

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, January 11, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, H. Blecker, J. Washington, D. Thompson, L. Ford, D. Arceo, R. Ruhala, J. MacGillivray, J. Gazall

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director, P. Goodstein, Township Attorney

Chairman Ford called the meeting to order at 7:32 p.m.

AUDIENCE PARTICIPATION

Pam Luna – 4040 Moulton Drive – Wanted to know what the procedure was, for approving the proposed new Sign Ordinance. She indicated that October 26, 2006 was the last time this was before the Planning Commission to review. There was supposed to be a 2nd meeting to review the ordinance.

Barb Vert – 4064 Moulton Drive – Also stated that there was supposed to be a 2nd meeting to review the new Sign Ordinance. At the October 26, 2006, meeting it was stated that another meeting would take place. Is the Planning Commission trying to “hijack” this project?

Lawrence Flinn – 2193 S. Graham Road - He approached the Planning Commission wanting to know if there were copies of the new Sign Ordinance available to review. He runs a business in the Township and would like the chance to review it. (I O Software in Yorkshire Plaza).

Chairman Ford pointed out that due to the Holidays, the review was postponed. The Planning Commission is not trying to “hijack” this project in any way. Copies of the proposed Sign Ordinance are available at the Building Department during regular office hours.

APPROVAL / CORRECTION OF MINUTES:

December 14, 2006 Regular Meeting

MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON to approve the minutes of December 14, 2006, as printed. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

OLD BUSINESS: (Tabled from the December 14, 2006 meeting)

SITE PLAN REVIEW: CASE #1106 WRIGHT & FILIPPIS

LEGAL: 07-10-400-011

LOCATION: 1101 N. Ballenger Hwy.

ZONING: C-1 (Local Business)

PROPOSED: Addition to existing facility

Jim Bays, of Wright & Filippis, represented this project. New plans were dropped off a couple weeks ago to the Building Department for review. The plans meet the current ordinance. The properties have been combined now, which is one thing that needed to be done before the project could be approved. The Drain Commission has checked the detention pond that they have currently, and indicated that the pond just needs to be cleaned out. Mr. Bays stated that they have outgrown their current facility and desperately needs additional parking.

J. Gazall asked for a 7 feet wide sidewalk to be added along the building. He also asked that there is barrier free accessibility to the building, and that the dumpster enclosure matches the exterior of the building.

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY to approved Case #1106 with the following conditions: a copy of the easement (or copy of Bill of Sale), for the drainage is submitted to the Building Department, the 7 feet sidewalk is added along the building, and all County approvals are submitted.

ROLL CALL:

D. ROWLEY	YES	D. ARCEO	YES
H. BLECKER	YES	R. RUHALA	YES
J. WASHINGTON	YES	J. MACGILLIVRAY	YES
D. THOMPSON	YES	J. GAZALL	YES
L. FORD	YES		

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

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #194 SAIRA SYED

LEGAL: 07-30-200-001

LOCATION: 6261 Lennon Road

ZONING: R-1C (Single Family Residential)

PROPOSED: Group Day Care Home (7-12 children)

Saleem Shah, (brother) and Saira Syed, 6261 Lennon Road, represented this project. Ms. Syed said she would like to have a daycare for 1 – 6 children at 6261 Lennon Road.

Peter Goodstein, Township Attorney, indicated that in order to run a Family Daycare (which is under six children) the petitioner *must* reside at the above location. Her application shows she lives in Flushing, not in Flint Township. Ms. Syed stated that the address on Lennon Road is where her parents live. Her mother would be listed on the license as well as Ms. Syed's.

Discussion continued on this issue of residence.

Ms. Syed stated she has an old license that still has her old address on it. H. Blecker said that her mom, Nasreen Shah, must be the one to apply for the license since her mom is the owner of the property, and resides there too.

Ms. Syed indicated that she never asked for 7 – 12 children, only under 6, and wanted to know if she could get her money back. She feels she was misinformed about what she was supposed to do. She claims she *never* asked for 7 – 12 children. She went to the Building Department and was just told to fill out the application and pay the money. Chairman Ford indicated she would need to make her request through the Clerk's office.

Audience

Rene' Gramz – 6235 Lennon Road – She stated no one lives at the proposed address. People come and go once in a great while. There are dogs there also. Mrs. Gramz would like a fence due to dogs.

Ms. Syed stated that there is a fence ordered and coming soon, however, they can't install it due to the ground being frozen.

G. Jamison pointed out to the Planning Commission that the petitioner has already stated she wants under 6 children. We should not be hearing this case. Peter Goodstein reiterated that the petitioner *must reside* at the residence regardless of whether she needs a Special Land Use or not.

Ms. Syed asked again for her money back due to the fact that she was misinformed.

MOTION BY D. THOMPSON, SECOND BY D. ARCEO to withdraw Case #194.

ROLL CALL:

H. BLECKER	YES
J. WASHINGTON	YES
D. THOMPSON	YES
L. FORD	YES
D. ARCEO	YES
R. RUHALA	YES
J. MACGILLIVRAY	YES
J. GAZALL	YES
D. ROWLEY	YES

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

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #195 BASSAM YOUSSEF

LEGAL: 07-29-400-021

LOCATION: 5142 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Drive thru window for Pharmacy

Two gentlemen from G A V and Associates, represented this project to the Planning Commission. This is an existing pharmacy wanting to add the convenience of a drive-thru window to their customers.

J. Gazall stated that there are several issues with this project that he isn't comfortable with. (1) Drive-thru window faces Miller Road; (2) Traffic congestion due to the layout of the project; and (3) Elevation issues. J. Gazall indicated that there is mature landscaping and berming there. This would be removed by this addition. J. Gazall also indicated that he didn't like the exposed portion of the building once the driveway was added. D. Arceo and R. Ruhala share the same opinion as J. Gazall.

The aesthetics for Miller Road doesn't allow for a drive-thru in the front yard.

The Planning Commission offered possible solutions to the elevation and berming issues. The petitioner stated that the condo's next door to the East would not allow ingress/egress via their property.

Audience

Barb Vert – 4064 Moulton Drive – Asked how far from Miller Road this project would be. The petitioner told her it would be 60 feet away. Mrs. Vert stated that “to make Miller Road look nice will take more than that.” Mrs. Vert indicated she didn't think this project would harm Miller Road.

MOTION BY J. GAZALL, SECOND BY D. ARCEO to deny Case #195 because the layout of the driveway, based on the site's limited space, results in less than adequate access to Miller

Road, contrary to Sections 21.4(1)(c) and (d) of Ordinance #5500 and because the change in landscaping will make the site incompatible with the existing and intended character of the area contrary to Section 21.4(b) of the Ordinance.

ROLL CALL:

J. WASHINGTON YES
D. THOMPSON YES
L. FORD YES
D. ARCEO YES
R. RUHALA YES
J. MACGILLIVRAY YES
J. GAZALL YES
D. ROWLEY YES
H. BLECKER YES

9 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

SITE PLAN REVIEW: CASE #1111 BASSAM YOUSSEF

LEGAL: 07-29-400-021

LOCATION: 5142 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Addition to existing facility

MOTION BY J. GAZALL, SECOND BY J. WASHINGTON to deny Case #1111 due to the fact that the Special Land Use Case #194 was denied.

ROLL CALL:

D. THOMPSON YES
L. FORD YES
D. ARCEO YES
R. RUHALA YES
J. MACGILLIVRAY YES
J. GAZALL YES
D. ROWLEY YES
H. BLECKER YES
J. WASHINGTON YES

9 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

TO BE SET FOR PUBLIC HEARING: CASE #839 FLINT TWP BUILDING DEPT

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

LEGAL: 07-21-527-031

LOCATION: 2041 Lambden

ZONING: C-2 (General Business) and R-1D (Single Family Res.)

PROPOSED: Residential

This property was split in half by the Planning Commission during Master Plan. She is trying to apply for a hardship loan and cannot get the loan due to the zoning.

MOTION BY D. ARCEO, SECOND BY R. RUHALA to set Case #839 for March 8, 2007.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

REVIEW SIGN ORDINANCE 6021-07 TO BE FORWARDED TO THE TOWNSHIP BOARD

MOTION BY D. THOMPSON, SECOND BY D. ARCEO to table review of the Sign Ordinance 6021-07 indefinitely.

ROLL CALL:

D. ARCEO	YES	H. BLECKER	YES
R. RUHALA	YES	J. WASHINGTON	YES
J. MACGILLIVRAY	YES	D. THOMPSON	YES
J. GAZALL	YES	L. FORD	YES
D. ROWLEY	YES		

9 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

Site Plan Review Committee meeting will be held on January 25, 2007, at 2:00 p.m. for the February 8, 2007 meeting.

Chairman Ford adjourned the meeting at 8:45 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, February 8, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, J. Washington, D. Thompson, L. Ford, D. Arceo
MEMBERS ABSENT: H. Blecker, J. Gazall, R. Ruhala, J. MacGillivray

STAFF PRESENT: G. Jamison, Chief Building Director

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

AUDIENCE PARTICIPATION

Pam Luna – 4040 Moulton Drive – She asked which Sign Ordinance was being reviewed this evening. Chairman Ford indicated that we are reviewing the last couple of pages of the Sign Ordinance that the Sign Committee has put together, that we didn't get all the way through before the Holidays.

Lawrence Flinn – 2193 S. Graham Road – He asked again for a copy of the Sign Ordinance. Chairman Ford again advised him that copies of the Sign Ordinance are available at the Building Department during regular business hours. (Recording Clerk M. Corrigan had put copies out to review, however, they were all gone). Mr. Flinn asked the Commission to be fair when approving this new Ordinance.

APPROVAL / CORRECTION OF MINUTES:

January 11, 2007 - Regular Meeting

MOTION BY J. WASHINGTON, SECOND BY D. ROWLEY to approve the minutes of January 11, 2007 as printed. VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #196 CHARLIE STEPHENSON

LEGAL: 07-27-100-006

LOCATION: 3450 Miller Road
ZONING: C-2 (General Business)
PROPOSED: Retail sales & service of motorcycles, snowmobiles, personal watercraft, and all-terrain vehicles

David Schaff, of Architects & Planners, and Owner David Sutherland represented the petitioner regarding this project. This business is currently located on Fenton Road in Burton. They would like to relocate to the old Best Buy building along Miller Road. The business is called Great Lakes Powersports. The entrances would be left the same. A canopy would be added and some display pods also would be added to display their products during the day. The parking lot would be re-patched and re-paved, and the building would be repainted. A “C” shaped structure would be built along Lennon Road to be used as a storage area for items that need to be repaired or serviced. The structure would be made from storage building material and additional landscaping will be added. There is currently two employees working there now, however, there will be more employees to be hired.

D. Rowley asked if there was fire truck access all the way around the building. The petitioner stated that there was a 5 feet grade differential, but the petitioner said they would check into that.

Audience

Alice Hall – 1226 Woodkrest – She asked the petitioner about the signage. What was going to happen to the existing sign.

G. Jamison indicated that the petitioner could re-use the existing signage. The petitioner showed a diagram of what the signage would look like after the new panels would be in place.

Ms. Hall stated that G. Jamison is incorrect. Ordinance #6021 indicated that after a sign has not been used (or has become abandoned) for over 90 days, it cannot be re-used.

Ken Grover – 1326 S. Graham – Indicated that this was a great asset to the area.

Gerald Roberts – 4487 Lindewood – Current building is an eyesore. Great asset.

MOTION BY D. ARCEO, SECOND BY J. WASHINGTON to approve Case #196 as presented.

