpster will be screened by a 6' 4" split faced block wall enclosure and will match the color and texture of the building. The project will meet the parking requirements.

Currently, they are awaiting Genesee County Road Commission approval. They do, however, have verbal approval.

Some Planning Commissioners had questions regarding the signage. Ms. Trombley indicated that she would recommend lowering the signage so that it is more in compliance than it is currently.

MOTION BY H. BLECKER, SECOND BY J. WASHINGTON to approve Case #1139 as presented upon approval of all State and County agencies and adherence to the Flint Township Zoning Ordinance.

ROLL CALL:

H. BLECKER	YES
J. WASHINGTON	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
L. FORD	YES

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

SPECIAL LAND USE: CASE #214 G & K ASSOCIATES

LEGAL: 07-21-501-017

LOCATION: 4495 Corunna Road (Old D & N Bank)

ZONING: C-2 (General Business)

PROPOSED: Jimmy John's Gourmet Sandwiches w/Drive Thru Facilities

Kal Nemer, 2232 Morrish Road, Swartz Creek was present to represent this project. The location is the Southeast corner of Corunna and Linden Roads. This is an existing building that has been empty. They would like to renovate the building into a sandwich shop. The petitioner is asking for a Special Land Use because of the change in use from a bank to a restaurant. Minor changes will be done such as removal of the existing drive-thru window canopy. County approvals aren't necessary.

No one in the audience spoke regarding Case #214.

MOTION BY G. MENOUTES, SECOND BY J. WASHINGTON to approve Case #214 as presented.

ROLL CALL:

J. WASHINGTON	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
H. BLECKER	YES
L. FORD	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY
SITE PLAN REVIEW: CASE #1140 G & K ASSOCIATES

LEGAL: 07-21-501-017

LOCATION: 4495 Corunna Road (Old D & N Bank)

ZONING: C-2 (General Business)

PROPOSED: Jimmy John's Gourmet Sandwiches w/Drive Thru Facilities

Kal Nemer was present to represent this project. Planning Commission asked that the address be located on the building and on the signage. The petitioner agreed.

MOTION BY S. JAMISON, SECOND BY H. BLECKER to approve Case #1140 with the condition that the address be placed on the building and on the signage, the approval of all State and County agencies, and the adherence to the Flint Township Zoning Ordinance.

ROLL CALL:

R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
H. BLECKER	YES
J. WASHINGTON	YES
L. FORD	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

T. Tucker went over some details regarding the Master Plan and what stage it's at now. She indicated that there would be a Master Plan Workshop scheduled next month for the Township Board and also a Special Meeting will be set up for a Public Hearing so that the Master Plan to be forwarded to the Township Board for adoption.

Chairman Ford adjourned the meeting at 7:50 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

SPECIAL MEETING

Thursday, March 19, 2009 7:00 p.m.

1490 South Dye Road

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

MEMBERS ABSENT: J. Washington, D. Thompson, G. Menoutes

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

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

AUDIENCE PARTICIPATION

D. Arceo – 5352 W. Maple Ave

CORRECTION / APPROVAL OF MINUTES

February 12, 2009 Regular Meeting

MOTION BY D. ROWLEY, SECOND BY S. JAMISON to approve the minutes of February 12, 2009 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

PUBLIC HEARING FOR MASTER PLAN

The Public Hearing opened at 7:05 p.m. by Chairman Ford.

Speakers included D. Arceo and K. Miller.

Doug Piggott of Rowe Engineering was present to discuss the Master Plan.

D. Arceo spoke on several issues including Day Care facilities in subdivisions.

K. Miller thanked T. Tucker, the Planning Commission, J. Gazall, and D. Piggott for all their hard work on the Master Plan.

Maple Road – Mundy Township to repave Maple Road.

The Board of Trustees to have a meeting at Baker College on April 20, 2009 to include dinner and tour of facility. The Planning Commission is invited.

The Planning Commission went over some changes on the map.

