

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday January 14, 2010 7:00 p.m.*

1490 South Dye Road

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

**MEMBERS ABSENT:** J. Washington

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

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

**CORRECTION / APPROVAL OF MINUTES**

December 10, 2009 - Regular Meeting

**MOTION BY D. ROWELY, SECOND BY S. JAMISON** to approve the minutes of December 10, 2009, as amended. **MOTION CARRIED UNANIMOUSLY – R. WARRIER - ABSTAIN**

**NEW BUSINESS:**

**SITE PLAN REVIEW: CASE #1148 GARY WOOD**

**LEGAL:** 07-28-200-008  
**LOCATION:** 4140 Miller Rd.  
**ZONING:** C-3 (Highway District)  
**PROPOSED:** Renovation

Steve Pyrkosz, 50555 W. Pontiac Trail, Wixom, MI 48393 (representative for the Petitioner) explained the project – Chrysler has asked for the addition to allow the company to expand their brands. The renovation will include a showroom addition, landscaping and parking.

John Gazall addressed pre-planning review committee review. There were no issues of concern from the committee.

G.Menoutes - We are lucky to be able to help these people to expand.

**H. Blecker - When will the project get underway?**

S.Pyrkosz - Spring.

**MOTION BY G. MENOUTES, SECOND BY D. ROWLEY** to approve Case #1148 as presented.

**MOTION CARRIED UNANIMOUSLY**

**WIND ENERGY CONVERSION SYSTEMS – RECONSIDERATION**

T. Tucker - noted the issues that the Township Board wanted addressed ie. 5 acre minimum, right to grant approval.

S. Jamison - wanted to make sure the Township had retains the right to take down such structures if they are abandoned and can we make the property owner pay for the demolition/decommissioning?

T. Tucker - noted that the Township does have the means to do this it is addressed in the decommissioning section of the Ordinance.

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

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to recommend approval to the Township Board of Trustees.

D. Rowley - Yes  
D. Thompson - Yes  
R. Ruhala - Yes  
S. Jamison - Yes  
G. Menoutes - Yes  
L. Ford - Yes  
R. Warriar - Yes  
H. Blecker - Yes

**MOTION CARRIED UNANIMOUSLY**

**SET PUBLIC HEARING FOR CASE#846 SAGELINK CREDIT UNION**

**LEGAL:** 07-25-300-016  
**LOCATION:** 1503 Lynton St.  
**ZONING:** C-1  
**PROPOSED:** Rezoning from C-1 to R-1C

**MOTION BY D. THOMPSON, SECOND BY G. MENOUTES** to set Public Hearing for Case#846 February 11, 2010.

D. Rowley - Yes  
D. Thompson - Yes  
R. Ruhala - Yes  
S. Jamison - Yes  
G. Menoutes - Yes

L. Ford - Yes  
R. Warriar - Yes  
H. Blecker - Yes

**MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:43 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday February 11, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:** G. Menoutes, S. Jamison, L. Ford, H. Blecker,  
D. Thompson

**MEMBERS ABSENT:** J. Washington, D. Rowley, R. Ruhala, R. Warriar

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

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

**CORRECTION / APPROVAL OF MINUTES**

January 14, 2010 - Regular Meeting

**MOTION BY S. JAMISON, SECOND BY H. BLECKER** to approve the minutes of January 14, 2010. **MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

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

**LEGAL:** 07-35-300-002

**LOCATION:** 4371 Torrey Rd.

**ZONING:** C-1 (Local Business) & O-1 (Office)

**PROPOSED:** Flea Market

Don O'Reilly (Petitioner) explained the changes made to the plans since the December meeting (see folder for list). He noted that the cost to sprinkle each building would be approx. \$62,000 per. He did note however that they would have an alarm system for fire.

John Gazall addressed pre-planning review committee review. There were no issues of concern from the committee. This is a good example of the Planning Commission, the Pre-Planning Committee and the Petitioner working together to solve problems.

S. Jamison expressed her concern with parking on grass, and that she cannot find where it is allowed in the zoning ordinance. She stated she would be voting no for this reason.

**H. Blecker – Could you explain the parking conditions?**

D. O'Reilly explained the conditions of the overflow parking.

**MOTION BY D. THOMPSON, SECOND BY H. BLECKER** to approve Case #1147 as presented.

D. Thompson - Yes  
S. Jamison - No  
G. Menoutes - Yes  
L. Ford - Yes  
H. Blecker - Yes

**MOTION CARRIED**

**SET PUBLIC HEARING CASE #217 DON WILLIAMSON**

**LEGAL:** 07-20-200-028  
**LOCATION:** 2100 S. Linden  
**ZONING:** O-1 (Office) and C-2 (General Business)  
**PROPOSED:** Automotive Repair

**MOTION BY H. BLECKER, SECOND BY S. JAMISON** to Set Public Hearing for Case #217, on March 11, 2010

D. Thompson - Yes  
S. Jamison - Yes  
G. Menoutes - Yes  
L. Ford - Yes  
H. Blecker - Yes

**MOTION CARRIED UNANIMOUSLY**

**PUBLIC HEARING FOR REZONING CASE #846 SAGELINK CREDIT UNION**

**LEGAL:** 07-25-300-016  
**LOCATION:** 1503 Lynton St.  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** C-1 (Local Business) to R-1C (Single Family Residential)

Open Public Hearing at 7:22  
Closed Public Hearing at 7:23

No Comments were made.