ROLL CALL:

D. ROWLEY	YES
J. WASHINGTON	YES

D. THOMPSON YES

L. FORD YES

D. ARCEO YES

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

SITE PLAN REVIEW: CASE #1112 CHARLIE STEPHENSON

LEGAL: 07-27-100-006

LOCATION: 3450 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Great Lakes Powersports

Chairman Ford asked the Board if they had any questions for the petitioner. D. Arceo indicated that the SPR Committee had a couple of items. D. Arceo pointed out that there is no access to the “C” shaped storage facility along Lennon Road. He also pointed out that the Committee has asked for additional landscaping along Lennon Road as buffering (along the North side). The drainage was also discussed. With the different slopes on site, everything has been done to make sure there is no problems with drainage. The petitioner spoke about the canopy. It is a flat canopy basically for weather protection only. Vehicles will be able to pull up under it. The petitioner added that due to the traffic problem coming through the parking lot, the area will be re-paved, and re-stripped. Additional islands will be added to cut the “flow” of the through traffic. They would like to be open for business within 6 – 7 months.

MOTION BY D. THOMPSON, SECOND BY J. WASHINGTON to approve Case #1112 contingent upon all Township and County approvals are followed.

ROLL CALL:

J. WASHINGTON YES D. ARCEO YES

D. THOMPSON YES R. ROWLEY YES

L. FORD YES

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

FINAL REVIEW OF SIGN ORDINANCE

Chairman Ford asked both Trustees that were present (Tracey Tucker and Belenda Parker) if they were going to go over the couple of pages that were left.

Trustee Parker indicated she wasn't informed about this meeting. She was unsure as to what was going to take place at this evening's meeting.

The Recording Clerk was asked if Agenda's were mailed out to the Sign Committee. M. Corrigan indicated to the Planning Commission that all Agenda's were sent to the Members of the Sign Committee.

Chairman Ford stated that the purpose of this review was to pick-up where we left off the last time we reviewed the Sign Ordinance (in October).

Trustee Tucker pointed out that it was just a couple of pages to go over that we didn't finish at the last meeting.

Trustee Tucker addressed the Board with the wording changes on the last couple of pages. She added that Township Attorney Peter Goodstein would be reviewing most of these pages due to the fact that they address legal issues.

L. Ford stated that from here the Sub-Committee of the Planning Commission will review the proposed sign ordinance that the Sign Committee has worked so hard on. Attorney Peter Goodstein also must still review the new ordinance. Then, from there, it must go back to the Township Board for Final Approval.

D. Arceo pointed out that the Plan Review Sub-Committee would meet on February 22, 2007, at 2:00 p.m. for the March 8, 2007, meeting. He also asked Chairman Ford about funding for the Master Plan. L. Ford stated he has been approved for \$3,000. He asked that the Sub-Committee for Master Plan draw up an RFP.

Chairman Ford adjourned the meeting at 8:13 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, March 8, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, J. Washington, L. Ford, J. Gazall, D. Arceo, R. Ruhala

MEMBERS ABSENT: H. Blecker, D. Thompson, J. MacGillivray

STAFF PRESENT: G. Jamison, Chief Building Director

AUDIENCE PARTICIPATION

No one in the audience addressed the Board.

APPROVAL / CORRECTION OF MINUTES:

February 8, 2007 - Regular Meeting

D. Arceo indicated that on the bottom of Page 4, the funding mentioned for approval for Master Plan was \$3,000, and NOT \$2,000.

MOTION BY D. ARCEO, SECOND BY J. WASHINGTON, to approve the minutes of February 8, 2007, with this correction. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

PUBLIC HEARING: CASE #839 FLINT TOWNSHIP BUILDING DEPT

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

LEGAL: 07-21-527-031

LOCATION: 2041 Lambden

ZONING: C-2 (General Business) AND R-1D (Single Family Residential)

PROPOSED: Single Family Residential

G. Jamison, Chief Building Director, addressed the Board and indicated that this property was split in ½ due to the Master Plan Review done by the Planning Commission.

D. Arceo stated that this property was rezoned in 1995 at Master Plan when the Planning Commission rezoned "X" amount of feet back off of Corunna Road. In 2002, another Master Plan was done and it was changed to "everything South to Brown Street" as the boundary. This section of town is changing to Commercial.

Audience

Mr. J-Linn Myers – 2041 Lamben – He explained to the Board that he has applied for a loan and cannot get the loan with this zoning class.

Peter Beck – 2040 Lambden – He indicated to the Board that he is in the same situation as The Myers.

Chairman Ford asked if there was anyone else in the audience that has the same situation. One other woman raised her hand.

Chairman Ford stated that they should come in to the Building Department and speak with them regarding a zoning change.

MOTION BY D. ROWLEY, SECOND BY J. GAZALL, to approve Case #839 due to the fact that it is within the spirit of the Ordinance.

ROLL CALL:

D. ROWLEY	YES
J. WASHINGTON	YES
L. FORD	YES
J. GAZALL	YES
D. ARCEO	YES
R. RUHALA	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #197 AMERCO REAL ESTATE CO

LEGAL: 07-27-100-011

LOCATION: 3341 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Additional Storage Building

David Pollock, 2727 N. Central Avenue, Phoenix, AZ, Staff Architect for Amerco Real Estate Company, was present to represent the petitioner for this project.

Stephanie Welch, Manager of the U-Haul facility on Miller Road was also present to answer any questions.

This Special Land Use is for a self-storage unit at the existing location as the existing U-Haul facility. The facility is 21,000 square feet, single story, and setback 75 feet from the property line along Miller Road. This facility will have 24-hour video and alarm system.

Questions were asked to Ms. Welch regarding the current security, and parking situations.

No audience members spoke in regards to this project.

MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON, to approve Case #197 as presented.

ROLL CALL:

J. WASHINGTON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

D. ROWLEY YES

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

SITE PLAN REVIEW: CASE #1113 AMERCO REAL ESTATE CO

LEGAL: 07-27-100-011

LOCATION: 3341 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Additional Storage Building

David Pollock represented the petitioner. Mr. Pollock indicated that on the original drawings a 60 feet front setback was shown in error. It has been corrected to show 75 feet. He also stated that additional landscaping would be added along Miller Road.

J. Gazall said that it has been the Planning Commission's agenda not to allow garage doors to face Miller Road, and the landscaping that is shown on the drawings will not hide it.

D. Arceo stated that there are two different operations going on there. Also, there are several trucks parked out in the rear of the parking lot. Where will the trucks go once the building is constructed? The petitioner indicated that the parking lot would be cleaned up once the project gets underway. D. Arceo continued by stating that the last time this project came to the Board, there were run-off drainage issues. These also need to be addressed.

A lengthy discussion regarding parking, landscaping, and garage doors.

MOTION BY D. ARCEO, SECOND BY J. GAZALL, to table Case #1113 until the next regular meeting on April 12, 2007, so that the parking issues and drainage issues can be sorted out.

ROLL CALL:

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

D. ROWLEY YES

J. WASHINGTON YES

L. FORD YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

J. Gazall abstained himself from Case #1114, and removed himself from the room.

SITE PLAN REVIEW: CASE #1114 RHOADS & JOHNSON

LEGAL: 07-28-527-003

LOCATION: 4150 Miller Road
Between Genesee Valley Dodge & Carpetland USA

ZONING: C-3 (Highway Service)

PROPOSED: Rib City Restaurant

Kevin Johnson of Rhoads & Johnson, was present to represent this project. This is a proposed 4,000 square feet family restaurant. It will not serve alcohol. The exterior of the building will be brick and have a “cityscape” look to the front of it. The dumpster will be screened, and the parking will meet the requirements of the Ordinance, as well as the landscaping.

D. Rowley asked if the Fire Department has looked at these drawings.

The petitioner indicated that they have seen the drawings, and that they are working out some issues with them now. One of them is that the petitioners agree to loop the fire main around to the front of the property, and the other is to add a hydrant on the West property line.

J. Washington asked for clarification on traffic flow. The petitioner described how traffic could use the service drive either to utilize the traffic signal or to travel the other way and turn directly onto Miller Road.

MOTION BY R. RUHALA, SECOND BY D. ROWLEY, to approve Case #1114 contingent upon all County and Fire approvals being submitted.

ROLL CALL:

R. RUHALA YES

D. ROWLEY YES

J. WASHINGTON YES

L. FORD YES

D. ARCEO YES

5 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

Erin Perdu, of ENP & Associates introduced herself and indicated she wanted to observe this evening’s meeting to see how our process works. She will be helping the Planning Commission with the Master Plan revision. Ms. Perdu handed the Planning Commissioners a questionnaire to fill out and send back to her. The questions are:

- (1) (1) What problems do you see with the existing Township Master Plan (2002)?
- (2) (2) What would you like your Township Plan to do for you? How would you like it to function?
- (3) (3) What items are not in the 2002 Plan that you would like to see included this time?
- (4) (4) Are there elements of the 2002 Plan that are unnecessary?
- (5) (5) What particular areas of expertise would you like a planner working on your Master Plan to have? (i.e.-work with built-out communities, urban design, GIS, etc.)

Members asked Ms. Perdu how long the Master Plan takes to complete. Ms. Perdu indicated that it takes about a year or more to complete.

The members thanked her for coming to the meeting and stated they looked forward to working with her.

Vice Chairman Arceo pointed out to the members that the next Pre-Planning Meeting will be on March 29, 2007, at 2:00 p.m.

Chairman Ford adjourned the meeting at 8:30 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, April 12, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Thompson, T. Tucker, D. Rowley, L. Ford, J. Gazall, D. Arceo, R. Ruhala, H. Blecker

MEMBERS ABSENT: J. Washington

STAFF PRESENT: G. Jamison, Chief Building Director

CALL TO ORDER

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

Chairman Ford welcomed Trustee Tucker, the newest member to the Planning Commission. Mrs. Tucker will be replacing John McGillivray. This board wishes to thank John McGillivray for his many years of service to Flint Township.

PLEDGE OF ALLEGIANCE

AUDIENCE PARTICIPATION

Pam Luna - 4040 Moulton Drive - Questioned where we are with the Sign Ordinance.

L. Ford stated it would be brought back to a regular Planning Commission meeting within a few months.

Barb Vert - 4064 Moulton - Stated she would like to see permits DEQ has issued regarding Site Plan Review Case #1116.

APPROVAL / CORRECTION OF MINUTES:

March 8, 2007 - Regular Meeting

Trustee Tucker stated she would abstain from this vote as she was not part of the Planning Commission Board at the March 8, meeting.

MOTION BY D. ARCEO, SECOND BY D. ROWLEY to approve the minutes of March 8, 2007 as presented.
VOICE VOTE: MOTION CARRIED,

T. TUCKER ABSTAINED

OLD BUSINESS: (Tabled from the March 8, 2007 meeting)

SITE PLAN REVIEW: CASE #1113 AMERCO REAL ESTATE CO

LEGAL: 07-27-100-011

LOCATION: 3341 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Additional Storage Building

David Pollock - Amerco Real Estate Co., 2727 N. Central Ave, Phoenix AZ 85004, was present to represent the petitioner for this project. D. Pollock stated that they have approval from the Road Commission. He has been in contact with Genesee County Water and Waste and they will not issue approval until after the Site Plan Review has been approved the Township Planning Commission. They have worked up a full drainage plan, with the retention basin in the back. Tom Jones at the Drain Commission has approved the concept but wants construction plans. They have been in contact with the Township Fire Department and are working with them on this plan. There are no right-of-ways on the property so there is no conflict there. In regards to parking originally they were required to have 6 spaces, they now have 56. There is no entry to the new building on the Miller Road side, there are no garage doors facing Miller Road. They will add landscaping. He added that 70% of their business is storage, and 30% is truck rental.

Discussion regarding concerns of parking rental vehicles along Miller Road, and that the Special Land Use granted last month may not be allowed in C-2 zoning.

Attorney Rick Austin discussed several sections of Ordinance 5500 relating to zoning, and allowed uses within the zoning districts. Also, by virtue of the fact that this building has existed for a long period of time and used for storage it may enjoy non-conforming use status. Mr. Jamison has indicated that it is his opinion that the principal building should be considered non-conforming. If the Board approved the Special Land Use according to sub-section 14 then it was properly granted and does not set a precedent for other businesses.

