

**City of Swartz Creek
AGENDA**

**Regular Council Meeting, Monday January 26, 2009, 7:00 P.M.
City Hall 8083 Civic Drive, Swartz Creek Michigan 48473**

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **MOTION TO APPROVE MINUTES:**
 - 4A. Regular Council Meeting of January 12, 2009 MOTION Pg. 10
5. **APPROVE AGENDA**
 - 5A. Proposed / Amended Agenda MOTION Pg. 1
6. **REPORTS & COMMUNICATIONS:**
 - 6A. [City Manager's Report](#) (Agenda Item) MOTION Pg. 2
 - 6B. Clayton Township Master Plan Notice Pg.19
 - 6C. Flint Township Master Plan Draft Pg. 20
 - 6D. FANG Press Release Pg. 91
 - 6E. Legislative Updates Pg. 93
 - 6F. Monthly Fire Report Pg. 99
 - 6G. NPDES Newsletter Pg. 117
 - 6H. Planning Commission Rules of Procedure Pg. 121
 - 6I. Planning Commission & ZBA Annual Report (Agenda Item) MOTION Pg. 131
 - 6J. Planning Commission, DDA Minutes Pg. 134
7. **MEETING OPENED TO THE PUBLIC:**
 - 7A. General Public Comments
8. **COUNCIL BUSINESS:**
 - 8A. [Acceptance of 2008 Planning Commission and ZBA Annual Report](#) RESO. Pg. 9
 - 6K. [Cedar Creek Tap Fee Credit](#) RESO Pg. 9
9. **MEETING OPENED TO THE PUBLIC:**
 - 9A. General Public Comments
10. **REMARKS BY COUNCILMEMBER'S:**
11. **ADJOURNMENT:** MOTION N/A

City of Swartz Creek
CITY MANAGER'S REPORT
Regular Council Meeting of Monday January 26, 2009 7:00 P.M.

TO: Honorable Mayor, Mayor Pro-Tem & Council Members
FROM: PAUL BUECHE // City Manager
DATE: 21-January-2009

OLD / ROUTINE BUSINESS – REVISITED ISSUES / PROJECTS

- ✓ **BOARDS & COMMISSIONS** *(Status)*
An updated list is included with tonight's packet.
- ✓ **PERSONNEL POLICIES & PROCEDURES** *(Status)*
The staff continues to meet with Mr. Nottley and will be back with a final draft shortly.
- ✓ **DISASTER, EMERGENCY RESPONSE POLICY COMMITTEE** *(Status)*
We should be back before the Council for discussion on this in the near future.
- ✓ **VETERANS MEMORIAL** *(Status)*
Nothing New.
- ✓ **NON-RESIDENT SERVICES STUDY, RAUBINGER BRIDGE** *(Status)*
The Raubinger Bridge Project has a tentative start date of July 2009.
- ✓ **OVERHEAD UTILITY REORGANIZATION PROJECT** *(Status)*
As we discussed, the utility companies have lobbied the passing of a number of pieces of legislation that have stripped us of virtually all control of our rights of way. In regards to the aesthetics, we have little power other than to pay for changes. The next step is to get a contractor's quote for the second round of the technical review of the poles. From here, we may have some power by filing complaints on the safety issues. REI is getting a quote together from their survey division and should be back with it shortly. My thinking is to narrow down the inventory to the downtown, Miller & Elms and Bristol Road. This will hold the cost down and we can always go back and pick up additional sections of the City.
- ✓ **MAJOR STREET FUND, TRAFFIC IMPROVEMENTS** *(See Individual Category)*
 - BRISTOL ROAD T.I.P. PROJECT, VERIZON INVOICE** *(Status)*
As of yet, no check from Verizon.
 - THREE LANE CONVERSION, STRIPING** *(Status)*
The City is still investigating the costs and benefits as applied under the conditions present within the target areas. I will have a 202 Fund reconciliation and projection within a meeting or two.
 - ELMS ROAD RE-SURFACING PROJECT** *(Status)*
For the most part, complete. We have a couple of small items to address in the spring, when weather permits.
 - MORRISH ROAD RE-CONSTRUCTION PROJECT / MEIJER'S** *(Status)*
Plans are in place to perform the Morrish Road work in accordance with the Development Agreement with Meijer and the current engineers' plans. However,

there is a complication concerning the design of the Morrish and Bristol Road intersection due to the standards of the Genesee County Road. The project cannot be completed as designed according to GCRC. To construct the intersection to their standards, increased road widths and right-of-way acquisition shall be required. These needs increase the cost substantially. As such, the project will end at the northern City limits for the time being and the intersection, termed 'phase two' will be completed at a later date. It is hoped that GCRC will negotiate more reasonable standards in the mean time.

