

**AGENDA**  
**CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION**  
*THURSDAY, NOVEMBER 2, 2017 6:00 PM*  
1490 S. DYE RD, FLINT, MI 48532

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**CORRECTION/APPROVAL OF MINUTES**

1) Planning Commission - Regular Meeting - Oct 12, 2017 6:00 PM

**AUDIENCE PARTICIPATION**

**PUBLIC HEARING**

**PUBLIC HEARING Special Land Use Case PSLU17-0005**

LEGAL: 07-35-200-034

LOCATION: Lot South of South GLR driveway

ZONING: C-2 – General Business

PROPOSED: Mini-Storage Facility

**SITE PLAN REVIEW**

**NEW BUSINESS 1183 : Site Plan Review Case #PSPR17 -0017**

LEGAL: 07-35-200-034

LOCATION: Lot South of GLR South Driveway

ZONING: C-2 – General Business

PROPOSED: Mini-Storage

**ANNOUNCEMENTS**

**NOVEMBER 9, 2017**

**DECEMBER 14, 2017**

**ADJOURNMENT**

**REGULAR MEETING CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION  
THURSDAY, OCTOBER 12, 2017 AT 6:00 PM**

**CALL TO ORDER**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Carol Pfaff-Dahl	Trustee	Present	
Don Rowley	Commissioner	Present	
Lou Fluery	Commissioner	Excused	
Larry Ford	Chairman	Present	
John Gazall	Vice-Chairman	Present	
Ravi Warriar	Commissioner	Excused	
Warren Marks	Secretary	Present	
Randy Kilbreath	Commissioner	Excused	
George Menoutes	Commissioner	Excused	

**AUDIENCE PARTICIPATION**

None

**NEW BUSINESS**

**NEW BUSINESS SITE PLAN REVIEW**

LEGAL:                   **07-29-200-021**

LOCATION:               **VACANT LOT EAST OF 3146 S DYE RD**

ZONING:               **IND - INDUSTRIAL**

PROPOSED:   **2 PHASE – WAREHOUSING & OFFICE SPACE**

Keith Kirby, 3146 S Dye Rd - Presented the history of Curbco. Moved here in 1998 and the Township worked with them to help establish the facilities they have now. He would like to build a warehouse on the property directly east of his current location and eventually move his entire business to that location.

Jason Longhurst, Nowak and Frauss, 46777 Woodward, Pontiac, MI 48342 - Phase 1 is a warehouse only. Phase 2 would be offices, another warehouse and wash bays. Will be developing 5 acres. The natural topography of the property flows the water to the west. Would like to use the natural flow of the water to create a landscape feature on the west side, with a 30" boulder wall.

Scott Auger - Auger, Allen and Klein - Large warehouse & later moving the entire operation over.

J. Gazall - Nice project. The plans are detailed enough that we didn't have any questions. Building has decorative block base with birds nest on top. Recommend approval.

D. Rowley - hydrants? J. Longhurst - Shown on page C-7, following the drive.

J. Gazall - should add 10' dumpster approach.

2) Motion to approve Case# PSPR17-0016, as presented, contingent upon receiving copies of any state, county, and local approvals.

Minutes Acceptance: Minutes of Oct 12, 2017 6:00 PM (Correction/Approval of Minutes)

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Gazall, Vice-Chairman
<b>SECONDER:</b>	Warren Marks, Secretary
<b>AYES:</b>	Pfaff-Dahl, Rowley, Ford, Gazall, Marks
<b>EXCUSED:</b>	Fluery, Warriar, Kilbreath, Menoutes

#### **NEW BUSINESS SITE PLAN REVIEW**

**LEGAL:** 07-22-400-013  
**LOCATION:** 3140 MILLER RD  
**ZONING:** C-3 HIGHWAY SERVICE  
**PROPOSED:** NEW - 2,222 SF RESTAURANT

Ethan Rus - Burns McDonnell, 9400 Ward Pkwy, Kansas City, MI 64114 - Presented the project. The erection of a new 2,222 sf building east of the Sonic on Miller Rd. They will split the current lot. Adding turf and landscaping. It meets the parking requirements and it's the correct zoning for a drive-thru restaurant. Adding landscaping in the northeast corner for screening. The color would be muted like the other KFC's that are be refurbished in the township.

W. Marks - Parking stall sizes? E. Rus - 9.5' x 18'

J. Gazall - No problems with the plans. These will still be connected.

T. Tucker - You will be required to have ingress/egress agreements with maintenance codicils for the split.

4) Motion to Approve Case # PSPR17-0015, as presented contingent upon the following: 1. Receipt of any state, county, and local approvals. 2. 10' concrete dumpster approach. 3. Ingress/Egress maintenance agreement.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Gazall, Vice-Chairman
<b>SECONDER:</b>	Don Rowley, Commissioner
<b>AYES:</b>	Pfaff-Dahl, Rowley, Ford, Gazall, Marks
<b>EXCUSED:</b>	Fluery, Warriar, Kilbreath, Menoutes

#### **NEW BUSINESS SET PUBLIC HEARING FOR 11/02/17**

**LEGAL:** 07-35-200-034  
**LOCATION:** VACANT LOT SOUTH OF DRIVE TO GLR RECYCLING  
**ZONING:** C-2 GENERAL BUSINESS  
**PROPOSED:** MINI-STORAGE

T. Tucker - We have received an application for a Special Land Use and Site Plan Review for a Mini-Storage on Van Slyke south of the GLR rear driveway. They have requested a special meeting. The first available date would be on November 2, 2017 at 6:00 pm.

6) Motion to Set Public Hearing for Case # PSLU17-0005 - November 2, 2017 at 6:00 pm

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Gazall, Vice-Chairman
<b>SECONDER:</b>	Carol Pfaff-Dahl, Trustee
<b>AYES:</b>	Pfaff-Dahl, Rowley, Ford, Gazall, Marks
<b>EXCUSED:</b>	Fluery, Warriar, Kilbreath, Menoutes

**PRESENTATION**

- 1) Motion to accept Citizen Planner Presentation into the record

T. Tucker - introduced Mr. Warren Marks.

Presentation by Commissioner Warren Marks started at 6:30 pm.

W Marks - made a presentation on the legal framework of the Planning Commission. Discussion included the Michigan Zoning Enabling Act, the Michigan Planning Enabling Act, Right to Farm Act, Wetlands Protection Acts.

The effect of the Supreme Court decision on zoning in the Euclid v. Amler Case.

A handout from the Michigan Gaming Control Board was distributed and discussed. Mainly the topic was how this would effect the Township at large.

Presentation concluded at 7:05 pm

<b>RESULT:</b>	<b>ADOPTED [4 TO 0]</b>
<b>MOVER:</b>	John Gazall, Vice-Chairman
<b>SECONDER:</b>	Don Rowley, Commissioner
<b>AYES:</b>	Pfaff-Dahl, Rowley, Ford, Gazall
<b>ABSTAIN:</b>	Marks
<b>EXCUSED:</b>	Fluery, Warriar, Kilbreath, Menoutes

**ADJOURNMENT**

Minutes Acceptance: Minutes of Oct 12, 2017 6:00 PM (Correction/Approval of Minutes)

**TO: PLANNING COMMISSION**  
**FROM: KRIS CRONIN, ADMINISTRATIVE ASST.**  
**RE: SPECIAL LAND USE CASE #PSLU17-0005**  
**DATE: 2 NOVEMBER 2017**

**TO: PLANNING COMMISSION**  
**FROM: TRACEY TUCKER, DEPUTY CLERK**  
**RE: SITE PLAN REVIEW**  
**DATE: 2 NOVEMBER 2017**