

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

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MINUTES OF THE PLANNING COMMISSION MEETING

DATE: JUNE 13, 2022

TIME: 7:00 P.M.

WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Ronald Voigt

Vice Chair -Christopher Czyzio

Craig Davis

Secretary - William Mills

Amy Bolin

Terry A. Peck, Board of Trustees Representative

Mandy Hemingway, Recording Secretary

PRESENT: Vicki Bachakes, Christopher Czyzio, William Mills, Ronald Voigt, Craig Davis, Amy Bolin and Terry Peck

ABSENT: None

OTHERS PRESENT: Clerk Wendy Meinburg and sixty-five other individuals were present.

I. MEETING CALLED TO ORDER at 7:00 P.M. by Planning Commission Chairperson Bachakes with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA:

COMMISSIONER PECK MOVED, supported by Commissioner Czyzio to approve the agenda as presented.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES:

COMMISSIONER PECK MOVED, supported by Commissioner Bolin to approve the minutes of the May 9, 2022 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Czyzio, Davis, Peck, Voigt, Bolin and Mills

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:02 P.M.

Twenty-two comments were made. Of those comments, twenty were in opposition to item #3 under New Business, the rezoning of P.P #08-23-200-015. The other two comments were regarding item #1 under New Business, one being in favor and one being against.

CLOSED FOR PUBLIC COMMENTS 7:28 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

- 1. Motion to approve the Special Use Permit to place an Accessory Structure in the front yard at 6367 Turner Road, Flushing, MI 48433, P.P. No. 08-16-501-003, pursuant to Article XVIII Special Use Permits, Sec. 20-1804 (A).

Ms. Holsinger, the applicant was in attendance and gave a brief description of her request. After hearing from the applicant and a short discussion, the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Davis to deny the request for a Special Use Permit to place an Accessory Structure in the front yard at 6367 Turner Road, Flushing, MI 48433, P.P. No. 08-16-501-003, pursuant to Article XVIII Special Use Permits, Sec. 20-1804 (A).

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Czyzio, Davis, Peck, Voigt, Bolin, Mills and Bachakes

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

2. Motion to approve the Special Use Permit to dig a pond at 6308 Johnson Road, Flushing, MI 48433, P.P. No. 08-13-100-039, pursuant to Special Use Permits Article XVIII, Section 20-1804 (BB) Ponds.

Mr. Macdermaid, the applicant was in attendance and gave an explanation of his intended plan for a pond. After hearing from the applicant and reviewing the application and support materials provided by the applicant, the following motion was made.

COMMISSIONER MILLS MOVED, supported by Commissioner Voigt to approve the Special Use Permit to dig a pond at 6308 Johnson Road, Flushing, MI 48433, P.P. No. 08-13-100-039, pursuant to Special Use Permits Article XVIII, Section 20-1804 (BB) Ponds.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Davis, Bachakes, Czyzio, Mills, Peck, Voigt and Bolin

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

3. Motion to approve The Rezoning of 8163 Coldwater Road, Flushing, MI 48433, P.P. No. 08-23-200-015 from RSA to RU-2, pursuant to Article XX Amendments Sec. 20-2000 (b).

Mr. Duffy, the applicant was in attendance, and gave an overview of his intent for the property at 8163 Coldwater Road which would require it to be rezoned from RSA to RU-2. Representatives from Atkins Fick Group Inc, Tom Atkins and Tim Fick were also in attendance further explained the potential plan to develop this property into 34-43 duplex condominiums.

After reviewing the application and support materials and a very lengthy discussion citing issues with potential water drainage problems and contradiction to the Master Plan for Flushing Township, the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Voigt to deny the request for Rezoning of 8163 Coldwater Road, Flushing, MI 48433, P.P. No. 08-23-200-015 from RSA to RU-2, pursuant to Article XX Amendments Sec. 20-2000 (b).

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Voigt, Bolin, Mills, Bachakes, Czyzio and Davis

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 8:16 P.M.

Seven comments were made.

Clerk Meinburg also informed the members of the Planning Commission that at the Board of Trustees meeting on June 9, 2022, she received a petition that had been circulated by residents with 244 signatures, which she will certify, requesting an amendment to the zoning ordinance regarding commercial solar energy collector systems. Per this petition at the residents request, this ordinance will be coming back to the Planning Commission to discuss amending the language of the zoning ordinance at the July 11, 2022 meeting.

CLOSED FOR COMMENTS: 8:28 P.M.

VII. COMMISSION COMMENTS

Commissioner Davis commented there is a need for new housing with the right conditions.

Commissioner Czyzio reported that all meeting materials including agenda, minutes and packets are now available on the township's website.

Commissioner Peck reported the Board of Trustees passed an ordinance establishing a moratorium on any new commercial solar applications, and with this ordinance and the petition from the residents, the Board of Trustees will be asking the Planning Commission to review the ordinance for possible amendment. This will be coming back to the Planning Commission in July.

Commissioner Bolin commented on the need to follow the Master Plan.

**VIII. NEXT REGULAR SCHEDULED MEETING IS MONDAY,
JULY 11, 2022 AT 7:00 P.M.**

IX. ADJOURNMENT

With no further business, the meeting adjourned at 8:33 P.M.

VICKI BACHAKES, Chairperson

WILLIAM MILLS, Secretary

Date of Approval

Mandy Hemingway, Recording Secretary