

# CHARTER TOWNSHIP OF FLUSHING

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## PLANNING COMMISSION MINUTES

DATE: JULY 18, 2023 TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Craig Davis

Vice Chair – William Mills

Timothy Lloyd

Secretary – Amy Bolin

Michael Moon

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

**PRESENT:** Moon, Bolin, Mills, Bachakes, Lloyd, and Peck

**ABSENT:** Davis

**OTHERS PRESENT:** Sixteen (16) 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:**

**TREASURER PECK MOVED**, supported by Commissioner Bolin to approve the agenda.

**THE MOTION CARRIED.**

### **III. APPROVAL OF PREVIOUS MINUTES:**

**TREASURER PECK MOVED**, supported by Commissioner Mills to approve the minutes of the June 12, 2023 meeting.

### **ACTION ON THE MOTION**

#### **ROLL CALL VOTE:**

**AYES:** Bolin, Mills, Bachakes, Lloyd, Peck, and Moon

**NAYS:** None

**ABSENT:** Davis

**THE MOTION CARRIED.**

**IV. PUBLIC COMMENTS**

**OPEN FOR PUBLIC COMMENTS 7:01 P.M.**

No comments were made.

**CLOSED FOR PUBLIC COMMENTS 7:02 P.M.**

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

1. Motion on the Site Plan Review for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits

Mr. Huffman, the applicant, was present and stated that the reason for placement of the pool on the front yard was to avoid cutting down heavy brush on several other parts of his property and the pool would remain unseen by neighbors and from the road with the vegetation surrounding the front yard. Treasurer Peck stated that he supported this plan based on the cover of the view of the pool from the road and the two letters of support from the neighbors.

**TREASURER PECK MOVED**, supported by Commissioner Mills to approve the Site Plan Review for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Mills, Bachakes, Lloyd, Peck, Moon, and Bolin

**NAYS:** None

**ABSENT:** Davis

**THE MOTION CARRIED.**

2. Public Hearing and motion on the Special Use Permit for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits.

**Public Hearing opened at 7:05 P.M.**

- No comments were made.

**Public Hearing closed at 7:06 P.M.**

After brief discussion the following motion was made.

**TREASURER PECK MOVED**, supported by Commissioner Mills to approve the Special Use Permit for a swimming pool placed in the front yard of 5211 Deland Road, Flushing, MI 48433, Parcel No. 08-23-300-021, pursuant to Article XVIII Special Use Permits.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Moon, Bolin, Mills, Bachakes, and Lloyd

**NAYS:** None

**ABSENT:** Davis

**THE MOTION CARRIED.**

3. Motion on the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits

**TREASURER PECK MOVED**, supported by Commissioner Bolin to accept the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits for discussion.

Mr. Hansen, the applicant, was present. Chairperson Bachakes invited Mr. Ball, from Rowe Professional Services, to speak on the review letter of the Site Plan. Mr. Ball had originally written a Site Plan review letter for the Planning Commission on June 21, 2023 and had updated the letter on July 13, 2023 after receiving updated Site Plans. The letter contained information on the outstanding issues with the Site Plan and Mr. Ball shared what he had written with the Planning Commission.

Chairperson Bachakes asked Mr. Hansen if he was currently working on obtaining permits and approval for different project aspects through the County and State currently, and he confirmed he is. Chairperson Bachakes also asked questions in relation to the traffic flow through and within the parking lot proposed and Mr. Hansen's representative, Mr. Kim Carlson, spoke about possible changes they may be required to make to meet ordinance requirements.

Commissioner Mills inquired about when Mr. Hansen had hoped to begin construction and have the project completed. Mr. Hansen stated that he hopes to begin construction in the spring and be completed in the fall, if all requirements can be met. Commissioner Lloyd asked Mr. Hansen if he has other businesses similar to this and Mr. Hansen shared he has eight locations similar to this proposed store.

Commissioner Bolin asked Mr. Hansen about the filtration systems for the proposed store. Treasurer Peck expressed that a gas station is needed in the township and there's a great amount of interest in placing one in this part of town in particular. Treasurer Peck also stated he wants to address all avenues where a problem could arise to ensure this process is done correctly. Chairperson Bachakes shared that due to the outstanding issues with the Site Plan before the Commission she would like to see a revised set of plans before approving the Site Plan.

The Commissioners had a lengthy discussion on whether to postpone approval on the Site Plan until the outstanding issues have been addressed or to approve the Site Plans with the condition that all outstanding issues must be addressed. After this discussion Treasurer Peck withdrew his motion, supported by Commissioner Mills. The following motion was then made.

**TREASURER PECK MOVED**, supported by Commissioner Bolin to postpone the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits until next month for the applicant to address the outstanding issues as pointed out by Rowe Professional Services.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Bachakes, Peck, and Bolin

**NAYS:** Lloyd, Moon, and Mills

**ABSENT:** Davis

**THE MOTION FAILED.**

After further discussion the following motion was made.

**COMMISSIONER LLOYD MOVED**, supported by Commissioner Moon to approve the Site Plan Review for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits with the unmet conditions being met that were pointed out with red text by Rowe Professional Services in the Site Plan Review Letter. (Letter is attached to the minutes.)

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Moon, Mills, Bachakes, and Lloyd

**NAYS:** Bolin

**ABSENT:** Davis

**THE MOTION CARRIED.**

4. Public Hearing and motion on the Special Use Permit for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits

**Public Hearing opened at 8:10 P.M.**

- No comments were made.

**Public Hearing closed at 8:11 P.M.**

After brief discussion the following motion was made.

**TREASURER PECK MOVED**, supported by Commissioner Mills to approve the Special Use Permit for placement of a gas station convenience store located at 8464 Mt. Morris Road, Flushing, MI 48433, Parcel No. 08-02-300-021 and 08-02-300-022, pursuant to Article XVIII Special Use Permits.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Lloyd, Peck, Moon, Bolin, Mills, and Bachakes

**NAYS:** None

**ABSENT:** Davis

**THE MOTION CARRIED.**

**VII. ZONING ADMINISTRATOR COMMENTS**

Zoning Administrator Chris Czyzio shared with the board that the next steps for the proposed gas station convenience store at 8464 Mt. Morris Road would be for him to review the changes to the Site Plan as they are made and report the changes to the Planning Commission. Mr. Czyzio also stated that some of the changes to the Site Plan may require the developer to come before the Planning Commission again but some of the changes would only need Zoning Administrator approval. Mr. Czyzio shared that Bear's Party Store is looking to remodel. Current plans would require a variance so they may be on a meeting agenda in the future. Mr. Czyzio also shared that he has not received any new information from the developers of the Flushing Bibi Villas this past month.

**VIII. PUBLIC COMMENTS**

**OPEN FOR COMMENTS: 8:15 P.M.**

Two comments were made in regards to the recent Special Use Permit approval for Veteran's Mechanical.

**CLOSED FOR COMMENTS: 8:19 P.M.**

**IX. COMMISSION COMMENTS**

Treasurer Peck commented that he was sorry to hear about the difficulty Veteran's Mechanical owners are having in moving forward with the purchase of 8034 N. McKinley Road. Zoning Administrator Chris Czyzio was asked to share recent information he had been given by Genesee County Road Commission in regards to the driveway at 8034 N. McKinley Road.

**X. NEXT REGULAR SCHEDULED MEETING**

MONDAY, AUGUST 14, 2023 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 8:31 P.M.

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VICKI BACHAKES, Chairperson

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AMY BOLIN, Secretary

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Date of Approval

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Makenzie Dearlove, Recording Secretary