MOTION BY R. RUHALA, SECOND BY D. ROWLEY to recommend to forward Master Plan to Township Board of Trustees for Adoption.

ROLL CALL:

D. ROWLEY	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
L. FORD	YES

5 – YES, 0 – NO MOTION CARRIED

Public Hearing was closed at 8:50 p.m. by Chairman Ford.

A tour is scheduled for Carman Ainsworth Schools. The Planning Commission is also invited.

Chairman Ford adjourned the meeting at 8:55 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

REGULAR MEETING

Thursday, May 14, 2009 at 7:00 p.m.

1490 S. Dye Road, Flint, MI 48532

MEMBERS PRESENT: D. Rowley, H. Blecker, J. Washington, G. Menoutes,
R. Ruhala, S. Jamison, L. Ford, R. Warriar

MEMBERS ABSENT: D. Thompson

STAFF PRESENT: J. Gazell, T. Tucker, S. Warner

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

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION: None

CORRECTION/APPROVAL OF MINUTES:REG. MTG. 03/19/09

MOTION BY R. WARRIER, SECOND BY J. WASHINGTON, to approve the minutes of the regular meeting of March 19, 2009 as presented.

VOICE VOTE: MOTION CARRIED MENOUTES – ABSTAIN

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1141 EAGLE EXCAVATING

LEGAL: 07-35-100-007
LOCATION: 4295 Holiday Drive
ZONING: IND (Industrial)
PROPOSED: Addition

John Asselin, 4458 W. Bristol Road addressed the Commission regarding this project. Eagle Excavating is currently located at 4295 Holiday Drive and they want to expand with a 3000 square foot addition. Mr. Aslin noted that the FAA has already given their approval.

John Gazell, representing the Township, indicated that all of their drawings have been submitted and are complete. He noted that there would be additional landscaping and parking.

Mr. Asselin indicated that this is the official head quarters for Eagle Excavating. He added that they would be using the same materials to construct the new portion matching the current structure.

MOTION BY D. ROWLEY, SECOND BY G. MENOUTES, to approve Case #1141 Eagle Excavating, Petitioner, contingent upon them receiving all other approvals.

ROLL CALL VOTE:

D. ROWLEY	YES
H. BLECKER	YES
J. WASHINGTON	YES
L. FORD	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES

G. MENOUTES YES

8 – YES, 1-ABSENT MOTION CARRIED UNANIMOUSLY

The Commission held discussion regarding windmills and admonitors.

Chairman Ford adjourned the meeting at 7:21 p.m.

REGULAR MEETING FLINT TOWNSHIP PLANNING COMMISSION
THURSDAY, JULY 9, 2009 AT 7:00 P.M.

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

MEMBERS ABSENT: J. Washington

STAFF PRESENT: T. Tucker, J. Gazall, S. Warner

The meeting was called to order by Chairman Ford at 7:00 p.m.

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION: None

APPROVAL/CORRECTION OF MINUTES: REGULAR MTG: MAY 14, 2009

MOTION BY D. ROWLEY, SECOND BY S. JAMISON, to approve the minutes of the regular meeting of May 14, 2009 as presented.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

A) SITE PLAN REVIEW: CASE #1142 CHARTER DEVELOPMENT GROUP LLC

LEGAL: 07-16-602-004 & 07-16-602-016

LOCATION: 1144 CHARTER OAK DRIVE

ZONING: O-1 (OFFICE)

PROPOSED: OFFICE

Alan Manville, Kraft Engineering, representing the petitioner, addressed the commission.

He indicated that the proposed use is for Mid Michigan Endoscopy Center where patients would come for the actual testing. Originally, all approvals had already been obtained but they have expired, which is the reason why they are before the Commission tonight. Mr. Manville pointed out that the square footage is ½ the size originally requested. They are keeping the detention pond the same size, however, the layout is different. The parking spaces have been reduced also and there are two ingresses and two egresses. He indicated that the Genesee County Road Commission has given their re-approval.