Discussion regarding possible zoning change to industrial use, or approving contingent on approval from the Zoning Board of Appeals.

Chairman Ford asked the petitioner if he minded if we moved this item further down the agenda to give the Attorney time to research this matter further. Mr. Pollack agreed.

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #198 NICK PIRKOVIC

LEGAL: 07-36-100-001

LOCATION: 4021 Van Slyke Road

ZONING: C-2 (General Business)

PROPOSED: Keep a previously erected wireless internet tower

Nick Perkovic was present to represent this request. Mr. Pirkovic stated he is requesting permission to keep an antenna that is on top of his restaurant. Mr. Perkovic provided a letter from the airport stating this tower was not in the east-west flight path.

Discussion regarding height of the tower, and whether the Township has a hold harmless agreement or a structural engineering certification. Also, the fact that this tower was erected without permits.

Chairman Ford opened the public hearing to the audience.

Pam Luna - 4040 Moulton - Asked why the Township is allowing this. They come before the board after they get caught. I am asking you to deny this.

Barb Vert - 4064 Moulton - This tower is 70 ft high per Mike Trout at Bishop Airport. I would like to see this board punish them.

Chairman Ford closed the public hearing.

Discussion was held regarding how long this tower had been up, if Flint Township permits were obtained, if airport approval was obtained, exactly how tall, and the use of the tower for internet access.

L. Ford asked Galen Jamison if the Township has any recourse in this matter.

G. Jamison stated that this matter was in court today. The judge postponed for 30 days. If this board gives approval, the applicant has 5 days to provide all required documents. If not, then we have asked the attorney if we could take it down.

Attorney Austin stated there has been no site plan, no building permit, no fall characteristics, no sealed engineering plans, and that the Township's Tower Ordinance's requirements have not been addressed by the applicant.

MOTION BY D. ROWLEY, SECOND BY D. ARCEO, to deny Case #198 due to the fact that there has been no site plan, no building permit, no fall characteristics, no sealed engineering plans, and that the Township's Tower Ordinance's requirements have not been addressed by the applicant.

ROLL CALL:

H. BLECKER YES

D. THOMPSON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

8 - YES, 0 - NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #199 FREEMAN GREER

LEGAL: 07-29-400-021

LOCATION: 5142 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Drive Thru Window for Pharmacy

Freeman Greer, 4243 Sugar Maple Run, Flint, was present to represent this case. Mr. Greer stated that they presented this to the board in December and they are requesting a drive-thru. The drive-thru is a matter of convenience, safety and accessibility.

Discussion regarding the berm, ingress & egress, drainage, congestion of driveway, and the aesthetics of a drive-thru on Miller Road.

Tom Yousef the owner of the pharmacy stated that this is a Pharmacy, there will be no waiting, not stacking, at the most there will be 2 to 3 cars.

Chairman Ford opened the Public Hearing - No audience members spoke in regards to this project.

Chairman Ford closed the Public Hearing

MOTION BY T. TUCKER, SECOND BY D. ROWLEY, to approve Case #199, contingent on petitioner obtaining all required County approvals, and meeting all required Township Ordinances.

ROLL CALL:

D. THOMPSON YES

L. FORD YES

J. GAZALL NO

D. ARCEO NO

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

H. BLECKER NO

5 - YES, 3 - NO MOTION CARRIED

SITE PLAN REVIEW: CASE #1115 FREEMAN GREER

LEGAL: 07-29-400-021

LOCATION: 5142 Miller Road

ZONING: C-2 (General Business)

PROPOSED: Addition to Existing Pharmacy

Freeman Greer, 4243 Sugar Maple Run, Flint, was present to represent this case.

Discussion was held regarding possible reasons for denying this case.

MOTION BY H. BLECKER, SECOND BY J. GAZALL, to deny SPR Case #1115 per Section 4.6, subsection #1 and #4 (pg. 32 of Zoning Ordinance 5500).

ROLL CALL:

J. GAZALL	YES
D. ARCEO	YES
R. RUHALA	NO
T. TUCKER	NO
D. ROWLEY	NO
H. BLECKER	YES
D. THOMPSON	NO
L. FORD	NO

3 - YES, 5 - NO MOTION FAILED

MOTION BY R. RUHALA, SECOND BY T. TUCKER, to approve Case #1115, as presented contingent on petitioner obtaining all required County approvals, and meeting all required Township Ordinances.

ROLL CALL:

D. ARCEO	NO
R. RUHALA	YES
T. TUCKER	YES
D. ROWLEY	YES
H. BLECKER	NO
D. THOMPSON	YES
L. FORD	YES

J. GAZALL **NO**

5 - YES, 3 - NO MOTION CARRIED

SITE PLAN REVIEW: CASE #1116 JAMES MENOUTES

LEGAL: 07-29-400-032

LOCATION: 5141 W. Bristol Road

ZONING: C-2 (General Business)

PROPOSED: Dental Studio

Richard Kraft was present to represent this case. Mr. Kraft stated that Mr. Menoutes plans to build a new professional 3000 s.f. building. A house was demolished at this location so sewer and water lines are already available to the property. The plans have ten (10) parking spaces and one (1) handicap space as required. The elevation to the site goes downhill approximately 14 feet. There will be a catch basin to route water to the rear of the property. The zoning is proper for this use.

Discussion regarding parking, the shape of the detention pond , traffic, flood plains, dumpsters.

Chairman Ford stated that John Gazall would be abstaining as he has worked on this project.

MOTION BY D. ROWLEY, SECOND BY H. BLECKER, to approve Case #1116, contingent on petitioner obtaining all required County approvals, and meeting all required Township Ordinances.

ROLL CALL:

R. RUHALA **YES**

T. TUCKER **YES**

D. ROWLEY **YES**

H. BLECKER **YES**

D. THOMPSON **YES**

L. FORD **YES**

J. GAZALL **ABSTAIN**

D. ARCEO **YES**

7 - YES, 1 - ABSTAIN MOTION CARRIED

SITE PLAN REVIEW: CASE #1117 ZEF GJONAJ

LEGAL: 07-15-300-019

LOCATION: 3366 Corunna Road

ZONING: C-3 (Highway Service)

PROPOSED: Hollywood Diner (current Hardee's Restaurant)

Jamie Ismail was present to represent this case. We are changing the former Hardees to a Family Restaurant. We will be relocating the entrance and adding an addition. We are adding 30 seats to the original 90 seats.

Discussion regarding parking, and occupancy load.

MOTION BY J. GAZALL, SECOND BY D. ROWLEY, to approve Case #1117, as presented contingent on petitioner obtaining all required County approvals, meeting all required Township Ordinances, and to meet the requirements of the deferred parking if needed.

ROLL CALL:

T. TUCKER **YES**

D. ROWLEY **YES**

H. BLECKER **YES**

D. THOMPSON **YES**

L. FORD **YES**

J. GAZALL **YES**

D. ARCEO **YES**

R. RUHALA **YES**

8 - YES, 0 - NO, MOTION CARRIED UNANIMOUSLY

SITE PLAN REVIEW: CASE #1113 AMERCO REAL ESTATE CO

LEGAL: 07-27-100-011
LOCATION: 3341 Miller Road
ZONING: C-2 (General Business)
PROPOSED: Additional Storage Building

Discussion returned to this case regarding accessory buildings, the special land use permit granted in March 2007, the garage doors, landscaping, the sign ordinance, and parking in the front yard set back.

Original Motion

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY, to approve Site Plan #1113 as presented, contingent on petitioner obtaining all required County approvals, and meeting all required Township Ordinances.

Discussion regarding amendment to this Motion to include no parking in front of new building, and addition of attorneys statement.

Amendment to Original Motion

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY, contingent on there being no parking in front of the new building, and addition of the attorney's statement as follows:

In regards to the discussion of granting of a Special Land Use Approval at the meeting of March 8, 2007, Attorney Austin reported that Section 3.5(1) allows accessory buildings, but that the use must be permitted in the particular zoning district. The word "permitted" may be construed to include non-conforming structures and uses pursuant to Section 3.5(1). Accordingly, the maker of the motion does not feel that the prior approval of Special Land Use approval was illegal or inappropriate given the presumed non-conforming status of the original structure on the site.

ROLL CALL (on amendment to motion):

D. ROWLEY YES
H. BLECKER YES
D. THOMPSON YES
L. FORD YES

J. GAZALL	NO
D. ARCEO	YES
R. RUHALA	YES
T. TUCKER	YES

7 - YES, 1 - NO, MOTION CARRIED

ROLL CALL (on original motion):

H. BLECKER	YES
D. THOMPSON	YES
L. FORD	NO
J. GAZALL	NO
D. ARCEO	NO
R. RUHALA	YES
T. TUCKER	YES
D. ROWLEY	YES

5 - YES, 3 - NO, MOTION CARRIED

Vice Chairman Arceo stated that the next Site Plan Ad Hoc Committee meeting will be at 2:00 on April 26th. Mr. Arceo also requested that the Commissioners drive by the Country Ridge Subdivision in regards to all the empty new homes.

Chairman Ford adjourned the meeting at 10:08 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, May 10, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, H. Blecker, J. Washington, D. Thompson, L. Ford, J. Gazall, D. Arceo, R. Ruhala, T. Tucker

MEMBERS ABSENT: None

STAFF PRESENT: G. Jamison, Chief Building Director

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

AUDIENCE PARTICIPATION

Barb Vert – 4064 Moulton – Ms. Vert asked what the outcome of the Court proceedings were of the cellular tower on the Capital Coney Island. Mr. Jamison indicated that the tower had been taken down from the Coney Island so the case has been closed.

Ms. Vert also asked when the sub-sign committee meets and where. Chairman Ford stated that the committee would meet once per month here at Township Hall. After the sub-sign committee determines that they are ready, they will bring a final product to the Planning Commission for discussion. At that point, the Planning Commission, after making any comments, or corrections, will send it to the Township Board for Final Approval. Ms. Vert asked if the sub-sign committee meetings would be open to the public. Chairman Ford said that because the committee only has 3 members (R. Ruhala, D. Thompson, and D. Rowley), and is not considered to be a quorum, the meetings are not open to the Public, and do not need to be published. The 3 of them may meet in the conference room, or this meeting room, or the Building Department. Ms. Vert asked how long the process would take. Chairman Ford pointed out that the information that was gathered took over a year, and asked that they be patient with the committee and said that the process could take awhile.

APPROVAL / CORRECTION OF MINUTES: April 12, 2007 Regular Meeting

MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON to approve the minutes of April 12, 2007 as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #200 ANTHONY & BARBARA WILK

LEGAL: 07-18-100-017

LOCATION: Vacant property on Elms Road adjacent to 1027 S. Elms

ZONING: R-1B (Single Family Residential)

PROPOSED: Produce Stand

Rich VanDever, of Davison Land Surveying was present and spoke representing the petitioners who were also present. On May 3, 2007, The Wilk's received a variance to be allowed to construct an accessory building upon a parcel of land that does not possess a dwelling. This evening, they are only asking for a Special Land Use and will be back at another date for Site Plan Review. At this site, for approximately 3 years, this has been a very successful roadside stand. The Wilk's would now like to make a go at making this a permanent business. The reason for the Special Land Use, is due to the fact that he will be bringing in outside produce as well as selling his own produce. This drawing is a conceptual only. Mr. and Mrs. Wilk currently reside in Highland, Michigan, however, Mrs. Wilk works for McLaren and they would like to move to the Township so they would be closer to the property and her work.

D. Arceo asked since the Special Land Use went with the land and the property in question is 13.8 acres, why does he need it for the whole thing? The petitioner agrees with him 100%. He does not need 13.8 acres for the produce stand.