Anna Ferguson, Executive Vice-President of Sagelink Bank (Petitioner) stood to explain the circumstances. The land has a house on it currently and they would like to sell it as a residential property. Potential buyers have been unable to get home loans due to the zoning.

S. Jamison - wanted to know what the property is zoned on the east side of 1503 Lynton.

T. Tucker explained the property is also zoned commercial. This was another property that was zoned commercial that should have remained R-1C. When we tackle the zoning ordinance this year we need to fix the properties on Lynton. This is a dead end street that is completely residential in use with the exception of the two parcels that corner with Van Slyke.

**MOTION BY G. MENOUTES, SECOND BY D. THOMPSON** to the Township Board of Trustees with a recommendation of approval for Case#846.

D. Thompson - Yes

S. Jamison - Yes

G. Menoutes - Yes

L. Ford - Yes

H. Blecker - Yes

**MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:36 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday March 11, 2010 7:00 p.m.*

1490 South Dye Road

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

**MEMBERS ABSENT:** H. Blecker

**STAFF PRESENT:** Tracey Tucker, Economic Enhancement Director

Chairman Ford called the meeting to order at 7:00 p.m. Welcome to new Commissioners John Gazall and Lou Fleury. Welcome back to re-appointed Commissioners Richard Ruhala and Shirley Jamison.

**AUDIENCE PARTICIPATION -**

Supervisor Karyn Miller thanked the four Commissioners that were just appointed by the Township Board of Trustees. Miller thanked them for their willingness to serve the community and she looks forward to the next three years.

**CORRECTION / APPROVAL OF MINUTES**

February 11, 2010 - Regular Meeting

**MOTION BY D. ROWLEY, SECOND BY G. MENOUTES** to approve the minutes of February 11, 2010. **MOTION CARRIED UNANIMOUSLY – J. Gazall Abstain**

**NEW BUSINESS:**

**PUBLIC HEARING SPECIAL LAND USE CASE #217 DON WILLIAMSON**

**LEGAL:** 07-20-200-028

**LOCATION:** 2100 S. Linden

**ZONING:** C-2 (General Business) & O-1 (Office)

**PROPOSED:** Automotive Repair

Open Public Hearing 7:07 p.m.

K. Miller Supervisor - asked where fencing would be. T. Tucker gave K. Miller a copy of the site plan.

L. Ford noted a letter received from Woodhaven, see file.

Close Public Hearing 7:10 p.m.

Don Wright, Director of Public Relations for Patsy Lou Williamson, 4188 Carmanwood, Flint, MI 48507, represented the petitioner. D. Wright explained the project.

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to approve Case #217 as presented.

D. Thompson - Yes  
D. Rowley - Yes  
S. Jamison - Yes  
G. Menoutes - Yes  
L. Ford - Yes  
J. Gazall - Yes  
L. Fleury - Yes  
R. Ruhala - Yes

**MOTION CARRIED UNANIMOUSLY**

**SITE PLAN REVIEW: CASE #1149 DON WILLIAMSON**

**LEGAL:** 07-20-200-028  
**LOCATION:** 2100 S. Linden Rd.  
**ZONING:** C-2 (General Business) & O-1 (Office)  
**PROPOSED:** Automotive Repair

D. Wright, representing the petitioner. Speakers – some have been turned off and others have been turned so as not to face the neighbors. No pollution will be created the ventilation system will remove over 99% of any contaminants. Also, paint being used is water based. This project will create 7 new positions at the site.

J. Gazall - Fence - How big is it and what type of material will you be using?  
D. Wright - The fence will be 6' tall and made out of vinyl material.

R. Ruhala - How close to the other fence will the new fence be?  
D. Wright - It is approx. 20' from the existing fence.

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to approve Case # 1149 Site Plan Review as presented contingent upon all ordinances and County requirements being met and followed.

D. Thompson - Yes  
D. Rowley - Yes  
S. Jamison - Yes  
G. Menoutes - Yes  
L. Ford - Yes  
J. Gazall - Yes  
L. Fleury - Yes  
R. Ruhala - Yes

**MOTION CARRIED UNANIMOUSLY**

**L. Ford noted that the Planning Commission meeting in April falls during the Easter**



**Holiday week. The Commission voted unanimously to change the April meeting to the back-up date of April 22, 2010.**

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

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday May 13, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:**

H. Blecker, S. Jamison, L. Ford, D. Rowley,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall

**MEMBERS ABSENT:**

G. Menoutes

**STAFF PRESENT:**

Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

March 11, 2010 - Regular Meeting

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to approve the minutes of March 11, 2010. **MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING SPECIAL LAND USE CASE #218 BERTHA ROBBINS**

**LEGAL:** 07-18-526-014

**LOCATION:** 1045 Royal Crest Dr.

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

**PROPOSED:** Group Child Day-Care Home

Bertha Robbins, 1045 Royal Crest - Petitioner

R. Ruhala - How many children? B. Robbins - 7-12.

R. Ruhala addressed fencing and stated that usually the commission likes the fencing to be in place before making a decision.