Mr. Manville pointed out that they added a proposed “sidewalk” easement to the plans but will not be constructed at this time because the sidewalk leads to nowhere. A “loading” area has been added on the south side; however, he does not anticipate it being used. Sanitary sewer has been provided and has been approved by the County Drain Commission. The dumpster will be enclosed with a concrete wall matching the brick on the main building. The landscaping will include trees and shrubs.

J. Gazall indicated there were five items of concern and all have been addressed. He recommended approval of this request.

D. Thompson, from personal experience, suggested the pad in front of the dumpster be larger. He indicated that the shorter pad does not wear well and would need to be replaced in a short period.

D. Rowley asked the location of a fire hydrant.

Mr. Manville indicated that a fire hydrant was in the front of the building and that the building is fully sprinkled.

H. Blecker, regarding the future “sidewalk,” asked how, or if, the Commission can approve this with a contingency for the future “sidewalk” to be installed if and when the need becomes apparent?

T. Tucker pointed out that this could not be required due to the fact the requirement for a “sidewalk” is not in the Township’s Ordinance requirements.

MOTION BY H. BLECKER, SECOND BY D. ROWLEY, to approve the Site Plan as presented contingent upon receipt of all necessary agency approvals for Case #1142, Charter Development Group LLC, location 1144 Charter Drive zoned O-1 (office)

ROLL CALL VOTE:

ROWLEY - YES
BLECKER - YES

THOMPSON - YES

FORD - YES

RUHALA - YES

WARRIER - YES

JAMISON - YES

MENOUTES - YES

MOTION CARRIED UNANIMOUSLY

B) APPLICATION FOR SITE CONDO: CASE #109 SPRINGFIELD DEVELOPMENT

LEGAL: 07-33-300-024
LOCATION: VACANT LOT S SIDE OF LINDEN CREEK PKWY, E OF 4455

LINDEN CREEK PKWY, (FEDEX BUILDING)

ZONING: IND (INDUSTRIAL)

PROPOSED: SITE CONDO

Dennis Haley, G-9240 S. Saginaw St, representing the petitioner explained that this is a request to allow the property to be separated for tax assessment purposes. FedEx bought the property that their building is situated on, however, this small piece of property is shown as part of their property. This small piece of property needs to be described separately from FedEx's property in order for FedEx to record their deed. It was pointed out that there is an egress and ingress easement to both pieces of property.

MOTION BY G. MENOUTES, SECOND BY D. ROWLEY, to forward to the Flint Township Board of Trustees with recommendation for approval for Site Condo, Case #109, Springfield Development, petitioner as presented.

ROLL CALL VOTE:

BLECKER - YES

THOMPSON - YES

FORD - YES

RUHALA - YES

WARRIER - YES

MENOUTES - YES

JAMISON - YES

ROWLEY - YES

MOTION CARRIED UNANIMOUSLY

C) SITE PLAN REVIEW: CASE #1143 HUBERT HERMAN

LEGAL: 07-32-200-001

LOCATION: 4055 S. DYE ROAD

ZONING: IND (INDUSTRIAL)

PROPOSED: WAREHOUSE/OFFICE

Mr. Herman, petitioner, indicated that he wanted to erect a pole barn to store his personal property. He indicated that he included plans for an office, however, he does not intend to build one at this time unless the Commission requires it. He indicated that it is 6400 square feet with a cement floor.

J. Gazall indicated that this met all the requirements of the checklist with the exception of the height of the building and the material to be used. He indicated that this could be approved with the contingency that Mr. Herman bring in the necessary detailed drawings to comply with the Township's ordinance.

MOTION BY H. BLECKER, SECOND BY D. THOMPSON, to deny this request.

The Commission held discussion.

MOTION BY G. MENOUTES, SECOND BY R. RUHALA, to postpone this request to July 23, 2009 to allow the petitioner to submit the necessary detailed drawings to comply with the Township's ordinance.