There was lengthy discussion in regards to how much of the land should be given the Special Land Use. The conceptual drawing that was shown to the Board shows where the outside produce stand would be, along with where the parking is and egress. After discussion, it was agreed that 255 x 415 would be an adequate enough space for what he needs.

It was asked what his hours of operation would be. Mr. Wilk indicated he has been open from 10:00 a.m. until 6:00 p.m., however, he hasn't turned anyone away. R. Ruhala asked if this business would be year-round. Mr. Wilk stated he would like to run this business year-round and use it as his sole income.

Mr. Wilk also indicated to the Board that he would be adding a walk-in cooler to the site for more products.

A letter was received by Building Department from Dennis Pickard of 6471 Calkins Road, Flint, MI 48532, in favor. A letter was also received from Joel Clark of 1011 S. Elms Road, Flint, MI 48532 opposing this project. Both letters are in the file. Chairman Ford indicated that some of their concerns were addressed at Zoning Board of Appeals. The large barn will be demolished after the new one is built.

Audience

Frances Parrott – 5304 Beecher Road – She wanted to know if the petitioners were planning to move into the Township. The petitioners indicated that they were.

H. Blecker pointed out as an item for discussion that the Planning Commission could make it a part of their Motion that the Special Land Use goes with the owner, or this particular petitioner, and when or if he sells it, the Special Land Use goes away.

There was another lengthy discussion regarding this issue (parcel or landowner). Some members felt that farming is something that is handed down to the children and so forth. Some members were content with restricting the area where the Special Land Use can be used.

MOTION BY D. ROWLEY, SECOND BY J. GAZALL to approve Case #200 for Special Land Use for use only on 415 frontage x 255 depth only.

There was discussion on the Motion as to whether to add that the Special Land Use only goes with the property owner.

AMENDMENT TO THE MOTION BY H. BLECKER that the Special Land Use is to go with the property owner only. **MOTION DIES FOR LACK OF SUPPORT.**

ROLL CALL ON ORIGINAL MOTION:

D. ROWLEY	YES	D. ARCEO	YES
H. BLECKER	YES	R. RUHALA	YES
J. WASHINGTON	YES	T. TUCKER	YES
D. THOMPSON	YES	L. FORD	YES
J. GAZALL	YES		

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

SITE PLAN REVIEW: CASE #1118 ETERNAL LIFE MINISTRIES

LEGAL: 07-03-100-027

LOCATION: 3453 W. Pasadena Ave.

ZONING: C-2 (General Business)

PROPOSED: Church

Rick Swihart, Creekwood Architecture, was present to represent this project. Rev. Paul Muson was also present to represent the Congregation. Mr. Swihart indicated to the Board that this building is the old A. C. Beaudry building. The petitioners are planning to do an interior remodel and update the parking lot. They will be putting in a sanctuary and making the building barrier-free. The rear entrance will be reconfigured and the loading docks removed. The sanctuary will seat 100. The Congregation has approximately 40 members, so the parking will meet the current code.

J. Gazall asked that the property be cleaned up and landscaping be added. He pointed out that this is a great use for this building and that this project was great for the Township.

D. Arceo indicated he would not be voting for this project. Not for any other reason except for the fact that these plans weren't dropped off to the Building Department until just a few days before this meeting. Drawings are due to the Building Department 2 weeks prior to the meeting so as the Department has time to review them. He continued by stating he is voting against the architect, not the project.

J. Washington stated he drove out to the site, and said that the building had a completely different address on it. The building showed 3449 W. Pasadena. Rev. Muson pointed out that there were actually 2 meters there, and 2 tenants at this site. J. Washington asked that we check on the address. He indicated to Chairman Ford that if approval is given this evening to the specific address of 3453 W. Pasadena (as published), and down the road the address is changed, he didn't want the petitioners getting the run-around because we approved the project under a different address.

The Building Department Staff, Mari Corrigan, went to the Building Department to check the legal address of the parcel number. The address listed on the tax roll for parcel number 07-03-100-027 is 3453 W. Pasadena. Rev. Muson indicated that he would use that address as the ministries address.

J. Washington also asked if the 10 parking spots in front were going to be a problem. The Reverend indicated no because that was actually going to be the rear of the facility.

J. Washington asked 1 last question regarding the truck-well. The Reverend stated that would be filled in.

D. Rowley asked about the Fire Code for this building. Mr. Swihart said the building is split and they are only using half of it. J. Gazall indicated anything under 300 people is covered under the Michigan Building Code 2003 Edition.

H. Blecker had questions regarding why they need 40 parking spaces, when they are only required to have 34? Mr. Swihart said they planning to grow as a Congregation. Also, H. Blecker indicated that the dumpster must be screened to match the exterior.

MOTION BY T. TUCKER, SECOND BY D. ROWLEY to approve Case #1118 contingent upon the dumpster being screened.

ROLL CALL:

H. BLECKER	YES
J. WASHINGTON	YES
D. THOMPSON	YES
L. FORD	YES
J. GAZALL	YES
D. ARCEO	NO
R. RUHALA	YES
T. TUCKER	YES
D. ROWLEY	YES

8 – YES, 1 – NO MOTION CARRIED

SITE PLAN REVIEW: CASE #1119 WOODHAVEN SENIOR COMMUNITIES

LEGAL:	07-20-200-031
LOCATION:	5201 Woodhaven Ct.
ZONING:	RM-1 (Multiple Family Residential)
PROPOSED:	Garages

Richard Kraft, Kraft Engineering was present to represent this project. Dave Dixner was also present to represent Woodhaven Senior Communities. Mr. Kraft indicated they are proposing to build 2 garages each at 1,620 square feet and a 768 square feet addition to the existing maintenance building.

J. Gazall asked Mr. Kraft to discuss lighting, drainage & aesthetics. D. Arceo asked about the view that the neighbors would have from the South.

J. Gazall asked if the gables could be duplicated on the rear of the garages. Mr. Dixner indicated that they have just spent \$250,000 on improvements to the facility including curb appeal. They are trying to spruce things up without spending a lot more money. Discussion continued. It was agreed upon to omit the gables and add 4 evergreen trees per building.

D. Rowley asked if the garages would have 2-hour firewalls. The petitioner indicated that they would.

MOTION BY D. ROWLEY, SECOND BY J. GAZALL to approve Case #1119 with the condition that 4 evergreens are added along the South per building.

ROLL CALL:

J. WASHINGTON	YES
D. THOMPSON	YES
L. FORD	YES
J. GAZALL	YES
D. ARCEO	YES
R. RUHALA	YES
T. TUCKER	YES
D. ROWLEY	YES
H. BLECKER	YES

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

Chairman Ford advised the Board that the Master Plan have been put on hold temporarily. He will let the Board know when the funds are available so they can move forward with the Plan.

ITEMS FOR DISCUSSION:

Approval of ITT Technical Institute water lines, 6359 Gander Drive

G. Jamison addressed the Planning Commission indicating that the plans have come in for the Water Lines and asked that the Planning Commission approves them and stamps them. The Planning Commission approved and stamped the plans as presented.

Condominium Request for Exit 116 Corporation, 2207 W. Bristol Road

G. Jamison addressed the Planning Commission indicating that the Exit 116 Corporation (the previous Days Inn property) has completed the inspections that the Building Department and Fire Department has asked them to do. They are now asking to split the two buildings off to two different associations, and as such would like to Condo this development. Per Section 4.10, Mr. Jamison is asking the Planning Commission to approve this. The Planning Commission approved the Condo request.

D. Arceo advised the Board that the Sub-Committee meeting would be May 31, 2007 at 2:00 p.m. for the June 14, 2007 Planning Commission meeting.

R. Ruhala asked G. Jamison if the Building Department could check out some of the new homes in Country Ridge of Flint. It looks as if some of them have been abandoned. G. Jamison told R. Ruhala that the Building Department has been working with the Developer of this subdivision for awhile now. G. Jamison said he would have the Building Inspector go out to the subdivision and check it out.

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

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, June 14, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, H. Blecker, J. Washington, D. Thompson, L. Ford,
J. Gazall, D. Arceo, R. Ruhala, T. Tucker

MEMBERS ABSENT: None

STAFF PRESENT: Michael O’Leary, Deputy Building Inspector
Mari Corrigan, Planning/Zoning Secretary

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

AUDIENCE PARTICIPATION

No one in the audience addressed the Board.

APPROVAL / CORRECTION OF MINUTES:

May 10, 2007 Regular Meeting

MOTION BY D. ARCEO, SECOND BY J. WASHINGTON to approve the minutes of May 10, 2007, as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

TO BE SET FOR PUBLIC HEARING: CASE #840 KANROCK TIRE

Zoning change from R-1B (North only–Single Family Residential) to C-2 (General Business)

LEGAL: 07-16-300-031

LOCATION: 4420 Corunna Road (Valley Animal Hospital)

ZONING: C-2 (South portion–General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock Tire

MOTION BY D. THOMPSON, SECOND BY J. WASHINGTON to set Case #840 for Public Hearing on August 9, 2007.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

TO BE SET FOR PUBLIC HEARING: CASE #841 KANROCK TIRE

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

LEGAL: 07-16-300-030

LOCATION: 4416 Corunna Road (Kerrigan's Flowers)

ZONING: C-2 (South portion--General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock Tire

MOTION BY J. WASHINGTON, SECOND BY J. GAZALL to set Case #841 for Public Hearing on August 9, 2007.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

TO BE SET FOR PUBLIC HEARING: CASE #842 DAVE BISTRICKY

Zoning change from O-1 (Office) to IND (Industrial)

LEGAL: 07-32-200-020

LOCATION: Vacant property North of Lindenwood Farms Sub. & South of Linden Place Mobile Home Park

ZONING: O-1 (Office)

PROPOSED: Mini Storage Units

MOTION BY H. BLECKER, SECOND BY D. ROWLEY to set Case #842 for Public Hearing on August 9, 2007.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

D. Arceo indicated that the Sub-Committee meeting for Site Plan will be on June 28, 2007 @ 2:00 p.m. D. Rowley stated he would like a notice for this.

R. Ruhala asked for status on the homes along Vivian Trail. M. O'Leary stated that the Building Department is monitoring the homes. R. Ruhala said that one of the homes have constant garage sales that he has spoken to Code Enforcement about before. M. O'Leary said that a Notice of Violation has gone out to the homeowners of that property.

L. Ford asked that we check to see if all property taxes are being paid up-to-date on the unoccupied homes.

M. O'Leary stated that some of the homes are unoccupied, some are bankrupt, etc.

L. Ford asked if some are considered to be a "dangerous building" under the code? M. O'Leary indicated that they are considered to be an "attractive nuisance" and we would board them up. L. Ford said that if the building is wide open, then there could be vandals, arson, or other problems. He added that the Building Department should get the Code Enforcement Officers out there to check it out. If there is no current building permit, then we should check that out too. L. Ford would like M. O'Leary to look into all of the concerns with these homes, and report back to the Planning Commission at the next regular meeting. Also, find out what steps can we and can't we do with regards to Country Ridge Subdivision.

D. Arceo asked what was going on with Hardee's? They've demolished almost the entire building and that is a slap in the face to the Planning Commission. That was not what was originally discussed.

T. Tucker stated that the drawings turned in to the Building Department for building permits indicate a demo plan which shows the building being demolished up to the ¼ of the back walls and leaving the walk-in coolers.

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

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, July 12, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, H. Blecker, T. Tucker, D. Thompson,
L. Ford, J. Gazall, D. Arceo, R. Ruhala,

MEMBERS ABSENT: J. Washington

STAFF PRESENT: Debora A. Gorey, Administrative Assistant
Mike O'Leary, Deputy Building Inspector

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

AUDIENCE PARTICIPATION

Barb Vert - 4064 Moulton - Mrs. Vert inquired about the by-laws. R. Ruhala stated they had a meeting last fall, the findings were given to Mr. Jamison who then forwarded them to the Township Attorney. L. Ford requested that M. O'Leary get with the Township Attorney and get back with Mrs. Vert regarding the by-laws. Mrs. Vert also noted that the King Par and the Bristol Road Church of Christ digital signs are still not in compliance. L. Ford asked M. O'Leary to discuss this with the Township Supervisor and get back with him regarding compliance of the conditions set on the LED signs.