**J. Gazall addressed the type of fencing and signage. B. Robbins noted the fencing would be vinyl privacy fence and she would not have any signage.**

**J. Gazall asked T. Tucker about the State Law governing this issue. T. Tucker read the State Law aloud.**

S. Jamison addressed the driveway and parking issues. B. Robbins described the drawing and noted that there is a double drive and a separate circular drive.

D. Rowley noted that the Commission could only address the items listed in the law – fencing, signage, etc.

R. Ruhala reiterated D. Rowley's comments and noted that the fencing needed to be in place.

Open Public Hearing 7:10 p.m.

Robert Haney, 1022 Royal Crest - Opposed – presented petition in opposition

Cathy Fletcher, 1096 Royal Crest - Opposed

Louis Knox, 1047 Royal Crest - Opposed to Fence

Paulette Haney, 1022 Royal Crest - Opposed

L. Ford received petition from R. Haney, see file.

Close Public Hearing 7:33 p.m.

S. Jamison - "Let the minutes reflect my reasons why I will be voting no for the approval.

1. 1. Petitioner bought the home for the purpose of placing a daycare in it.
2. 2. Goal 2 objective in the master plan is to stabilize residential areas by preventing the encroachment of incompatible land uses into residential neighborhoods by eliminating non-conforming uses.
3. 3. The zoning ordinance provides for the intended character of the area.
4. 4. I feel the need to act reasonably for the safety of the neighborhood and to lessen congestion of traffic on the public street.
5. 5. I feel the noise of 12 kids playing on the grounds and the increased traffic would be detrimental to the peace and welfare of the residents who should experience the freedom from public disturbance.

R. Ruhala asked for the motion to be amended to include the operating hours of 6am to 8pm. B. Robbins agreed to the hours. Motion was amended by consent of the motioner and second.

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to approve Case #218 with a fence being erected as presented, before she starts the business, also she must be in compliance with all local, state and federal laws. Additionally, the group child day-care home may only operate between the hours of 6 am and 8 p.m.

D. Thompson - No

D. Rowley - Yes

S. Jamison - No

H. Blecker - Yes

L. Ford - Yes

J. Gazall - No

L. Fleury - Yes

R. Ruhala - Yes

**MOTION CARRIED 5 - 3**

**PUBLIC HEARING SPECIAL LAND USE CASE #219 GREG BUNDY**

**LEGAL:** 07-19-100-005

**LOCATION:** 6307 Corunna Rd.

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

**PROPOSED:** Used Car Sales

Greg Bundy, 6451 N Elms Rd. - Petitioner

G. Bundy addressed the board describing the project. He will buy cars and repair them to use as loaner cars. When he replaces the cars he will sell the old ones.

J. Gazall - Described the project and reported that the sub-committee found the project met all requirements.

L. Fleury - Asked if damaged cars will be in front. G. Bundy – No.

Open Public Hearing - 8:04 pm

Close Public Hearing - 8:05 pm

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to approve Case # 219 Special Land Use for Used Car Sales as presented contingent upon all ordinances, State, and County requirements being met and followed. This motion does not include the Phase II project on the site plan.

D. Thompson - Yes

D. Rowley - Yes

S. Jamison - Yes

H. Blecker - Yes

L. Ford - Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

**MOTION CARRIED UNANIMOUSLY**

SET PUBLIC HEARING CASE #847

SET PUBLIC HEARING CASE #848

**MOTION BY J. GAZALL, SECOND BY S. JAMISON to set public hearings for cases #847 and #848 for the next Planning Commission meeting June 10, 2010.**

D. Thompson - Yes

D. Rowley - Yes

S. Jamison - Yes

H. Blecker - Yes

L. Ford - Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

**MOTION CARRIED UNANIMOUSLY**

**Chairman Ford asked Vice-Chair Ruhala if he would be part of the sub-committee. Vice-Chair Ruhala accepted.**

Chairman Ford adjourned the meeting at 8:24 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday June 10, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:** H. Blecker, S. Jamison, L. Ford, D. Rowley,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,  
G. Menoutes

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

May 13, 2010 - Regular Meeting

**MOTION BY S. JAMISON, SECOND BY J. GAZALL** to approve the minutes of May 13, 2010. **MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING FOR REZONING CASE #847 TADD HARBURN**

**LEGAL:** 07-09-581-007  
**LOCATION:** 1041 Graham Rd.  
**ZONING:** EH (Elderly Housing)  
**PROPOSED:** EH (Elderly Housing) to O-1 (Office)

AND

**PUBLIC HEARING FOR REZONING CASE #848 TADD HARBURN**

**LEGAL:** 07-09-581-017  
**LOCATION:** 4041 Beecher Rd.  
**ZONING:** EH (Elderly Housing)  
**PROPOSED:** EH (Elderly Housing) to O-1 (Office)

Todd Harburn, 4060 Leeward, Okemos, MI - Representing Petitioner

T. Harburn described the history of the property and asks that it be rezoned to Office. They have been unable to sell under the restrictive category of Elderly Housing.

