

AGENDA
CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION
THURSDAY, DECEMBER 14, 2017 6:00 PM
1490 S. DYE RD, FLINT, MI 48532

CALL TO ORDER

PUBLIC PORTION

AUDIENCE PARTICIPATION

CORRECTION/APPROVAL OF MINUTES

- 1) Planning Commission - Public Hearing - Nov 2, 2017 6:00 PM
- 2) Planning Commission - Regular Meeting - Nov 9, 2017 6:00 PM

PLANNING ITEMS

SITE PLAN REVIEW CASE #PSPR17-0022 GENESEE COUNTY ANIMAL CONTROL EXPANSION

LEGAL: 07-04-100-063

LOCATION: 4351 W PASADENA AVE

ZONING: O-1 - OFFICE

PROPOSED: 11,060 SF OFFICE EXPANSION, 11,518 SF PARKING EXPANSION

MEMBER COMMENT

ADJOURNMENT

**PUBLIC HEARING CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION
THURSDAY, NOVEMBER 2, 2017 AT 6:00 PM**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

CORRECTION/APPROVAL OF MINUTES

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John Gazall, Vice-Chairman
SECONDER:	Lou Fluery, Commissioner
AYES:	Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
EXCUSED:	Pfaff-Dahl, Rowley, Menoutes

AUDIENCE PARTICIPATION

C J Green - 3180 S Dye Rd - Comments regarding 3185 S Dye
Charles Woggermon - 3204 S Dye Rd - Comments regarding 3185 S Dye

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

Open Public Hearing 6:09 PM
Michael Pifer - Kraft Engineering - 409 W Seventh St., Flint, MI 48503, representing Flint Land Group
John Morrissey - Flint Land Group -2051 W Bristol Rd, Flint, MI 48507

M Pifer - presented the project of a mini-storage on south portion of the properties that have been split from the original parcel.

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (Correction/Approval of Minutes)

56,000 sf in total storage buildings. Plan to put decorative PVC solid fencing. Underground storm system will empty into the existing pond which is large enough to accommodate our needs. Signage may change on the billboard. Will be accessible 24/7. Business hours will be 8am - 4:30pm pr 5:00pm. No outside storage.

J. Morrissey - not sure about U-Haul.

J. Gazall - everything is addressed on the site plan. Is this a phased project?

J. Morrissey - Phase 1 - 2 north units and office, Phase 2 - 2 units by office, Phase 3 - remaining units.

J. Gazall - Drainage?
J. Morrissey - Before all buildings and phases.

J. Gazall - Units?
J. Morrissey - around 280

J. Gazall - Hydrants?
J. Morrissey - yes, 3.

J. Gazall - will office have a different finish?

J. Morrissey - it will not look like a storage unit, it will be presentable.

Closed Public Hearing 6:30 PM

Motion to Approve Special Land Use Case #PSLU17-0005 - to construct and operate a mini-storage or self-storage warehouse business, including an office for the storage facility, as presented.

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

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

Mike Pifer - Kraft Engineering - This is the same site plan used in the previous case.

Motion to approve Site Plan Review Case #PSPR17-0017, as presented contingent upon receipt of required State, County and Local approvals.

Minutes Acceptance: Minutes of Nov 2, 2017 6:00 PM (Correction/Approval of Minutes)

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

ANNOUNCEMENTS

November 9, 2017

December 14, 2017

ADJOURNMENT

Motion to adjourn at 7:07 pm

**REGULAR MEETING CHARTER TOWNSHIP OF FLINT PLANNING COMMISSION
THURSDAY, NOVEMBER 9, 2017 AT 6:00 PM**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Attendee Name	Title	Status	Arrived
Carol Pfaff-Dahl	Trustee	Present	
Don Rowley	Commissioner	Absent	
Lou Fluery	Commissioner	Present	
Larry Ford	Chairman	Present	
John Gazall	Vice-Chairman	Present	
Ravi Warriar	Commissioner	Present	
Warren Marks	Secretary	Present	
Randy Kilbreath	Commissioner	Present	

AUDIENCE PARTICIPATION

None

CORRECTION/APPROVAL OF MINUTES

- 1) Planning Commission - Regular Meeting - Jul 13, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ravi Warriar, Commissioner
SECONDER:	John Gazall, Vice-Chairman
AYES:	Pfaff-Dahl, Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
ABSENT:	Rowley

- 2) Planning Commission - Regular Meeting - Sep 14, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	John Gazall, Vice-Chairman
SECONDER:	Warren Marks, Secretary
AYES:	Pfaff-Dahl, Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
ABSENT:	Rowley

NEW BUSINESS

SITE PLAN REVIEW 1189 : Motion to Approve Case # PSPR17-0019 - 1144 Charter Dr, deferring the parking requirement and contingent upon the receipt of all required State, County and Local approvals.