D. Thompson withdrew his support to deny this request.

Original motion to deny this request dies from lack of support.

ROLL CALL VOTE:

THOMPSON - YES

FORD - YES

RUHALA - YES

WARRIER - YES

MENOUTES - YES

JAMISON - YES

ROWLEY - YES

BLECKER - YES

Chairman Ford asked the status on reviewing the zoning ordinance.

T. Tucker indicated that she is meeting with Commissioner Rowley and John Gazall to go over the zoning ordinance and once completed it will be brought before the Planning Commission for their consideration.

R. Ruhala asked the status of the BioGas project.

T. Tucker indicated that she has discussed the project with the City of Flint, the President of Swedish BioGas, and the President of Swedish BioGas of Michigan. They have been told that the plans need to be submitted to the Township before any activity, building, etc. could occur. T. Tucker is still waiting for the plans to be submitted to the Building Department for review. As soon as she receives additional information she will pass it on to the Commissioners.

The Commissioners held discussion regarding Fick Excavating located on Corunna Road.

T. Tucker indicated that he had been cited, however, he is appealing to the Board of Appeals.

The meeting adjourned at 8:29 p.m.

**SPECIAL MEETING
CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

THURSDAY, JULY 23, 2009 AT 7:00 P.M.

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

MEMBERS ABSENT: J. Washington

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

AUDIENCE PARTICIPATION: None

Commissioner Ruhala provided information regarding Roberts Rules of Order on tabling an issue.

SITE PLAN REVIEW: CASE #1143 HUBERT HERMAN

LEGAL: 07-32-200-001

LOCATION: 4055 S. DYE ROAD

ZONING: IND (INDUSTRIAL)

PROPOSED: WAREHOUSE/OFFICE

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY, to bring this agenda item from the table.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

Mr. Herman, petitioner, indicated that he wanted to erect a pole barn to store his personal property. He indicated that he included plans for an office; however, he does not intend to build one at this time

unless the Commission requires it. He indicated that it is 6400 square feet with a cement floor. The siding will be metal and trimmed in wood with a shingled roof.

J. Gazall indicated that he had reviewed the new drawings that were submitted and approved them.

T. Tucker noted the memo that she had given each member of the commission (See Attached). She remarked that page 2, dated July 22, 2009, was given to the petitioner. All of the items have been addressed with the exception of #2. T. Tucker noted that any motion should include the contingency "If the County Drain Commission determines that a detention/retention pond is needed an amended site plan will need to be submitted to the Planning Commission for review and approval."

L.Ford asked Mr. Herman if he understood what T. Tucker said, regarding the detention/retention pond. Mr. Herman said he did understand.

S. Jamison pointed out that the dumpster needs to be at least ten feet from the building.

MOTION BY D. ROWLEY, SECOND BY R. WARRIER, to approve the site plan for Case #1143, as presented upon approval of all State and County agencies and adherence to the Flint Township Zoning Ordinance and if the County Drain Commission determines that a detention/retention pond is needed an amended site plan will need to be submitted for review and approval by this Commission

ROLL CALL VOTE: MOTION CARRIED UNANIMOUSLY

Commissioner Ford adjourned the meeting at 7:15 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, August 13, 2009 7:00 p.m.

1490 South Dye Road

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

MEMBERS ABSENT: J. Washington

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 from the audience addressed the Board.

ELECTION OF OFFICERS

Open the Nominations:

MOTION BY G. MENOUTES, SECOND BY D. ROWLEY to keep the same members as Chairman (Larry Ford), Vice Chairman (Richard Ruhala), and Secretary (Donald Thompson).