❑ **GM-SPO ISLAND CUTS** *(Status)*

This project is no longer in the 2009 TIP. The City can still evaluate the cost vs. benefit ratio and include this project in future TIP call for projects.

❑ **MILLER ROAD REPAIRS** *(Status)*

As the Council is aware, President Elect Obama has indicated the desire to provide significant infrastructure improvement funds, as not only needed, but a mechanism to stimulate the economy. The County MPO, in anticipation of this, has begun taking requests for projects that may qualify. The repair and/or reconstruction of Miller Road between Dye & Elms are probably our single most important consideration. The estimated repair of this section is in the neighborhood of \$3.5 million. We will continue to watch developments and keep the Council informed.

✓ **LOCAL STREET FUND, TRAFFIC IMPROVEMENTS**

❑ **2008 REPAIR ROSTER** *(Status)*

Bid results for Chesterfield from Seymour to Winston, Jennie Lane, Worchester from Winston to Daval and Daval from Oakview to Winshall are \$398,154. We have placed all local streets re-surfacing on hold for a bit while we explore funding options.

✓ **TRANSPORTATION ASSET MANAGEMENT EVALUATION** *(Status)*

Pending report.

✓ **SEWER REHABILITATION PROJECT, I&I, PENALTIES** *(Status)*

Phase II was approved on October 13th and will begin shortly. I will keep the Council posted on progress. The manhole rehabilitation program is under contract and is expected to be a spring project.

✓ **FIRE DEPARTMENT EVALUATION, CONTRACT RENEWAL, BUDGET** *(Status)*

I met with Mr. Beatty last week to begin discussions on the Fire Contract. Giving Mr. Beatty's short tenure as Clayton Township Supervisor, there is more to discuss before he has a complete and thorough understanding of how best to proceed in the best interest of his Township. We will be back soon as this process moves along. Also, the fire budget for this year has been approved.

✓ **WWS INTERGOVERNMENTAL JURISDICTION SEWER ORDINANCE** *(Status)*

Pending. Mr. Delzer has completed an 'almost-final' draft. There are one or two items that need to be clarified and one or two changes to be made before it is ready. As stated, my opinion is that this ordinance is adequate and justified in regards to its intent and technical requirements. However, the City has no desire to enter into a "forever" agreement that blanket transmits all authority to the County for IPP issues and anything else related to sewer regulation, rates, fees, fines, etc. For the time being, they seem acceptable to this. Look to see a resolution on this at the first February meeting.

✓ **NON-MOTORIZED TRAIL SYSTEM, PHASE I** *(Status)*

A price for the lighting was delivered by Consumers' Energy. Therefore, work will soon be bid on the transportation enhancements that run parallel to the new addition to the non-motorized trail system on Elms Road.

✓ **SR. CENTER, LEVY, BUILDING & FUTURE FUNDING PLAN** (Status)

There has not been any significant move forward or change concerning the lease agreement, pricing, design, or permitting since the last meeting. Certainly, this is a work in progress.

Estimated costs are as follows:

BUILDING CONCEPT "A", 6,605 S.F. ADDITION

City:	\$443,555
Sr. Center:	\$300,000
County:	\$200,000
Total:	\$943,555

BASEMENT 2,700 S.F.