APPROVAL / CORRECTION OF MINUTES:

June 14, 2007 Regular Meeting

MOTION BY D. ARCEO, SECOND BY D. THOMPSON to approve the minutes of June 14, 2007, as printed.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS:

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #201 KANROCK TIRE

LEGAL: 07-16-300-030 AND 07-16-300-031

LOCATION: 4416 AND 4420 Corunna Road - Currently Kerrigan's Flowers & Valley Animal Hospital

ZONING: C-2 (South portion-General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock

Richard and Debra Lipan - 135 Congress St, Caro Michigan 48723, and owners of Majestic Construction were present to represent this case. Richard stated that they are requesting to use the C-2 portion of the property for a tire store. This store will also do minor automotive maintenance.

Tim Roche - 11015 Argentine Road, Linden, Michigan and owner of KanRock Tire was also present. Mr. Roche handed out a flyer showing the zoning.

J. Gazall stated that the front of the property is zoned C-2 and the rear is R-1C, and asked if the intent was to rezone the entire property to C-2.

T. Tucker stated the rezoning request is on for the August 9, 2007 meeting.

D. Rowley referred the Board to the pre-meeting document handed out to the members.

L. Ford opened the Public Hearing at 7:40 p.m.

Ralph Lewis - 1423 Conway stated his only concern is with noise from the business. He would like to make sure that these people keep the noise down.

L. Ford closed the Public Hearing at 7:43 p.m.

Discussion was held regarding noise. There will be no outdoor PA system. They intend to leave the existing foliage in the back of the property to help cut down on the noise.

Discussion regarding plans for an access drive (this will be addressed on the following Site Plan). There was also concern of storage of old tires on the property.

T. Roche stated the law requires a limit of tires on the property. They will be hauled out weekly, or more often if needed, and kept in a bin that matches the store.

J. Gazall spoke about the pre-meeting information, and stated that the intent is to allow the rezoning and the applicant will write a new legal description combining the two properties.

MOTION BY T. TUCKER, SECOND BY J. GAZALL to approve Case # 201 for Special Land Use as presented.

ROLL CALL VOTE:

D. ROWLEY

YES

J. GAZALL

YES

H. BLECKER	YES	D. ARCEO	YES
D. THOMPSON	YES	R. RUHALA	YES
L. FORD	YES	T. TUCKER	YES

8 - YES, 0 - NO MOTION CARRIED UNANIMOUSLY

SITE PLAN REVIEW: CASE #1121 KANROCK TIRE

LEGAL: 07-16-300-030 AND 07-16-300-031

LOCATION: 4416 AND 4420 Corunna Road - Currently Kerrigan’s Flowers & Valley Animal Hospital

ZONING: C-2 (South portion-General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock

Debra Lipan of Majestic Construction stated that the access road was a one way for their delivery trucks to come in. Debra also stated that no garage doors would be fronting Corunna Road.

Tim Roche stated the hours would be Monday through Friday, 8 a.m. to 6 p.m., and Saturday 8 a.m. to 4 p.m. New tires will come in once a week on a large truck. Used tires will go out as needed on smaller trucks.

T. Tucker stated the 1994 Site Plan approved for Home Depot shows a service drive that they did not complete.

D. Arceo asked M. O’Leary to contact the Township Attorney, and to send a letter to Home Depot strongly recommending that they fully finish their access drive and comply with the original Site Plan approved in 1994.

Lengthy discussion was held regarding the width of the access drive, the number, height, and location of light poles. The number of employees (8 - 12 per T. Roche) was also discussed.

R. Ruhala asked that the sign be no taller than 10 foot and have no flashing lights.

T. Tucker stated that the bays will face Home Depot and the sound will reflect in that direction.

T. Roche stated that tire storage would be in the rear. Tim also stated that they would be removing the two driveways and then using the proposed service drive between Home Depot and Pittsburgh Paint.

More discussion regarding width of access drive. Home Depot was approved for 25-foot width, while KanRock is asking for 30-foot width of the access drive. T. Roche stated he would have to check for turn

radius for the semi-trucks. T. Roche also stated that they have MDOT approval. Discussion was held regarding eliminating parking spaces in front of the new building.

T. Tucker stated that the most we could hold Home Depot to is a 25-foot width service drive as approved on their site plan.

R. Ruhala asked Mike O'Leary if there was anything in the ordinance that requires 30-foot. M. O'Leary stated no.

MOTION BY D. ROWLEY, SECOND BY T. TUCKER to approve Case #1121 for Site Plan Review with the following conditions: 1) the legal description is combined to one parcel. 2) the service drive must be designed to comply with Article 26 in the Zoning Ordinance and also with the Home Depot's service drive. 3) any revisions of the service drive are subject to approval from the Building Department. 4) all handicap parking comply with the barrier free rules.

ROLL CALL VOTE:

H. BLECKER	YES	D. ARCEO	YES
D. THOMPSON	YES	R. RUHALA	YES
L. FORD	YES	T. TUCKER	YES
J. GAZALL	YES	D. ROWLEY	YES

8 - YES, 0 - NO MOTION CARRIED UNANIMOUSLY

SITE PLAN REVIEW: CASE #1120 COUNTRYSIDE GARDEN

LEGAL: 07-18-100-015 AND 07-18-100-017

LOCATION: 1027 S. Elms Road

ZONING: R-1B (Single Family Residential)

PROPOSED: Produce Stand

J. Gazall wished to be abstained from this case and removed himself from the table.

Rich Vandever, 1063 S. State St, Davison Michigan, of Davison Land Surveying was present to represent this case. Anthony and Barbara Wilks, owners of the property were also present.

Rich stated that they obtained a Special Land Use in May and are here now for the final Site Plan Review. Rich explained that the Special Land Use is for 3 acres to allow the business with no principal residence. We are here to approve the entrance and paved parking lot. The drainage goes to a county pond through the agricultural field. They are hooking up to both sewer and water on the west side of Elms Road. They will move the sign to the front of the business. There is plenty of parking. The building is on page 3 of the plans. It is a western style, with covered sales area, and a truck dock in the rear. The planted fields surround the building for a rural look.

D. Rowley stated from the review comment sheets there are no county approvals. Rich explained that they now have the soil erosion and Drain Commission approvals, and the application is in to the Road Commission.

Discussion was held regarding the sign (not digital), waste area will be screened in back of building, handicap accessible parking, light poles, paved parking areas, and landscaping.

D. Arceo stated he would like to see a plan for landscaping. L. Ford stated they need to draw up the plan and give it to the Building Department.

MOTION BY R. RUHALA, SECOND BY T. TUCKER to approve Case #1120 for Site Plan Review conditional upon receiving all County and Township approvals, and Landscape drawings being submitted to the Building Department.

ROLL CALL VOTE:

D. THOMPSON	YES	R. RUHALA	YES
L. FORD	YES	T. TUCKER	YES
J. GAZALL	ABSTAIN	D. ROWLEY	YES
D. ARCEO	YES	H. BLECKER	YES

7 - YES, 1 - ABSTAIN MOTION CARRIED

SITE PLAN REVIEW: CASE #1112 CHARLIE STEPHENSON

LEGAL: 07-27-100-006

LOCATION: 3450 Miller Road

ZONING: C-2 (General Business)

PROPOSED:

Re-address self storage system for Great Lakes Powersports

G. Laundrough 25601 8 Mile Road, Redford, Michigan was present to represent this case. Mr. Laundrough stated that the owner would like to put pre-engineered buildings in a U-shape behind the main building for storage. This will help keep the parking lot free from stacking inventory and also for security reasons.

T. Tucker stated that we are revisiting this site plan as the petitioner is requesting to change from the stone covered buildings approved on the original site plan to metal storage buildings. The metal buildings do not conform to our ordinance in this zoning.

G. Laundrough stated that the colors are designed to tie into the main building color scheme, and passed pictures to the board members. Mr. Laundrough also stated that no doors would be visible to the street. They went with gable roofs for a more conventional look, with a 3/12 pitch and 11-foot tall.

J. Gazall stated that the proposed buildings are for use in Industrial Zoning, not Commercial, and he is completely opposed to allowing this.

D. Rowley asked M. O'Leary if fire suppression would be required. M. O'Leary stated no, due to size and use.

There was discussion regarding a detention area that was there when the building was built in the 1960's that does not show on the site plan that was approved in May. M. O'Leary stated it used to be there, but he does not know where it went.

L. Ford stated he has seen a catch basin on the property.

T. Tucker stated that the approved storage buildings were stone in May, and the only way she would be for it would be if they berm with evergreen trees so that only the roofs would be visible.

M. O'Leary stated that trees would give cover to thieves to steal the siding from the storage buildings.

G. Laundrough stated that the difference in cost is double.

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY to deny the request for a change in storage units from masonry to steel for Case #1112, as this is contrary to Section 3.8 of Ordinance 5500.

ROLL CALL VOTE:

J. GAZALL	YES	D. ROWLEY	YES
D. ARCEO	YES	H. BLECKER	YES
R. RUHALA	YES	D. THOMPSON	YES
T. TUCKER	YES	L. FORD	YES

8 - YES, 0 - NO MOTION CARRIED UNANIMOUSLY

D. Arceo stated the Pre-Site Plan Review meeting will be held July 26, 2007 at 2:00 p.m. He also stated that they have an additional duty when they do site plan reviews to contact the petitioner with their findings.

H. Blecker stated the Master Plan is over 5 years old, and is past the time limit of the State. He also stated that a performance bond ordinance should be considered to insure compliance with our instructions.

The meeting adjourned by Chairman Ford at 8:52 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, August 9, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, H. Blecker, J. Washington, D. Thompson,
L. Ford, J. Gazall, D. Arceo, R. Ruhala, T. Tucker

MEMBERS ABSENT: None

STAFF PRESENT: D. Ragnone, Building Inspector

M. Corrigan, Planning & Zoning Assistant

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

AUDIENCE PARTICIPATION

Matt Spodney – 4288 Mt. Vernon Pass – Asked the Board if he would be able to speak during the Public Hearing portion of the meeting. Chairman Ford indicated to him that if he was here regarding a certain case, he needed to wait and speak during that case when it was time for the Public Hearing.

Don Brinkman – 5108 Norris – Wanted to the know if the law for Genesee County states that notices go out for everyone who is 600 feet around the property and if they (neighbors) disagree with the project, they would deny the project. Chairman Ford stated that notices go out for everyone within 300 feet around the project and they have the chance to speak, however, the decision is up to the Planning Commission.

Ken Grover – 1326 S. Graham – Indicated that the berm at Taft and T A Mansour Blvd. is too high to see over if you are in a normal size vehicle. He has spoken with D. Arceo and he agrees with him that it's too high. It needs to be lowered about one foot.

Mike Pifer – He stated that this could be a violation of Site Plan Review and not of Kraft Engineering, due to the encroachment of the 20 feet setback.

APPROVAL / CORRECTION OF MINUTES:

July 12, 2007 Regular Meeting

MOTION BY H. BLECKER, SECOND BY J. WASHINGTON to approve the minutes of July 12, 2007 as printed.

VOICE VOTE: MOTION CARRIED

NEW BUSINESS:

PUBLIC HEARING: CASE #840 KANROCK TIRE

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

LEGAL: 07-16-300-031

LOCATION: 4420 Corunna Road Currently Valley Animal Hospital

ZONING: C-2 (South portion–General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock Tire

Tim Roche, of Kanrock Tire, represented this project. They are proposing to rezone the North portion to match the remainder of the parcel.