G. Menoutes – commented on the impact of the rezoning on neighboring lots that are zoned EH and asks that a recommendation be made to the Township Board of Trustees to waive the fee if the other owners would like to rezone as well.

R. Ruhala – commented on the fact that there are already many available lots that are zoned O-1.

**J. Gazall noted that this would not be spot zoning as the lots directly across from this parcel are O-1. The owner has tried to sell the property as zoned and the need is not there for EH.**

S. Jamison and D. Thompson concur with J. Gazall.

Open Public Hearing 7:10 p.m. for both cases #847 and #848.

Curtis Maser, 2157 Bellamy, Davison Twp, MI (Owner of the neighboring lot 8S-9) –  
Pro – Would like to see all the lots that are currently EH rezoned to O-1.

Close Public Hearing 7:17 p.m.

R. Ruhala will be voting no due to the other empty O-1 sites throughout the Township.

**MOTION BY J. GAZALL, SECOND BY S. JAMISON** to send Case #847 and Case #848 to the Flint Township Board of Trustees for approval of the rezoning from EH to O-1.

D. Thompson - Yes

D. Rowley - Yes

S. Jamison - Yes

H. Blecker - Yes

L. Ford - Abstain

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - No

G. Menoutes - Yes

**MOTION CARRIED 7-1 with 1 abstention**

**SITE PLAN REVIEW CASE #1150 BAKER COLLEGE**

**LEGAL:** 07-25-400-020

**LOCATION:** 1050 W. Bristol Rd.

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

**PROPOSED:** Parking Lot

Murray Young, Morgan Construction Co., 5454 Gateway Centre Ste. C, Flint, MI 48507 and  
Marvin Dean, Baker College Director of Facilities, 1050 W. Bristol Rd., Flint, MI 48507 –  
Petitioners

M. Young described the project. Noted where the hydrants are located.

G. Menoutes complemented Baker College on the past projects and for being great community partners.

R. Ruhala - Will there be any islands in the parking area? M. Dean - No, this will be used for snow storage purposes in the winter.

J. Gazall - Drainage? M. Young - Catch basins and a swale will take water to the creek.



J. Gazall - What will the sidewalks serve? M. Young - Dorms, Carman-Park Bldg and the Tech Bldg. We also left trees along the dorm side and the residential side.

D. Rowley - How large is the parking area? M. Young - 2 acres.

H. Blecker - Why aren't you placing islands? M. Dean - This is the only space available for parking that is left on the site. We need to capitalize on the entire area to rid the use of other businesses for shuttles.

S. Jamison - What about the neighboring residential? M. Dean - We are trying to negate any issues with them by leaving many of the trees and creating a greenbelt with a 1' to 3' berm with trees on the top.

L. Fleury - Will the LED lighting reflect into the neighbors homes? M. Dean - the LED lights are by GE, they are horizontal and flat lined, and they should only light to the knoll area.

L. Fleury - Drainage at the berm? M. Young - We will be leaving a swale.

**MOTION BY G. MENOUTES, SECOND BY D. ROWLEY** to approve Case # 1150 as presented contingent upon receiving all required State, County and Local approvals.

D. Thompson -Yes

D. Rowley - Yes

S. Jamison -Yes

H. Blecker -Yes

L. Ford - Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

G. Menoutes - Yes

Case # 1150 continued

**MOTION CARRIED UNANIMOUSLY**

**SITE PLAN REVIEW CASE #1151 CITY OF FLINT WPC**

**LEGAL:** 07-04-300-001

**LOCATION:** 4652 Beecher Rd.

**ZONING:** IND (Industrial)

**PROPOSED:** Bio Gas Pump Station & Tank

**Chad Antle, Swedish Biogas International, 1700 University Ave, Flint, MI 48504 and Robert Case, City of Flint Water and Waste, Beecher Rd, Flint, MI 48532 – Representing the Petitioner**

**C. Antle presented a Power Point program describing the project and the biogas process. Most of the work will be in the existing building and will consist of new equipment only. A 17'x22' pump station and a 42' diameter steel tank with a glass lining will be built on the site. See file for a list of the new equipment.**

**R. Ruhala – How much sludge will be created and what is your goal? C. Antle – The existing tanks have a finite amount that they can handle, the sludge will be decreased by 40%.**

**J. Gazall – How much does it cost to build tanks? C. Antle – Approx. \$2.00 per gallon and this tank is 260,000 gals.**

**G. Menoutes – Will this create an odor? R. Case – There should be no increase in odor. The system is completely confined; oxygen kills the bacteria so it must remain airtight.**

**G. Menoutes – What Emergency Services do you use? R. Case – Flint Township Police and Fire.**

**D. Rowley – How long has the liquid chlorine been on the site? R. Case – Since 1926.**

**R. Ruhala – Is this the first project of its kind in the U.S.? C. Antle – Yes.**

**S. Jamison – How is the product that you are digesting come into the site? R. Case – 3 existing lines from the City of Flint.**

**S. Jamison – Will there be any additional odor? R. Case – No.**

**MOTION BY D. ROWLEY, SECOND BY H. BLECKER** to approve case #1151 with the following conditions contingent upon receiving all necessary state and county approvals and the following conditions:

1. 1. No substances from outside Genesee County will be shipped to the facility/grounds by truck or by any other means other than the City of Flint Sewer Lines.
2. 2. Any increase in size of any structure or new structure on the existing grounds will be regarded as part of the same project and will need to apply for and receive Planning Commission approvals before work can begin.

