

CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING, MICHIGAN 48433
810-659-0800 FAX: 810-659-4212
MINUTES OF THE PLANNING COMMISSION MEETING
DATE: April 12, 2021 TIME: 7:00 P.M.
WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chairman - Ronald Voigt	Vicki Bachakes
Vice Chair - Mark Newman	Christopher Czyzio
Secretary - William Mills	Craig Davis
Terry A. Peck, Board of Trustees Representative	
Mandy Hemingway, Recording Secretary	

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

ABSENT: None

OTHERS PRESENT: Clerk Wendy Meinburg, Supervisor Fred Thorsby, Attorney Steve Moulton, Caitlyn Habben from Rowe Engineering and thirty-seven other individuals were present.

- I. MEETING CALLED TO ORDER** at 7:01 P.M. by Planning Commission Chairman Voigt with Roll Call and Pledge to the American Flag.
- II. APPROVAL OF AGENDA: COMMISSIONER NEWMAN MOVED**, supported by Commissioner Peck to approve the agenda as presented.

THE MOTION CARRIED UNANIMOUSLY.

III. APPROVAL OF PREVIOUS MINUTES:
COMMISSIONER PECK MOVED, supported by Commissioner Mills to approve the minutes of the March 8, 2021 meeting.

THE MOTION CARRIED UNANIMOUSLY.

IV. PUBLIC COMMENTS

Open for Public Comments at 7:03 P.M.
Closed for Public Comments at 7:04 P.M.

No comments made.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Motion to approve rezoning of the property at southwest corner of Elms Road and River Road, Parcel #08-36-400-006, from residential to commercial C2 for the purpose of a wedding venue.

There were three residents, Jerry Harvey, Joe Berriman, and John Donnelly who opposed in writing to the rezoning prior to April 12, 2021. Clerk Wendy Meinburg summarized their concerns. Six people, along with township attorney, Steve Moulton, had inquiries and made comments. Amongst the concerns was the easement on Wyndham Drive. After discussion, the following motion was made.

COMMISSIONER NEWMAN MOVED, supported by Commissioner Peck to move this item to unfinished business on agenda for next month's Planning Commission meeting on May 10, 2021.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED UNANIMOUSLY

2. Mr. Dale Chiles, was in attendance requesting a Special Use Permit for a pond at 8123 W. Mt. Morris Road, Parcel #08-36-400-006. Three of Mr. Chiles' neighbors contacted the township office stating they were opposed to this request. Two residents present made comment, both opposed. Rob Kehoe, building inspector for Flushing Township, offered to meet with Mr. Chiles to help ensure proper permits and plans to move forward were in place. After lengthy discussion, and reviewing the drawings and other support papers, the following motion was made.

COMMISSIONER MILLS MOVED, supported by Commissioner Bachakes to move this item to unfinished business on agenda for next month's Planning Commission meeting on May 10, 2021.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: Newman

ABSENT: None

THE MOTION CARRIED

At 7:52 pm, the meeting was recessed. Chairman Voigt called the meeting to order at 8:02 pm.

3. Public Hearing pertaining to Home Occupation Ordinance No. 2021-01
AN ORDINANCE TO AMEND (1) ARTICLE II DEFINITIONS,
(2) ARTICLE IV SITE REGULATIONS TO ADD SEC. 20-421 HOME
OCCUPATION, (3) ARTICLE VII DISTRICT REGULATIONS
SECTION 20-701 ZONING DISTRICT USES, AND (4) ARTICLE
XVIII SPECIAL USE PERMITS SEC. 20-1803 STANDARDS FOR
NON-DISCRETIONARY SPECIAL LAND USE PERMITS (A) HOME
OCCUPATION

Caitlyn Habben, planning consultant from Rowe Engineering, gave a brief overview of the proposed amendments to the Home Occupation Ordinance.

Clerk, Wendy Meinburg, reported seven written communications received by mail including residents D. and L. McDonald, T. Jensen, B. Dalton, Kathy L., J. Wheatley, C. Fejedelem and non-resident H. Harris. Four were in favor of the ordinance and three were opposed.

CHAIRMAN VOIGT OPENED PUBLIC HEARING AT 8:20 PM

- Phil Walker, a Flushing Township resident, spoke for the Home Occupation Ordinance due to safety and crime concerns.
- Buddy Dalton, a Flushing Township resident spoke in opposition of Home Occupation Ordinance. (His written comments are also attached to minutes)
- Jason Durham, non-township resident, spoke in opposition of Home Occupation Ordinance.
- Carter, a Flushing Township resident on Coldwater Rd., spoke in opposition of Home Occupation Ordinance.
- A licensed caregiver who is not a Flushing Township resident spoke in opposition of Home Occupation Ordinance.
- Jenny Lindeman of 6110 Deland Rd., spoke in opposition of Home Occupation Ordinance.
- Eric Reynolds, a non-Flushing Township resident, Thetford Trustee and Planning Commissioner, offered insight and comments on proposed Home Occupation Ordinance.
- Janelle Beren, a non-Flushing Township, but Genesee County resident spoke in opposition to Home Occupation Ordinance, as a concerned patient.
- Scott, a Vienna Township resident, spoke in opposition to Home Occupation Ordinance.
- Francis Mead of 8252 Stanley Rd., shared his concern for the community and need for mutual respect and communication. As a township resident and current caregiver, he spoke in opposition of the Home Occupation Ordinance.
- Dick Birchmeier, a Flushing Township resident, complained of the odor and nuisance of marijuana.

PUBLIC HEARING CLOSED AT 9:11 P.M.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 9:12 P.M.

There were two comments made on the Home Occupation Ordinance.

CLOSED FOR COMMENTS: 9:21 P.M.

VII. COMMISSION COMMENTS

**VIII. NEXT REGULAR SCHEDULED MEETING IS MONDAY,
MAY 10, 2021 AT 7:00 P.M.**

IX. ADJOURNMENT

With no further business, the meeting adjourned at 9:22 P.M.

RONALD VOIGT, Chairman

WILLIAM MILLS, Secretary

Date of Approval

Mandy Hemingway, Recording Secretary