MOTION BY G. MENOUTES, SECOND BY D. ROWLEY to close and accept nominations.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

CORRECTION / APPROVAL OF MINUTES

July 9, 2009 Regular Meeting

July 23, 2009 Special Meeting

MOTION BY D. ROWLEY, SECOND BY G. MENOUTES to approve the minutes of July 9, 2009, and July 23, 2009, as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #215 M & M RESTAURANT

LEGAL: 07-29-577-007

LOCATION: 3292 South Linden Road

ZONING: C-2 (General Business)

PROPOSED: Jimmy John's Restaurant with drive thru facilities

Will Chamberlain of M & M Restaurants and Joe Wiznatiys of Delta Land Surveying & Engineers were both present to address the Board. J. Wiznatiys briefly described the project. He indicated that the stacking requirements are met, as well as the parking requirements. He brought in photos of the site.

J. Gazall stated that they meet all requirements, and he recommends approval.

G. Menoutes asked who the owners were. W. Chamberlain stated that his mother, Maryann Walsh would be the owner.

S. Jamison asked if this was just sandwiches or a full service restaurant. The petitioner said it was a sandwich shop.

The Public Hearing opened at 7:02 p.m. and closed at 7:07 p.m. No one spoke regarding this case.

MOTION BY D. ROWLEY, SECOND BY G. MENOUTES to approve Case #215 as presented.

ROLL CALL:

H. BLECKER	YES
D. THOMPSON	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
D. ROWLEY	YES
L. FORD	YES

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

<u>SITE PLAN REVIEW:</u>	CASE #1144 BAKER COLLEGE OF FLINT
LEGAL:	07-25-400-019
LOCATION:	1050 West Bristol Road
ZONING:	C-1 (Local Business) and R-1C/R-1D (Single Family Residential)
PROPOSED:	Career Services entry and parking

Marvin Dean, Director of Facilities for Baker College, and Murray Young of Morgan Construction were both present to represent this project. M. Young gave a description of the project including the landscaping, and history of the building.

J. Gazall indicated the project is fine. His only recommendation is to landscape a buffer around the light poles.

S. Jamison stated she didn't have any questions, however, she wanted to comment that we are proud to have Baker in our Township. They're a wonderful asset to the Community.

L. Ford stated that he and the entire Planning Commission would like to echo the comments of S. Jamison.

MOTION BY S. JAMISON, SECOND BY D. ROWLEY to approve Site Plan Review #1144 as presented.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	YES
R. RUHALA	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
L. FORD	YES

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

Chairman Ford adjourned the meeting at 7:15 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, September 10, 2009 7:00 p.m.

1490 South Dye Road

MEMBERS PRESENT: D. Rowley, J. Washington, D. Thompson,
L. Ford, R. Warriar, S. Jamison, G. Menoutes

MEMBERS ABSENT: H. Blecker, R. Ruhala

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 Board.

CORRECTION / APPROVAL OF MINUTES

August 13, 2009 - Regular Meeting

MOTION BY R. WARRIER, SECOND BY J. WASHINGTON to approve the minutes of August 13, 2009, as printed. **VOICE VOTE: MOTION CARRIED**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1145 ATKINS RV SALES
LEGAL: 07-18-577-001
LOCATION: 6138 Corunna Road
ZONING: C-2 (General Business)
PROPOSED: Storage Building

Mike Pifer, of Kraft Engineering was present to represent this project. He stated this was going to be a 2400 SF storage building. There will be no sewer or water and no new curb cuts.

J. Gazall spoke on the issue of the 10 feet distance between the buildings and the review committee recommended approval.

S. Jamison questioned the address. M. Pifer indicated the address would be the same.

MOTION BY D. ROWLEY, SECOND BY G. MENOUTES to approve Case #1145 as presented.

ROLL CALL:

D. ROWLEY	YES
J. WASHINGTON	YES
D. THOMPSON	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
L. FORD	YES

7 – YES, 0 – NO **MOTION CARRIED**

<u>SITE PLAN REVIEW:</u>	CASE #1143 HUBERT HERMAN
LEGAL:	07-32-200-001
LOCATION:	4055 S. Dye Road
ZONING:	IND (Industrial)
PROPOSED:	Warehouse/Office

J. Gazall addressed the Board. This is a review of the previously approved Site Plan for the warehouse. There will be a detention pond that was not on the plans before.