D. Arceo asked the petitioner if this parcel and the Kerrigan Flowers parcel (07-16-300-030) would be combined. The petitioner indicated that they would.

No one in the audience spoke regarding this case.

MOTION BY T. TUCKER, SECOND BY D. ARCEO to approve Case #840 as presented.

ROLL CALL:

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

D. THOMPSON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

9 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING: CASE #841 KANROCK TIRE

Zoning change from R-1B (North Only – Single Family Residential) to C-2 (General Business)

LEGAL: 07-16-300-030

LOCATION: 4416 Corunna Road - Currently Kerrigan’s Flowers

ZONING: C-2 (South portion – General Business) & R-1B (North portion Single Family Residential)

PROPOSED: Kanrock Tire

No audience spoke regarding this case.

MOTION BY D. ROWLEY, SECOND BY T. TUCKER to approve Case #841 as presented.

ROLL CALL:

H. BLECKER YES

J. WASHINGTON YES

D. THOMPSON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

R. ROWLEY YES

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

PUBLIC HEARING: CASE #842 DAVE BISTRICKY

Zoning change from O-1 (Office) to IND (Industrial)

LEGAL: (Part of) 07-32-200-020

LOCATION: Vacant property North of Lindenwood Farms Subdivision & South of Linden Place Mobile Home Park

ZONING: O-1 (Office)

PROPOSED: Mini Storage Units

Gary Bick, GLC Contracting, represented the petitioner. The petitioner was also present. This parcel is approximately 14 acres of Industrial property. They are

looking to rezone one acre from O-1 (Office) to IND (Industrial). The acre was originally zoned M-1 (Light Manufacturing) back in 1988 and was rezoned to O-1

(Office).

This project is for mini storage units done in three phases starting at Linden Road and moving South.

Audience

Don Brinkman – 5108 Norris – submitted letter (in file) and referred to it publicly. He asked that the Planning Commission use their power to limit the use of this

property to help the neighboring properties.

Matt Spodney – 4288 Mt. Vernon Pass – submitted letter (in file). He stated that there are five storage units within a five-mile radius of this one and none of them

are full. Also, none of them are near a subdivision or a Mobile Home Park. Asked that the Planning Commission keep the property O-1 (Office) for their quality of life.

T. Tucker asked Mr. Bick if Phase I would be on the portion of the property that is being considered for rezoning this evening. Mr. Bick stated that they would start on this piece with eight to ten units and work they're way back. This would give them vision along Linden Rd.

Dr. Shick – 4252 S. Linden – has owned this property since 1983 and it's been IND all that time. The use of storage units is less obtrusive that other uses allowed in this zoning class. The Planning Commission will use their discretion to make sure that his office doesn't see the project and either will the neighborhood (Lindenwood Farms).

L. Ford asked if Dr. Shick's property was changed from IND (M-1 at the time) to O-1 for his office. Dr. Shick answered yes.

D. Arceo asked the petitioner if he had seen the letters that the Township has received from the neighbors regarding this project. Mr. Bick stated that he contacted the Township to ask if anyone had opposed this project and that the Township has already given him copies of the two letters (Spodney & Brinkman). D. Arceo continued by stating that Lindenwood Farms is very well kept and that the Planning Commission will make sure that all of their concerns are addressed.

J. Gazall cleared up the fact that the piece of property that is being looked at for rezoning this evening is adjacent to the doctor's office, not the residences. The petitioner agreed.

D. Thompson read aloud what is allowed RIGHT NOW in an Industrial zoned district WITHOUT rezoning, or Special Land Use. He continued by telling the residents that this is a use that wouldn't be so offensive compared to what else could go there.

H. Blecker indicated that the Planning Commission will have to see this again for Site Plan Review and that the Commission will make sure that this sight has security cameras, fencing, landscaping, etc.

L. Ford pointed out to the petitioner that he would like him to have a meeting with the residents to be sure and address their concerns. The petitioner agreed that he would.

MOTION BY D. ROWLEY, SECOND BY J. GAZALL to approve Case #842 as presented.

ROLL CALL:

J. WASHINGTON YES

D. THOMPSON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

H. BLECKER YES

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

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #202 MORTON BUILDINGS

LEGAL: 07-29-200-017 AND 07-29-200-018

LOCATION: 5137 AND 5151 Lennon Road

ZONING: R-1C (Single Family Residential) and IND (Industrial)

PROPOSED: Church

Mike Pifer, Kraft Engineering, represented the petitioner. He indicated that this project would be located behind Kohl's Department Store. This would have 350 feet of frontage and 1330 in depth. The R-1C zoning would allow a Special Land Use, and IND zoning Item #12 in Ordinance #5500 allows this as a Special Land Use, and this also fits the Master Plan. This church would be the combination of three different churches.

T. Tucker asked if the parcel would be combined. Mr. Pifer indicated that they would be combined.

T. Tucker also asked if the landscaping would block Kohl's. Mr. Pifer stated that the property goes back quite a ways and would not block Kohl's, however, they are also leaving a lot of existing trees and brush there.

No audience members spoke regarding this case.

MOTION BY R. RUHALA, SECOND BY T. TUCKER to approve Case #202 for Special Land Use.

ROLL CALL:

D. THOMPSON YES

L. FORD YES

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

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

SITE PLAN REVIEW: CASE #1122 MORTON BUILDINGS

LEGAL: 07-29-200-017 AND 07-29-200-018

LOCATION: 5137 AND 5151 Lennon Road

ZONING: R-1C (Single Family Residential) and IND (Industrial)

PROPOSED: Church

Mike Pifer, Kraft Engineering, represented the petitioner. This project is on the East side approximately 400 feet from Lennon Road. The building is approximately 11,200 square feet, with the entrance on the West side. The driveway will have 3 lanes and will be curved to add character. Trees will be left along the West side and more will be added. They will have 91 parking spaces; they are required to have 80. The detention pond will be on the West side. Mr. Pifer spoke with the Genesee County Water & Waste, and they do not require fencing with this slope and zoning. Mr. Pifer would like to discuss this issue, because they feel that the fence draws attention to the pond. The pond would seldom be full of water, and if it does, it would drain out within 24 hours.

There will be no dumpster on site. Mr. Pifer asked a member of the church to speak regarding this issue. The member indicated that they would later like to

build an accessory building for garbage and trucks, etc.

Mr. Pifer continued by stating a low profile sign. The church will be all neutral colors, and earth tones, with brick along the bottom, and vinyl siding. It would be 55 feet in height (including the steeple).

J. Gazall asked if the height was okay with the airport. Mr. Pifer indicated that they do have an okay from Bishop. J. Gazall also stated that he is okay with eliminating the fencing around the detention pond if he adds evergreens and extra landscaping. Mr. Pifer indicated that they would gladly add evergreens and additional landscaping to go without the fencing. J. Gazall pointed out that he thinks there is too much siding and too much roofing. Asked if it could be broken up with gables.

Also, he doesn't like that there is no curb and gutters.

Mr. Pifer stated that money is the issue right now. The islands and around Lennon Road will have curb and gutter. Mr. Pifer doesn't like bumper blocks in the parking lot due to snow removal, etc. J. Gazall agreed. J. Gazall will work with the petitioners regarding the accessory building on placement and size. The other Planning Commissioners agreed.

There was discussion between the members regarding the fencing around the detention pond. T. Tucker pointed out that it's not stated in the ordinance so we shouldn't make them fence it. L. Ford stated that we have always made them fence around anything that holds more than 2 feet of water.

D. Arceo is okay with it as long as the pond is *maintained!*

D. Rowley stated he has spoken with the Fire Department and they said they would like a hydrant behind the building. Mr. Pifer said that in order to do this, they would need a loop around it, because a 6" won't do it. There are hydrants along Lennon Road; they would just need to stretch it. A loop would be a ton of money!

H. Blecker indicated that he agrees with all that was pointed out to the petitioner.

MOTION BY T. TUCKER, SECOND BY J. WASHINGTON to approve Case #1122 contingent upon the accessory building will meet Ordinance #5500, all County and Township ordinances are followed, and no fence needed around the detention pond.

ROLL CALL:

J. GAZALL YES

D. ARCEO YES

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

D. THOMPSON YES

L. FORD YES

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

PUBLIC HEARING FOR SPECIAL LAND USE: CASE #203 SCOTT BRIGHT

LEGAL: 07-29-200-010

LOCATION: 3053 ½ South Dye Road

ZONING: IND (Industrial)

PROPOSED: Retail Sales

James Dillard, Attorney at Law, 2503 S. Linden Road, and petitioner were both present to discuss this project. This is a coin-operating business that he would like to relocate to an empty tenant space that is currently zoned IND. This used to be the Hair Force Academy, and they have moved out. The petitioner would like to sell used equipment (video arcades, pool tables, etc.). The petitioner also would like to have a rental area there to be rented out for birthdays, etc. There is no kitchen area. The petitioner is a baseball coach for Swartz Creek and wants to be close to home, and open up a small business and take up an open vacant space. This use would be less obtrusive than the Hair Force Academy. The front of the building is 2,500 square feet and that is where all of the equipment would be stored.

D. Arceo has a problem with the “Rental Area”. These are two separate uses. One is rental, and the other is retail.

J. Gazall asked if there would be alcohol. The petitioner said no.

D. Rowley isn't comfortable with the rental portion either. One minute it's for little kids birthdays, the next minute it's for wedding receptions.

T. Tucker indicated that the Planning Commission could limit the hours of operation for the rental area. The Motion could read that he couldn't be open past noon, or 5:00 p.m. or something like that. It was also mentioned that he has 75 parking spaces available and three handicap bathrooms.

H. Blecker asked what businesses surround the parcel and if any landscaping would be added. It was told was surrounds the parcel and that no landscaping would be added.

There was discussion regarding the hours of operation.

R. Ruhala asked if 9:00 p.m. was too early to close.

D. Arceo indicated he would be voting no on this particular project.

L. Ford is voting no as well.

No one from the audience address the Board regarding this issue.

MOTION BY D. THOMPSON, SECOND BY T. TUCKER to approve Case #203 for Special Land Use with the following stipulations: (1) there is to be NO ALCOHOL on the premises; (2) the rental area is not to be open past 9:00 p.m. on any given day; (3) no outside storage.

ROLL CALL:

D. ARCEO NO

R. RUHALA YES

T. TUCKER YES

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

D. THOMPSON YES

L. FORD NO

J. GAZALL YES

7 – YES, 2 – NO **MOTION CARRIED**

R. Ruhala stated that at the October Planning Commission meeting we will be going over the Sign Ordinance.

H. Blecker indicated that there are far too many Special Land Uses being given and that the Master Plan really does need to be addressed! Also, performance bonds needs to be addressed as well. L. Ford asked that D. Ragnone contact Attorney Peter Goodstein regarding performance bonds and find out what needs to be done.

Chairman Ford adjourned the meeting at 9:15 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, September 13, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT:

D. Rowley, H. Blecker, J. Washington,
L. Ford, J. Gazall, D. Arceo, R. Ruhala,

R. Powell

MEMBERS ABSENT:

D. Thompson

STAFF PRESENT:

Michael O'Leary, Deputy Building Inspector

Mari Corrigan, Planning & Zoning Asst.

Tracey Tucker, Economic Enhancement Dir.

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

AUDIENCE PARTICIPATION

No one in the audience addressed the Planning Commission.

Chairman Ford welcomed our new Planning Commission member, Roger Powell, who is also a Charter Township of Flint Trustee. He had been a member of the Zoning Board of Appeals for many years, until becoming a Trustee.