#### **Case #1151 Motion Continued**

3. 3. The City of Flint and/or Swedish BioGas will pay for and provide Emergency Services training, for our Police and Fire Departments. A schedule for this training will need to be accepted by the Flint Township Police Department, Flint Township Fire Department and received in the Flint Township Building Department before any final inspections can occur.

D. Thompson -Yes

D. Rowley - Yes

S. Jamison -Yes

H. Blecker -Yes

L. Ford -Yes

J. Gazall -Yes

L. Fleury - Yes

R. Ruhala - Yes

**G. Menoutes -Yes**

**MOTION CARRIED UNANIMOUSLY**

**MOTION BY G. MENOUTES, SECOND BY L. FORD** to approve recommend to the Township Board of Trustees to waive the rezoning fee for lots 8N and 8S-9 if they choose to rezone.

D. Thompson -Yes

D. Rowley - Yes

S. Jamison -No

H. Blecker -No

L. Ford -Yes

J. Gazall -Yes

L. Fleury - Yes

R. Ruhala - Yes

G. Menoutes -Yes

**MOTION CARRIED 7-2**

Chairman Ford adjourned the meeting at 8:35 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*  
*Thursday July 8, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:** H. Blecker, S. Jamison, L. Ford, D. Rowley,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,  
G. Menoutes

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

June 10, 2010 - Regular Meeting

**MOTION BY S. JAMISON, SECOND BY D. ROWLEY** to approve the minutes of June 10, 2010. **MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**SITE PLAN REVIEW CASE #1152 DORTCH ENTERPRISES**

**LEGAL:** 07-15-504-002

**LOCATION:** 3350 Beecher Rd.

**ZONING:** C-1 (Local Business)  
**PROPOSED:** Subway w/Drive Thru

**SPECIAL LAND USE CASE #220 DORTCH ENTERPRISES**

**LEGAL:** 07-15-504-002  
**LOCATION:** 3350 Beecher Rd.  
**ZONING:** C-1 (Local Business)  
**PROPOSED:** Subway w/Drive Thru

Lou Dortch Sr. 8487 Retreat Dr. Grand Blanc, MI - Petitioner

Bruce Calhoun, 1111 Creekwood Dr., Burton, MI - Representing Petitioner

Lou Dortch Sr. introduced himself and Bruce Calhoun – he deferred to B. Calhoun to answer any technical questions posed by the Board.

B. Calhoun described the property and the surrounding properties. He also addressed the issue of the pond placement and the fact that he had appeared before the ZBA July 7, 2010 and had received approval for the variance. He also described the landscaping (oversized rock on the east side, grass and vegetation).

H. Blecker - wanted to know what type of screening would be between the neighbor on the west side and the business. B. Calhoun noted that they had planned on fencing but they may be using landscaping if preferred by the neighbor.

Open Public Hearing 7:15 p.m. for case #220.

Close Public Hearing 7:15 p.m.

**MOTION BY J. GAZALL, SECOND BY G. MENOUTES** to approve the site plan for Case # 1152 Dortch Enterprises and to approve the Special Land Use for Case # 220 Dortch Enterprises at 3350 Beecher Rd. Restaurant with a Drive Thru window.

D. Thompson - Yes

D. Rowley - Yes

S. Jamison - Yes

H. Blecker - Yes

L. Ford – Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

G. Menoutes - Yes

**MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:16 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday August 12, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:**

H. Blecker, S. Jamison, L. Ford, D. Rowley,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,  
G. Menoutes

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

July 8, 2010 - Regular Meeting

**MOTION BY R. RUHALA, SECOND BY D. ROWLEY to approve the minutes of July 8, 2010. MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**SITE PLAN REVIEW CASE #1153 MCLAREN**

**LEGAL:** 07-15-200-011

**LOCATION:** 401 S. Ballenger

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

**PROPOSED:** Parking Lot

Jim Butler, Professional Engineernig Associates, Inc, 2430 Rochester Ct. Ste 100, Troy, MI 48083 and Jeff Ringvelski, McLaren Health Care (Architect), 401 S. Ballenger Hwy., Flint, MI 48532 – Representing Petitioner

Jim Butler introduced himself, Ann Kenyon (of Smithgroup) and Jeff Ringvelski

J. Butler described the property and the surrounding properties. He went on to describe the project that will take place on the adjacent property within the City of Flint. He discussed the demo of the Kidney Center and the Greek Orthodox Church. They will be connecting the current parking lot to with St. Paul Lutheran Church.