LEGAL: 07-16-602-025

LOCATION: 1144 Charter Drive

Minutes Acceptance: Minutes of Nov 9, 2017 6:00 PM (Correction/Approval of Minutes)

ZONING: O-1 - Office

PROPOSED: Medical Office Addition

Petitioner Representative: Mike Pifer, Kraft Engineering, 409 West Seventh St. Flint, MI 48503

M. Pifer - presented the project an addition to the Charter Endoscopy Center. Will be erecting a 20' x 65'8" addition for sterilization purposes. Detention capacity is sufficient for the site and the addition. Landscaping meets the requirements of the ordinance.

J. Gazall/W. Marks - only question is concerning the parking, 71 required only 62 on the site.

M. Pifer - We have enough parking with plenty of greenspace for additional parking, if needed, and are asking for the parking to be deferred.

RESULT:	APPROVED W/CONDITIONS [UNANIMOUS]
MOVER:	John Gazall, Vice-Chairman
SECONDER:	Warren Marks, Secretary
AYES:	Pfaff-Dahl, Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
ABSENT:	Rowley

SITE PLAN REVIEW 1190 :Motion to approve Case# PSPR17-0020 - 3356 Miller Rd - contingent upon receipt of all required State, County and Local approvals

LEGAL: 07-27-100-010

LOCATION: 3356 Miller Rd – Pt. at Miller and Lennon

ZONING: C-2 – General Business

PROPOSED: Demo Carwash and Renovate remaining building

Petitioner Representative: Bruce Taylor, Arkinetics, 3723 Pearl Rd, Cleveland, OH 44109

B. Taylor - presented the project - demolition of the existing carwash and a complete remodel of the existing convenience store. The result will be a completely new exterior, a decrease in square footage and the reuse of the drive-thru window. The dumpster area will be larger with new enclosure. Gas pumps will remain the same.

J. Gazall - Committee looked at this and didn't have any issues. Dumpster pad?
B. Taylor - It is referenced on the plan. It meets the requirements and the exterior will be completely redone on the building.

L. Fluery - Additional lighting?
B. Taylor - No change.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Warren Marks, Secretary
SECONDER:	John Gazall, Vice-Chairman
AYES:	Pfaff-Dahl, Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
ABSENT:	Rowley

SITE PLAN REVIEW 1191 : Motion to approve Case# PSPR17-0021 - 5009 Miller Rd - contingent upon the receipt of all required State, County and Local approvals.

LEGAL: 07-29-577-037

LOCATION: 5009 Miller Rd – Former Valley Family Restaurant

Minutes Acceptance: Minutes of Nov 9, 2017 6:00 PM (Correction/Approval of Minutes)

ZONING: **C-2 – General Business**

PROPOSED: **Erect 2,666 addition and divide existing into suites**

Petitioner Representative: Beau Wynn, Detroit Architectural Group, 1644 Ford Ave, Wyandotte, Mi 48192

B. Wynn - Presented the project - Refurbish the current facility and an expansion of 2,665 SF. Existing structure would be split into 3 suites. Providing 94 spaces, more than required. Placing 2 trash enclosure on the southwest end of the property and a ramp for deliveries. A landscape plan, floor plans and colored renderings are included in the site plan.

J. Gazall - outdoor patio?
B. Wynn - will include outdoor seating, landscaping and gate.

L. Fluery - glad to see the entrance on Miller Rd moved to the west.

R. Kilbreath - need to recoat the parking lot.

L. Ford - the new exterior looks good.

RESULT:	APPROVED W/CONDITIONS [UNANIMOUS]
MOVER:	John Gazall, Vice-Chairman
SECONDER:	Lou Fluery, Commissioner
AYES:	Pfaff-Dahl, Fluery, Ford, Gazall, Warriar, Marks, Kilbreath
ABSENT:	Rowley

ANNOUNCEMENTS

Next Meeting: December 14, 2017

Minutes Acceptance: Minutes of Nov 9, 2017 6:00 PM (Correction/Approval of Minutes)

TO: PLANNING COMMISSION
FROM: TRACEY TUCKER, DEPUTY CLERK
RE: PSPR17-0022
DATE: 14 DECEMBER 2017