D. Arceo asked that the Election of Officers be done at the end of the meeting. There was no opposition.

APPROVAL / CORRECTION OF MINUTES:

August 9, 2007 Regular Meeting

MOTION BY J. WASHINGTON, SECOND BY D. ROWLEY to approve the minutes of August 9, 2007 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1123 McLAREN REGIONAL MEDICAL CENTER

LEGAL: 07-10-400-001 AND 07-15-200-105

LOCATION: Vacant property behind 4100 Beecher Road

ZONING: C-1 (Local Business)

PROPOSED: McLaren Education Building

Dale Suomela, Architect, represented the petitioner. Also present was Brent Wheeler, representing McLaren Regional Medical Center. This building will be located on vacant property behind the existing Beech Hill Center at 4100 Beecher Road, just North of the Greek Orthodox Church. The property is on 7.85 acres that slopes down towards the Flint River. The development will be built on a bluff. The total square footage of the building is 37,209 and will be 3-stories. The lower level will be for Pulmonary Therapy and an auditorium. The upper level will be for Family Practice and Internal Medicine. A re-developed entrance off the existing Beech Hill Centre driveway will provide ingress/egress to the new development. A detention pond will be provided at the back of the property at 2 feet in depth and will have wild flowers in it. Another Phase of the project down the road, will be walkways and benches that will go down towards the River. They have Road Commission approvals, and are currently waiting for the other County approvals. From start to finish the project will take approximately 11 months.

D. Rowley questioned the watermain and fire suppression systems. The petitioner indicated that the project is currently out to bid. He is waiting to see what they come up with. D. Rowley also indicated that the Fire Department hasn't seen the drawings yet. The petitioner stated he would do whatever the Fire Department would like them to do.

R. Ruhala asked if there was a Community Room. The petitioner said that the auditorium in the lower level would be for this use.

It was mentioned that the legal id number is incorrect. The correct legal should be 07-15-200-015 NOT 07-15-200-105. T. Tucker indicated that she has checked the warranty deed, and the description is correct, however, it looks as if someone has switched the last 3 numbers around. The numbers are like that on the warranty deed as well.

Parking spaces were also discussed. 317 spaces are required, and 322 spaces are provided. The petitioner has ample parking for this use. The petitioner indicated that the parking lot breaks up from frost and lack of use. He would rather not put in parking and have it not be used. H. Blecker advised the petitioner that they have the ability to omit parking spaces if deemed necessary. The petitioner can always come back for more parking. The petitioner indicated that he feels he has more parking than they will need. H. Blecker indicated he would vote for less parking.

J. Gazall did a recap of the Planning Commission review and with that made a Motion.

MOTION BY J. GAZALL, SECOND BY D. ROWLEY to approve Case #1123 contingent upon all County approvals being submitted.

H. Blecker asked for a friendly amendment to defer the parking. If the petitioner needs more parking, he can come back. J. Gazall and D. Rowley have no problem with the amendment.

L. Ford asked how many jobs were being created with this building. Mr. Wheeler indicated there would be 10-15% administrative staff, and 20% physicians.

ROLL CALL:

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

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

SITE PLAN REVIEW: CASE #1124 INFORM STUDIO

LEGAL: 07-27-501-002 AND 07-27-501-003

LOCATION: 3536 AND 3540 Miller Road
Old Krasner Jewelers and H & D Tuxedo

ZONING: C-2 (General Business)

PROPOSED: Multi-tenant retail building

Darrin Daguanno, Architect, was present to represent this project. They would like to renovate the existing Krasner Jewelers, and H & D Tuxedo building for a possible dental facility and cell phone store. The petitioner presented a drawing to the Planning Commission, and indicated he has submitted drawings to the County. The petitioner also indicated that he has not more than 1% hard surface so the Drain Commission stated that it should be okay.

The Planning Commission had concerns with the parking maneuvering and size of the spaces. The petitioner indicated he would meet the ordinance for size of spaces. D. Arceo stated that parking would be a problem if the tenant were a cell phone store due to the constant traffic. J. Gazall has large concern regarding the maneuvering. Customers could run into each other.

A five-minute recess was taken to work out parking issues at 8:25 p.m.

It was determined to remove the “triangle” green space and add one (1) parking space to that spot. This spot will be inches into the front setback, however, administratively would be approved.

MOTION BY J. GAZALL, SECOND BY J. WASHINGTON to approve Case #1124 contingent upon the front parking be shifted to the West, that the depth of each spot be 18 feet, additional landscaping be added, all County approvals be submitted.

ROLL CALL:

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

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

SITE PLAN REVIEW: CASE #1125 BAKER COLLEGE OF FLINT

LEGAL: 07-25-576-002 AND 07-25-577-020

LOCATION: 1158 W. Bristol AND vacant property along Van Campen

ZONING: C-1 (Local Business) AND R-1C (Single Family Residential)

PROPOSED: Additional Parking lot

Murray Young, of Morgan Construction was present to represent this case. This is proposed parking at two separate locations. The first parking area is 40 spaces. The lot will be 200 feet by 65 feet and located just behind 3403 Van Campen Drive. It will be an addition to their most Northerly existing parking lot. Carman Park Elementary will now be a “Career Center” and the kids will walk down a lighted path and this way keeping them off of Van Campen Drive. The other parking lot will be near the Tech Building and will add 28 spaces. The lot will be 136 feet by 70 feet and will have a concrete fence around it with a gate.

H. Blecker brought up the point that on larger parking areas, the Planning Commission should look at pedestrian walkways in the parking lots. It would not be applicable in this parking area, but something to look at in the future.

MOTION BY J. GAZALL, SECOND BY D. ARCEO to approve Case #1125 as presented.

ROLL CALL:

J. GAZALL YES

D. ARCEO YES

R. RUHAHA YES

R. POWELL YES

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

L. FORD YES

8 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

SITE PLAN REVIEW: CASE #1112 BLOOM GENERAL CONTRACTING

LEGAL: 07-27-100-006

LOCATION: 3450 Miller Road

Great Lakes PowerSports

ZONING: C-2 (General Business)

PROPOSED: Re-address storage units and fencing issues

Gary Laundroche, was present to represent the petitioner. He is proposing an 8 feet in height, integrated concrete screening wall to enclose the items being left outside to be serviced. They would be adding additional landscaping along the wall for aesthetics. NOTHING would be stacked higher than the height of the wall. This area would not to be used for storage, but only to be used for the vehicles left to be serviced.

A pamphlet was given to each Planning Commissioner to view the wall. The color of the wall on the pamphlet is called "Mesa Buff". The pamphlet will be in the file.

R. Powell commended the petitioner on using the older building instead of building new.

MOTION BY J. GAZALL, SECOND BY R. RUHALA to approve Case #1112 as modified.

ROLL CALL:

D. ARCEO YES

R. RUHALA YES

R. POWELL YES

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

L. FORD YES

J. GAZALL YES

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

ELECTION OF OFFICERS

D. Arceo nominates L. Ford as Chairman. J. Gazall supported.

MOTION BY D. ARCEO, SECOND BY D. ROWLEY to elect L. Ford as Chairman.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

J. Gazall nominates D. Arceo as Vice Chairman. J. Washington supported.

MOTION BY R. RUHALA, SECOND BY R. POWELL to elect D. Arceo as Vice Chairman. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

D. Arceo nominates D. Thompson as Secretary. J. Washington supported.

MOTION BY R. RUHALA, SECOND BY D. ARCEO to elect D. Thompson as Secretary. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

R. Ruhala reminded the Planning Commission that the review of the Sign Ordinance would be on the agenda for October's meeting.

LED signs were discussed. L. Ford pointed out to M. O'Leary that the Up North Grill wasn't following the ZBA approvals that they were given.

T. Tucker updated the Planning Commission about Kan Rock Tire and the problems that the Building Department was having with Home Depot getting them to agree with putting in the service drive that was agreed upon at their original Site Plan meeting.

L. Ford let the Planning Commission know that this was J. Gazall's last meeting as a Planning Commissioner due to the fact that he is going to be the Plan Reviewer for the Township.

H. Blecker asked about the Master Plan. T. Tucker indicated that she has discussed this with the Supervisor, and it is in the budget for next year.

Chairman Ford adjourned the meeting at 9:20 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, October 11, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT: D. Rowley, J. Washington, L. Ford, D. Arceo,
R. Ruhala, R. Powell

MEMBERS ABSENT: H. Blecker, D. Thompson

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

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

AUDIENCE PARTICIPATION

Barb Vert – 4064 Moulton Drive – Had miscellaneous questions for the Board.

APPROVAL / CORRECTION OF MINUTES:

September 13, 2007

Regular Meeting

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

NEW BUSINESS:

REVIEW OF THE SIGN ORDINANCE

R. Ruhala addressed the Board indicating the Sign Ordinance has been in the works for over a year now, and he went over some changes that were recommended by the Sign Committee. There were some major changes to the proposed new Sign Ordinance like adding Reader Boards as allowed signage without going to the Zoning Board of Appeals. Bonds were changed from \$2,000 to \$5,000. Agricultural signage has changed to 24 square feet, and 5 feet in height. Free Standing signs were increased from 10 feet in height to 15 feet in height. Construction Signs are smaller. There were other changes to the wording, etc.

MOTION BY D. ROWLEY, SECOND BY D. ARCEO to forward the proposed Sign Ordinance to the Board of Trustees for 1st and 2nd Readings for approval.

ROLL CALL:

D. ROWLEY	YES
J. WASHINGTON	YES
L. FORD	YES
D. ARCEO	YES
R. RUHALA	YES
R. POWELL	YES

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

TO BE SET FOR PUBLIC HEARING: TEXT AMENDMENTS

TEXT AMENDMENTS TO ORDINANCE #5500

T. Tucker addressed the Board regarding this issue. She indicated there was a memo in front of each member showing Items A through F of the text amendments to be sent to the Township Board. These items are as follows:

- A. A. Section 2.2: Chief Building Inspector should be changed to Flint Township Building Department. The authority, duties and responsibilities of the Flint Township Building Department set forth in the Ordinance may be exercised by any qualified employee of the Township designated by the Building Administrator.
- B. B. Section 3.5 (10): Maximum height of an accessory building may wish to change from 14 feet in height to 17 feet in height.
- C. C. Section 3.5 (12): Garage Sales. May wish to change from 3 days to 9 days.
- D. D. Section 3.6(10): May wish to change the pitch of the main roof dwelling from 3 feet to 4 feet.
- E. E. Section 6.2: You may wish to add Home Occupations to the Permitted Uses.
- F. F. Section 18.3: Add sexually oriented businesses to the Special Land Uses for Industrial zoning. Add to definitions and restrictions to Section 21.9.

MOTION BY D. ROWLEY, SECOND BY J. WASHINGTON to set the Public Hearing for the Text Amendments for Ordinance #5500 to November 8, 2007.

ROLL CALL:

J. WASHINGTON	YES
L. FORD	YES
D. ARCEO	YES
R. RUHALA	YES
R. POWELL	YES
D. ROWLEY	YES

6 – YES, 0 – NO MOTION CARRIED UNANIMOUSLY

T. Tucker asked the Board to call a Special Planning Commission Workshop for October 25, 2007 to discuss with a Planner, the Text Amendments. L. Ford asked if the time could be changed from 7:30 p.m. to 7:00 p.m. for all meetings next year. Other members present did not have any problems with that. The Workshop on October 25, 2007 will start at 7:00 p.m. Chairman Ford adjourned the meeting at 9:00 p.m.

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION
Special Meeting

Thursday, October 25, 2007 7:00 p.m.

1490 S. Dye Road

MEMBERS PRESENT:

D. Rowley, H. Blecker, J. Washington,
D. Thompson, L. Ford, D. Arceo, R. Ruhala,

R. Powell

MEMBERS ABSENT:

None

STAFF PRESENT:

T. Tucker, Economic Enhancement Director

J. Gazall, AIA, Township Planner

M. Corrigan, Planning & Zoning Assistant

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

AUDIENCE PARTICIPATION

No one in the audience addressed the Board.