G. Menoutes - asked if McLaren owned the neighboring property to the west that now has a frat house on it. J. Ringvelski said they do own the property and the current frat house is moving downtown. They will be using the building as a construction base.

L. Ford - How long for the demo's to get to seed? J. Ringvelski – mid to late September.

D. Thompson – asked how many jobs would be created. J. Ringvelski – noted that he did not have the exact numbers but there will be many highly technical positions ie: physicists, chemists, and doctors, as well as support personnel.

**MOTION BY D. ROWLEY, SECOND BY J. GAZALL** to approve the site plan for Case # 1153 McLaren Regional Medical Center on parcel # 07-15-200-011 for demo of current structure and re-configuration of the parking area.

D. Thompson - Yes

D. Rowley - Yes



S. Jamison - Yes

H. Blecker - Yes

L. Ford - Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

G. Menoutes - Yes

**MOTION CARRIED UNANIMOUSLY**

**SET PUBLIC HEARING (9-9-10) FOR ZONING AMENDMENT**

**MOTION BY G. MENOUTES, SECOND BY S. JAMISON to set Public Hearing for 9-9-10. MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 7:32 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday September 9, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:**

S. Jamison, L. Ford, D. Rowley,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,

**MEMBERS ABSENT:**

G. Menoutes

**STAFF PRESENT:**

Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

August 12, 2010 - Regular Meeting

**MOTION BY R. RUHALA, SECOND BY D. ROWLEY to approve the minutes of August 12, 2010. MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**PUBLIC HEARING FOR ZONING AMENDMENT**

Amend Zoning Ordinance Chapter 14 to include the following:

Section 14.1-3 entitled Scope.

(f) All uses or businesses seeking approval or permits from the Township must comply with federal, state and local law.

Open Public Hearing 7:04 p.m.

Closed Public Hearing 7:04 p.m.

**MOTION BY D.ROWLEY, SECOND BY J. GAZALL** to forward to the Flint Township Board, Zoning Amendment Section 14.1-3, with a recommendation of passage.

D. Thompson - Yes

D. Rowley - Yes

S. Jamison - Yes

L. Ford - Yes

J. Gazall - Yes

L. Fleury - Yes

R. Ruhala - Yes

**MOTION CARRIED UNANIMOUSLY**

**The Commission congratulated Don Thompson on his re-appointment to the Planning Commission.**

Chairman Ford adjourned the meeting at 7:19 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday, October 14, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:**

S. Jamison, L. Ford, D. Rowley, G. Menoutes,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,

R. Warriar

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

September 9, 2010

Regular Meeting

**MOTION BY J. GAZALL, SECOND BY R. RUHALA** to approve the minutes of September 9, 2010. **MOTION CARRIED UNANIMOUSLY**

**OLD BUSINESS:**

**ELECTION OF OFFICERS:**

Chairman Nominations: Open Nominations.

Nominations of Larry Ford and John Gazall. Close nominations. Vote was taken by secret ballot. The winner was determined to be Larry Ford.

Vice-Chairman Nominations: Open Nominations.

Nomination of John Gazall. Closed Nominations. Motion by L. FORD, Second by D. Thompson to elect John Gazall as Vice Chairman. Voice Vote – unanimous.

Secretary Nominations: Open Nominations.

Nomination of Don Thompson. Motion by D. Rowley, Second by G. Menoutes to close nominations and retain Don Thompson as Secretary. Voice Vote – unanimous.

**NEW BUSINESS:**

**SPECIAL LAND USE CASE #221 JAMES LIGUORI**

**LEGAL:** 07-30-501-014  
**LOCATION:** 3175 S. Elms Rd.  
**ZONING:** IND (Industrial)  
**PROPOSED:** Outdoor Storage

Petitioner Representative - James Liguori III, 5138 Brobeck.

S. Jamison – Are you placing rental units/buildings? J.Liguori – No, it will be outside storage.

And what about the damaged cars in the rear area now? These are impounds that will be removed as soon as legally possible.

J. Gazall – Storage for RV's...6 to 8 mos. at a time or for vehicles being worked on?

J. Liguori – Temporary storage of RV's and trailers 3 to 8 mos. at a time with a max. height of 10-12 ft.

D. Thompson – What a part of the Ordinance allows this as a Special Use? T.Tucker – pg. CD 14-50 # (14).

R. Ruhala – Is there junk behind the building? J.Liguori – It is cleared out every 6 mos.

**MOTION BY D. ROWLEY, SECOND BY G. MENOUTES** to approve Case #221 for the Special Land Use of outdoor storage as described in the Zoning Ordinance.