MOTION BY S. JAMISON, SECOND BY D. ROWLEY to approve Case #1143 with bumper blocks, the dumpster to be at least 10 feet from the building, kidney shaped detention pond, and removal of the North door on the plan.

ROLL CALL:

J. WASHINGTON	YES
D. THOMPSON	YES
R. WARRIER	YES
S. JAMISON	YES
G. MENOUTES	YES
D. ROWLEY	YES
L. FORD	YES

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

Chairman Ford adjourned the meeting at 7:22 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, October 8, 2009 7:00 p.m.

1490 South Dye Road

MEMBERS PRESENT: M. Rowley, H. Blecker, J. Washington,
L. Ford, R. Ruhala, R. Warriar, S. Jamison

MEMBERS ABSENT: G. Menoutes

STAFF PRESENT: Tracey Tucker, Economic Enhancement Director
John Gazall, Plan Reviewer

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

CORRECTION / APPROVAL OF MINUTES

September 10, 2009 - Regular Meeting

MOTION BY H. BLECKER, SECOND BY D. ROWLEY to approve the minutes of September 10, 2009, as printed. **MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1146 GARY MILLER
LEGAL: 07-05-501-001
LOCATION: 5417 Flushing Rd.
ZONING: R-1D (Residential)
PROPOSED: Land Balancing

Gary Miller was present to address the Board. He indicated he wants to extend the yard to place a deck and pool. Lyle Hippensteel is where he got the dirt. They were filling to level out the notch that extended from 24 – 44 feet to the end of the notch. The swales on each side of the fill will drain water away from the homes.

There were some neighbors that wished to address the Board regarding this issue. Ken & Robin Taylor live at 5407 Flushing Road and wanted to know exactly where the dirt came from because they do not think it's clean fill. They also brought in pictures for the Board to look at. They state that the ditch drains 12 lots to the east.

James Maxwell of 5429 Flushing Road also addressed the Board. He stated that 5 years ago he helped Ken Taylor dig the drain. DEQ called to ask about the debris. Mr. Taylor buried asphalt in the floodplain. Mr. Maxwell asks that the Board approve this project and let the project get finished.

Robin Taylor of 5407 Flushing Road would like it to be known that Gary Miller does not live at 5417 Flushing Road.

There was discussion as to the testing of the dirt. J. Gazall indicated that MDOT tests the soil before they dump. MDEQ has given a report. T. Tucker added that the County has approved Soil Erosion. D. Rowley stated that he walked the property and did not see the contamination.

MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON to approve Site Plan Review #1146 contingent upon the petitioner meeting all permit requirements along with civil engineering drawings showing the drainage will not be on the neighboring properties, to be submitted to the Building Department.

ROLL CALL:

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

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

Chairman Ford adjourned the meeting at 7:30 p.m.

ZONING: O-1 (Office)
PROPOSED: Retail & Auction House

D. Harris, Petitioner requesting special land use for an auction house with the sales of promotional items.

Public Hearing Opened at 7:16pm

No Comments.

Public Hearing Closed at 7:16pm

H. Blecker asked if anything would be sold or stored outside of the building. Petitioner – No.

D. D. Thompson asked why a special land use was needed. T. Tucker stated that auction houses are not addressed in the ordinance in any zoning category.

G. Menoutes asked if petitioner would do anything to outside of building for beautification. Petitioner said they will be painting, driveway patching and new signage.

Kerry Morgan, 4281 Island View Dr, Fenton, MI 48430 said razor wire fence will be addressed with screening. Plantings will be placed along the front of the parking lot and around the sign in the front.

R. Ruhala asked what would be auctioned. Petitioner stated antiques, collectibles and some promotional items.

R. Ruhala asked what hours of operation would be. Petitioner said 8:00am-5:00pm daily, auction 6:00pm-9:00pm Wednesday & Saturday.