NEW BUSINESS:

DISCUSSION REGARDING TOWNSHIP PLANNER

Phil McKenna, President of McKenna Associates, addressed the Board. He gave them a little history about their company in Northville Michigan. His assistant, Sally Hodges, was also present. Mr. McKenna handed out information and maps indicating the work he has done in the past. He stated that they have helped more than 100 municipalities with their Master Plan, and that he has the largest staff in the state to deal with these issues. Some of the municipalities that he has helped include the City of Grand Blanc, City of Fenton, Montrose, and the City of Flint.

He also has Court experience.

There was a lengthy discussion regarding the new S. O. B. (Sexually Oriented Businesses) Ordinance that is pending. L. Ford indicated that we have two potential businesses that are S. O. B's and that's why there is such an urgency to get this in motion.

R. Powell agrees with Chairman Ford and states that we need help with this item.

H. Blecker indicated that this really an “urgent” item because both S. O. B’s are already existing. They would be grandfathered in. He added that we should take our time with this.

D. Rowley pointed out to the Board that we currently have four S. O. B’s currently.

H. Blecker indicated that we could place a Moratorium on all S. O. B’s for six months until this Board has made a decision on S. O. B’s.

L. Ford said he feels we should move forward with this and not place a moratorium.

When it comes to the Master Plan, we should invite the other municipalities for the hearings.

T. Tucker reminded the Board that this is not a zoning change for S. O. B’s, just a Special Land Use option in Industrial zoning districts. The bids for planners are only for this purpose; not the Master Plan.

Doug Piggott, of Rowe Engineering, addressed the Board with a brief presentation regarding the bid packet submitted. He indicated that the S. O. B’s *must* be placed where they would be allowed to build. If not, you are open to lawsuits. You cannot put them on a restricted area that they cannot actually be built or ran.

D. Arceo said he feels that McKenna Associates have more experience with these types of issues (S. O. B.).

MOTION BY D. ROWLEY, SECOND BY R. POWELL to hire Rowe Engineering for help with the S. O. B. Ordinance.

There was a lengthy discussion on this Motion.

R. Powell called to question. **VOICE VOTE: MOTION FAILED**

A recess was called at 8:10 p.m.

MOTION BY H. BLECKER, SECOND BY D. ARCEO to place a moratorium on all S. O. B’s until further notice.

ROLL CALL:

D. ROWLEY YES

H. BLECKER YES

J. WASHINGTON YES

D. THOMPSON NO

L. FORD	NO
D. ARCEO	YES
R. RUHALA	NO
R. POWELL	NO

4 – YES, 4 – NO MOTION FAILED

MOTION BY D. ROWLEY, SECOND BY R. POWELL to approve Rowe Engineering for S. O. B. Ordinance.

ROLL CALL:

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

5 – YES, 3 – NO MOTION CARRIED

MOTION BY D. ARCEO, SECOND BY J. WASHINGTON for all Planning Commission meetings to begin at 7:00 p.m.

VOICE VOTE: MOTION CARRIED UNANIMOUSLY

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

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, November 8, 2007 7:00 p.m.

1490 S. Dye Road

MEMBERS PRESENT:

D. Rowley, H. Blecker, D. Thompson,
L. Ford, D. Arceo, R. Ruhala, R. Powell

MEMBERS ABSENT:

J. Washington

STAFF PRESENT:

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

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

AUDIENCE PARTICIPATION

Reuben Arceo – 4301 St. Martin’s – opposes garage sales to be longer than 3 days. Too many signs to regulate. Some homes have constant garage sales and it’s too hard on the Code Enforcement Officer’s to try to control.

Margaret Langley – 6150 Calkins – in favor of longer garage sales. She puts the dates of her sales on her signs and takes them down afterwards.

Mike Myatt – Code Enforcement Officer for Charter Township of Flint – opposes longer garage sales. The current Ordinance allows ample time for garage sales and it would make it more difficult to police the signage around the Township. Also, there are some habitual offenders in some subdivisions that continually block traffic.

A letter was received from Margaret C. Arceo who lives at 4301 St. Martins Drive indicating she “vehemently opposed to any change that would increase the length of time garage sales are allowed...” The letter is in the folder.

APPROVAL / CORRECTIONS OF MINUTES:

October 11, 2007 Regular Meeting

October 25, 2007 Special Meeting

MOTION BY D. ARCEO, SECOND BY D. ROWLEY to approve the minutes of October 11, 2007 with the correction at the bottom of the 1st page indicating that the bonds remained the same at \$5,000, and approve the minutes of October 25, 2007 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY.**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1126 RAMCO GERSHENSON INC

LEGAL: 07-29-200-024
LOCATION: 3392 S. Linden Road – Oakbrook Square
Old Kids R Us structure
ZONING: C-3 (Highway Service)
PROPOSED: Hobby Lobby

To present this project was Tom Litzler, Executive Vice President of Development & New Business Initiatives, Randy Tambourine, Project Manager, and David Darling, Director of Mid-Box Leasing & Redevelopment, all of Ramco Gershenson. Also, Matthew Niles, Senior Project Designer with Wah Yee Associates, Architects & Planners, and David Hunter, Vice President of Engineering for Professional Engineering Associates.

They are planning to demolish a part of the South end of the Oakbrook Square shopping center where the Kids R Us was, in order to build an approximate 55,000 square feet Hobby Lobby store. Sally Beauty Supply and Jenny Craig building areas will be demolished and will relocate in the shopping center. 515 parking spaces are required for this store, and 644 parking spaces are provided. No new parking spaces will be added. An exterior loading dock and garbage compactor will be located on the North rear of the building. The exterior of the building will be brick masonry and will match the current shopping center.

D. Rowley asked about fire suppression. The petitioner indicated they would be increasing the water lines.

R. Powell thanked the petitioners for using an already existing facility instead of building a new site on vacant land.

The store would like to be open by April 1, 2008.

MOTION BY D. ROWLEY, SECOND BY D. ARCEO to approve Case #1126 as presented.

ROLL CALL:

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

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

L. Ford indicated that all items except from Item F have been deleted from this agenda.

PUBLIC HEARING: CASE #903 TEXT AMENDMENTS TO ORD #5500

- (A) (A) Section 2.2: Chief Building Inspector should be changed to Flint Township Building Department. The authority, duties, and responsibilities of the Flint Township Building Department set forth in the Ordinance may be exercised by any qualified employee of the Township designated by the Building Administrator.
- (B) (B) Section 3.5(10): Maximum height of any accessory building may wish to change from 14 feet in height to 17 feet in height.
- (C) (C) Section 3.5(12): Garage Sales. May wish to change from 3 days to 9 days.
- (D) (D) Section 3.6(10): May wish to change the pitch of the main roof dwelling from 3 feet to 4 feet.
- (E) (E) Section 6.2: You may wish to add Home Occupations to the Permitted Uses.
- (F) (F) Section 18.3: Add sexually oriented businesses to the Special Land Uses for Industrial Zoning. Add to definitions and restrictions to Section 21.9.

Audience

Barb Vert – 4064 Moulton – Asked if the items that have been deleted will be re-addressed at another time.

L. Ford indicated that they would act on those at another time.

Ken Grover – 1326 S. Graham – Addressed the Planning Commission.

Flint Township recognizes that the United States Supreme Court has ruled that local municipalities may not adopt regulations that exclude Sexually Oriented Businesses, but they may adopt regulations that mitigate the secondary effects of those businesses provided the regulations do not have the effect of excluding the uses from their community.

The Planning Commission has reviewed a report prepared by Rowe Incorporated summarizing studies completed by other communities that document a series of secondary effects of sexually oriented businesses. Based on that review, the Planning Commission has determined it appropriate to recommend adoption of amendments to the Township Zoning Ordinance that discourage the concentration of sexually oriented businesses because of the potential increase in criminal activity associated with that concentration and to require a separation between sexually oriented businesses and residential zoning districts due to the potential decrease in property values of residences caused by the location of these businesses near residences.

In addition, the Township finds that due to the increase in criminal activity associated with sexually oriented businesses it is appropriate to separate the businesses from uses characterized by a concentration of small children such as parks, churches, schools, and day care centers.

Justin Sprague of Rowe Incorporated gave the Planning Commission four options to choose from for the location of the sexually oriented businesses.

Option 1 – 1500 feet separation in Industrial zoning which includes 156.9 acres

Option 2 – 1000 feet separation in Industrial zoning which includes 319.3 acres

Option 3 – 1000 feet separation in Industrial and Airport zoning which includes 527.8 acres

Option 4 – 1000 feet separation in Industrial, Airport & C-3 zoning which includes 546.3 acres

After much discussion, Option 2 was chosen.

MOTION BY D. THOMPSON, SECOND BY D. ROWLEY to choose *Option 2* for the sexually oriented businesses and to forward it on to the Board of Trustees for approval.

ROLL CALL:

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

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

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

CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION

Regular Meeting

Thursday, December 13, 2007 7:30 p.m.

1490 S. Dye Road

MEMBERS PRESENT:

J. Washington, D. Thompson, L. Ford,
D. Arceo, R. Ruhala

MEMBERS ABSENT:

D. Rowley, H. Blecker, R. Powell

STAFF PRESENT:

T. Tucker, Economic Enhancement Director

M. Corrigan, Planning & Zoning Assistant

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

AUDIENCE PARTICIPATION

No audience members addressed the Board.

APPROVAL / CORRECTIONS OF MINUTES:

November 8, 2007 Regular Meeting

MOTION BY R. RUHALA, SECOND BY D. THOMPSON to approve the minutes of November 8, 2007 as printed. **VOICE VOTE: MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS:

SITE PLAN REVIEW: CASE #1127 RHOADS & JOHNSON

LEGAL: 07-27-100-031

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

ZONING: C-2 (General Business)

PROPOSED: New Dunham's Sports

Jerry Tomczak of Rhoads & Johnson addressed the Board. This is a proposed 40,000 SF building on vacant land on the South side of Lennon Road between the Somerset Salon and the Office Depot.

A new driveway will be provided off of Lennon Road and a new interior service drive will connect and extend to the existing service drives. The building will be constructed with concrete block masonry. The North and South sides of the building will also have accent "bump out" columns. The front of the building will have a timberwood "arch" canopy.

New site lighting and landscaping will be provided. A new screen dumpster enclosure will also be provided to match the building. A height difference of approximately 13 feet was originally shown between the proposed finish floor elevation of the building and the rim of the proposed storm sewer catch basin located in the parking lot. The petitioner indicated that 4,300 square feet of asphalt will be removed to correct the grade slope problem.

The Planning Commissioners asked for any concerns from J. Gazall. He pointed out that the profile of the parking lot was raised, additional landscape was added, the dumpster has been moved and landscaped, the building is now block masonry on all four sides, and all of his comments have been addressed. It is his recommendation that this project be approved for Site Plan.

D. Arceo asked the petitioner to be specific about the landscaping. The petitioner indicated that at the corner of Lennon and Office Depot, there would be 5 evergreen shrubs and 1 Red Sunset Maple. Along the Office Depot side there would be 2 Cleveland Pears, and 7 Red Sunset Maples. Along the West side there would be 6 additional pines.

D. Arceo also asked about deferred parking. The petitioner stated that there are other tenants that would be coming into this development and they would like to do the parking now.

J. Washington asked if Famous Dave's would be able to access this site. The petitioner said that Famous Dave's would have access.

It was asked what would be happening with the mound of dirt that is currently on the land. The petitioner indicated that the mound is currently 15 – 20 feet tall. The mound will be cut down to 2 – 3 feet.

Construction will begin in a month or so. They hope to be finished by July 2008.

MOTION BY D. THOMPSON, SECOND BY D. ARCEO to approve Case #1127 with all of J. Gazall's recommendations, and all Township Ordinances and County approvals are met.

ROLL CALL:

J. WASHINGTON	YES
D. ARCEO	YES
D. THOMPSON	YES
R. RUHALA	YES
L. FORD	YES

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

Chairman Ford adjourned the meeting at 7:55 p.m.