D. Rowley - Yes

R. Warriar – Yes

L. Fleury – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – No

L. Ford – Yes

**MOTION CARRIES 8-1**

**SITE PLAN REVIEW CASE #1154 VALLEY MEDICAL PHARMACY**

**LEGAL:** 07-29-400-021

**LOCATION:** 5142 Miller Rd.

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

**PROPOSED:** Drive-Thru

Representatives: Mike Kobeissi, 24522 Michigan Ave, Dearborn, MI 48124 and Sam Yousseff, 1260 S. Linden, Flint, MI 48532

M. Kobeissi – Described the project presented as a new drive-thru window and a small addition. The traffic is tight but the original plans (he approached the Chair and showed him the original drawings) show a turning template and vehicles can turn okay. The owner will add landscaping and they are adding a catch basin for stormwater.

**S. Jamison – Are the dumpsters behind the building screened? – M. Kobeissi – It is screened in the rear, I believe.**

J. Gazall – There could be congestion and the parking count is not correct.

R. Warriar – What about the Barrier-Free issues? M. Kobeissi – We will add a ramp and stormwater will be handled with the catch basin.

D. Thompson – What has changed since the last time they were here? M. Kobeissi – The size of the building only. The drive-thru is the same as approved in 2007.

G. Menoutes – How much square footage are you adding? M. Kobeissi – 689 sq.ft.

G. Menoutes - I think the drive-thru will relieve the parking situation.

L. Ford – What is the timeline on the project? – M. Kobeissi – They already have funding in place, so ASAP.

**MOTION TO BY R. RUHALA, SECOND BY G. MENOUTES** to approve with parking deferment and contingent upon approvals from all other necessary agencies.

R. Warriar – Yes

L. Fleury – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – No

G. Menoutes - Yes

S. Jamison – No

D. Rowley - Yes

L. Ford – No

### **MOTION CARRIED 6 – 3**

#### **SPECIAL LAND USE CASE #222 VALLEY MEDICAL PHARMACY**

**LEGAL:** 07-29-400-021

**LOCATION:** 5142 Miller Rd.

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

**PROPOSED:** Drive Thru

**MOTION BY D. THOMPSON, SECOND BY G. MENOUTES** to approve Case #222 Special Land Use for a Drive-Thru window as presented.

L. Fleury – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – No

G. Menoutes - Yes

S. Jamison – No

D. Rowley - Yes

R. Warriar – Yes

L. Ford – Yes



**MOTION CARRIED 7 – 2**

**SITE PLAN REVIEW CASE #1156 GENESEE COUNTY DRAIN COMMISSION**

**LEGAL:** 07-04-551-019  
**LOCATION:** 4608 Beecher Rd.  
**ZONING:** IND (Industrial)  
**PROPOSED:** Radio Telemetry Tower

Representative: Tim Davidek, 2254 Nolan Dr, Flushing, MI 48433

J. Gazall – This project met all the requirements of the Telecommunications Ordinance and the Zoning Ordinance as it pertains to setbacks and regulations. The only problem with the project was the reference in the plans to 190’ when the application is for 175’. – T. Davidek – noted that the drawings should be noted to reflect 175’ and he will sign for the change and he will bring in a corrected set.

R. Warrior – What are you monitoring? T. Davidek – Pumping stations.

L. Ford – Is the radio transmission computer to computer? T. Davidek – Yes. From the field to the Station.

**MOTION BY S. JAMISON, SECOND BY J. GAZALL** to approve Case #1156 to place a radio telemetry tower at 4608 Beecher Rd.

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – Yes

D. Rowley - Yes

R. Warriar – Yes

L. Fleury – Yes

L. Ford – Yes

## **MOTION CARRIED UNANIMOUSLY**

### **SITE PLAN REVIEW CASE #1155 O'REILLY AUTO PARTS**

**LEGAL:** 07-16-400-021

**LOCATION:** 4234 Corunna Rd.

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

**PROPOSED:** Auto Parts Store

Representative: None

**MOTION BY G. MENOUTES, SECOND BY S. JAMISON** to postpone until our next scheduled meeting (November 18, 2010). Due to the need to have a representative present to answer questions being posed by the Commission.

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – Yes

D. Rowley - Yes

R. Warriar – Yes

L. Fleury – Yes

D. Thompson – Yes

L. Ford – Yes

**MOTION CARRIED UNANIMOUSLY**

Chairman Ford adjourned the meeting at 8:35 p.m.

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday, November 18, 2010 7:00 p.m.*

1490 South Dye Road

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

**MEMBERS ABSENT:** R. Warriar

**STAFF PRESENT:** Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

October 14, 2010

Regular Meeting

**MOTION BY R. RUHALA, SECOND BY D. THOMPSON** to approve the minutes of October 14, 2010.

**MOTION CARRIED UNANIMOUSLY**

**NEW BUSINESS:**

**SITE PLAN REVIEW CASE #1155 O'REILLY AUTO PARTS**

**LEGAL:** 07-16-400-021

**LOCATION:** 4234 Corunna Rd.

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

**PROPOSED:** Auto Parts Store

Petitioner Representative: Miles Gatland, 1717 Stutz Dr., Troy, MI 48084

J. Gazall gave a report on the Pre-Plan Review and addressed the exterior of the building.

R. Ruhala asked about the possibility of adding vegetation to the front of the structure to give it a more commercial and less industrial look.