MOTION BY D. ROWLEY, SECOND BY H. BLECKER to approve Special Land Use Permit Case #216 contingent upon the petitioner submitting landscape plans to the Flint Township Building Dep't and complying with current ADA handicapped parking standards.

ROLL CALL:

D. ROWLEY	YES
H. BLECKER	YES
D. THOMPSON	YES
R. RUHALA	YES
G. MENOUTES	YES
L. FORD	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

<u>SITE PLAN REVIEW:</u>	CASE #1147 DON O'REILLY JR
LEGAL:	07-35-300-002
LOCATION:	4371 Torrey Rd.
ZONING:	C-1 (Local Business) and O-1 (Office)
PROPOSED:	Flea Market

MOTION BY H. BLECKER, SECOND BY G. MENOUTES to postpone Case #1147 until the December meeting.

MOTION CARRIED UNANIMOUSLY

MOTION BY D. ROWLEY, SECOND BY G. MENOUTES to set WECS Ordinance Public Hearing for December meeting.

MOTION CARRIED UNANIMOUSLY

Chairman Ford adjourned the meeting at 8:48 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, December 10, 2009 7:00 p.m.

1490 South Dye Road

MEMBERS PRESENT: D. Rowley, G. Menoutes, S. Jamison
L. Ford, R. Ruhala, D. Thompson

MEMBERS ABSENT: H. Blecker, R. Warriar, J. Washington

STAFF PRESENT: Tracey Tucker, Economic Enhancement Director
John Gazall, Plan Reviewer

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

CORRECTION / APPROVAL OF MINUTES

November 12, 2009 - Regular Meeting

MOTION BY D. ROWELY, SECOND BY D. THOMPSON to approve the minutes of October 12, 2009, as printed. **MOTION CARRIED UNANIMOUSLY – S. JAMISON - ABSTAIN**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1147 DON O'REILLY JR

LEGAL: 07-35-300-002

LOCATION: 4371 Torrey Rd.

ZONING: C-1 (Local Business) and O-1 (Office)

PROPOSED: Flea Market

Petitioner explained the project (an indoor Flea Market).

John Gazall addressed the issues from the pre-planning review committee.

These include the need for landscaping, directional signage, 20' concrete dumpster approach, parking, hydrant vs. sprinklers, aesthetics, and building code issues that will need to be addressed before the building plan review.

Petitioner noted that the concerns would be addressed.

D. Rowley addressed the hydrant vs. sprinkler issue. The commission wants to work with you and we want you to be aware of these issues before you start.

Petitioner expressed his appreciation.

L. Ford – We want this to be a successful venture for you. We would like to table until January to give you time to research the most cost effective solutions to our concerns.

Petitioner – I would like to meet with the Fire Department and T. Tucker to discuss options.

MOTION BY D. ROWLEY, SECOND BY D. THOMPSON to postpone Case #1147 until the January 14, 2010 meeting.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING FOR WIND ENERGY CONVERSION SYSTEMS

Open Public Hearing – 7:55 p.m.

Bea Huffman – 6348 River Rd. – Not pro or con – just wanted to attend

Public Hearing Closed – 8:05 p.m.

L. Ford – I am concerned that unscrupulous individuals will try to take advantage of those trying to save on their energy costs.

R. Ruhala – discussed the decommissioning plan and the need for a performance bond.

T. Tucker – noted the decommissioning plan does ask for a performance bond.

R. Ruhala – wanted to make sure the Township had the means to hold the bonds for an extended period of time.

T. Tucker – noted that the Township does have the means to do this.

G. Menoutes – the 5-acre minimum needs to be maintained.

MOTION BY D. THOMPSON, SECOND BY G. MENOUTES to recommend approval to the Township Board of Trustees.

D. Rowley – Yes

D. Thompson – Yes

R. Ruhala – Yes

S. Jamison – No

G. Menoutes – Yes

L. Ford – Yes

MOTION APPROVED 5-1
MOTION CARRIED

Chairman Ford adjourned the meeting at 8:43 p.m.