J. Gazall noted that they may be able to move the building back to add vegetation.

L. Fluery noted that they have not submitted revised drawings and he would not recommend passage because the Planning Commission would not have the proper drawings to stamp.

**MOTION BY S. JAMISON, SECOND BY D. THOMPSON** to postpone Case #1155 until we receive the revised drawings to reflect the changes noted in the letter.

D. Rowley - Yes

L. Fleury – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – Yes

L. Ford – Yes

## **MOTION CARRIES – UNANIMOUSLY**

### **SITE PLAN REVIEW CASE #1157 NORTH BAPTIST CHURCH**

**LEGAL:** 07-21-577-015

**LOCATION:** 4004 Lennon Rd.

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

**PROPOSED:** Pole Barn

Petitioner Representative – Lavern Clark, 4004 Lennon Rd, Flint, MI 48507

J. Gazall – asked if the building will match the storage building that will be in front of the new building?  
L. Clark noted that the building will be the same color but will have steel sides and a pitched roof.

R. Ruhala – how far from residential will this building be? L. Clark – the church abuts residential but all of the views are blocked by tree lines on the south and west.

S. Jamison – have you received other agency approvals? L. Clark – Yes, surface water and soil erosion have given us waivers. (See file)

**MOTION BY D. ROWLEY, SECOND BY S. JAMISON** to approve Case #1157 for Site Plan Review for the construction of a storage barn, as presented, contingent upon receiving appropriate approval from all State, County and Local agencies.

D. Rowley - Yes

L. Fleury – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – Yes

L. Ford – Yes

**MOTION CARRIES - UNANIMOUSLY**

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

**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**

*Regular Meeting*

*Thursday, December 9, 2010 7:00 p.m.*

1490 South Dye Road

**MEMBERS PRESENT:**

S. Jamison, L. Ford, D. Rowley, G. Menoutes,  
R. Ruhala, D. Thompson, L. Fleury, J. Gazall,

R. Warriar

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Tracey Tucker, Economic Enhancement Director

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

**AUDIENCE PARTICIPATION – None**

**CORRECTION / APPROVAL OF MINUTES**

November 18, 2010

Regular Meeting

**MOTION BY R. RUHALA, SECOND BY D. ROWLEY** to approve the minutes of October 18, 2010. **R. WARRIER** requested to abstain and it was granted unanimously by voice vote.

**MOTION TO APPROVE CARRIED -UNANIMOUSLY**

**NEW BUSINESS:**

**SITE PLAN REIVEW CASE #1158 ITT TECH**



**LEGAL:** 07-311-100-002

**LOCATION:** 6359 Miller Rd.

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

**PROPOSED:** Temporary Structure (Emergency Services Training Facility)

Petitioner Representative – Kateri Hahn, 1008 Trotwood, Flint, MI 48507

D. Rowley – I support this project.

L. Flury – Addressed the Floodplain, MDNR-E Les Thomas addressed the situation and said that if they left the wheels on it was not a problem.

R. Warrior – Now many students are in the program? K. Hahn – 300.

J. Gazall – What about barrier-free? T. Tucker – There is a letter in the file addressing barrier-free issues. This usage will be for emergency personnel training only. It is a training trailer to represent real world scenes that will have to be investigated.

R. Ruhala – Would this have to come to us normally? T. Tucker – No, It was brought to you due to the floodplain and distance issues.

L. Ford – Is this a Pilot Project? K. Hahn – Yes, this is going to serve as an example for our Institutes throughout the country.

G. Menoutes – I would like to see a ramp & electrical. K. Hahn – We would need approval from corporate to place electrical in the building.

G. Menoutes – I think this is going to end up being permanent because I think it will be very successful.

R. Warriar – Are there computers in this room? K. Hahn – No.

**MOTION BY D. ROWLEY, SECOND BY R.WARRIER** to approve Case #1158 as presented.

D. Rowley - Yes

L. Fleury – Yes

R. Warriar – Yes

D. Thompson – Yes

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – No

L. Ford – Yes

**MOTION CARRIES – 8 - 1**

**SITE PLAN REVIEW CASE #1155 O'REILLY AUTO PARTS**

**LEGAL:** 07-16-400-021

**LOCATION:** 4234 Corunna Rd.

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

**PROPOSED:** Auto Parts Store

No representative.

**MOTION BY G. MENOUTES, SECOND BY S. JAMISON** to postpone Case #1155 until they address the issue of the elevation.

D. Rowley - Yes

L. Fleury – Yes

R. Warrior - Yes

D. Thompson – No

R. Ruhala – Yes

J. Gazall – Yes

G. Menoutes - Yes

S. Jamison – Yes

L. Ford – Yes

## **MOTION CARRIES – 8 - 1**

### **Chairman Ford –**

Schonscheck, Inc. has submitted a written request to extend their site plan approval to January 14, 2012. The site plan was for renovations to the Genesee Valley Dodge Dealership ( Case # 1148)

**MOTION BY D. ROWLEY, SECOND BY G. Menoutes** to grant an extension of site plan approval for Case #1148 for one year.

### **Voice Vote – Motion Carries – Unanimously**

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