Est. Cost:	\$183,300 (With Elevator)
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AMORTIZATION SCHEDULE

Loan Amount	Terms	Monthly Payment	Yearly Payment	Total Re-Payment	Sq Ft Lease/Yr
\$300,000	2%, 8 Years (2017)	\$3,384.26	\$40,611.12	\$324,889.13	\$4.061
\$400,000	2%, 8 Years (2017)	\$4,512.35	\$54,148.20	\$433,185.50	\$5.414
\$500,000	2%, 8 Years (2017)	\$5,640.44	\$67,685.28	\$541,481.88	\$6.768

As we discussed, the Senior addition portion would be a loan from the Water Fund that would be paid back via a lease agreement with the Senior Center that provides for a per square foot rent. Using a post construction estimated gross lease area of 10,000 square feet, the annual per square foot rental amounts are indicated in the table above. The amounts are well within any reasonable market rate for finished leasable space. The loan would be retired in ±8 years. The basement, if we decide to proceed with it and if it's sole use is for the storage of City records, could be funded by a cash contribution from each of the revenue funds, proportionate to its use by the respective fund. The order of events to continue is as follows:

1. Draft a construction agreement with the SCASC.
2. Draft a lease agreement with the SCASC.
3. Draft a loan agreement and promissory note between the water fund and the general fund.
4. Prepare revised SCASC budget, submit to County MPO, obtain approval for use of county Senior Levy Funds, Apply for \$200,000 grant.
5. Re-Assign the AIA contract that exists between the SCASC and Architect Doug Stephens, to the City.
6. Prepare site plan and construction drawings.
7. Clear Administrative Review, Planning Commission and City Council Approvals.
8. Let project to bid (either hard spec bid or general contractor bid).
9. Award project (Council approval).
10. Build
11. Move in and enjoy.

As you can see, we will never make a spring construction schedule. County approvals alone may delay this project for 90-120 days and may very well cause its demise. We will keep at it on a fast track pace.

✓ **SPRINGBROOK, HERITAGE STREET-LIGHTING** (*Status*)

I am working on a recommendation and a policy in handling our condominium associations in an effort to treat them all the same. I will be back at a near future meeting for discussion and the adoption of a policy.

✓ **LABOR CONTRACTS & RETIREE HEALTHCARE** (*Status*)

Mr. Kehoe still needs a basic employment agreement and the Supervisor's contract has a wage re-opener. I will be back, probably at the next meeting with these.

On my contract, it probably needs revisiting for update purposes. I would like to take a pass on any rate increases for another year or two and until we are on better financial ground. I am not sure how the Council desires to handle an evaluation. As you recall, a couple of years ago I created a list of accomplishments and shortfalls as I saw them. I could bring the list up to date and then bring it back to the Council for discussion and review. Unless the Council has strong input one way or the other, I will do this and set it for a discussion item, hopefully soon. We can then go from here.

The POLC, AFSCME and the Supervisor Contracts will expire on June 30th. In review, I anticipate a 1% - 3% decrease in the levy collection this year. On our other revenues, I can only predict that they will also decline, maybe significantly. The first line of defense here in preserving the level of services that we can provide will most likely be a freeze on all contract wage increases for all employees, on a year-to-year basis.

✓ **MARATHON STATION BLIGHT & NON-CONFORMING USE** (*Status*)

There have been no new developments, applications, or correspondence on this property since the late December meeting with Mr. Klein, whom is acting as a real estate broker for the sale of the property. He has two potential purchasers, one doubtful and the other somewhat better. He also has looming foreclosure with the bank. He has negotiated a sale price that is lower than the loan amount and is under time constraints to get site plan approval, which the sale is contingent. Additionally, he is asking for the amount owed the City to be adjusted off, fearing that it may block the site plan approval, that will block the sale, that will lead to foreclosure, that will lead to a long term continued abandonment of the building...hmm. Mr. Klein attributes the problems to the site contamination and Marathon Oil's mishandling of the cleanup to MI-DEQ satisfaction. Some of the contamination issues I know to be true based on our dealings with the environmental engineer monitoring firm (Inland Seas). I think the much bigger problem was the current owner purchased the property for a cost that greatly exceeded the market value, as it pertains to the highest and best use. Like so many other speculator's, they duped a bank into writing a shaky note, and here we all are. The environmental issues only aggravate the problem. At any rate, they need to make the February Planning Commission Meeting in order to keep the bank off their back. In order to do this, they have to have an accurate site plan in before January 15th. Mr. Klein was instructed that the adjustment of the debt owed the City would be a Council decision.

✓ **COUNTY E.M.S. ORDINANCE, AMBULANCE SERVICE** (*Status*)

Pending.

✓ **FEES, RATES & SERVICE CHARGES** (*Status*)

As you are aware, we have water rate increases now in effect and a sewer rate increase on the way. We can float for a bit using Fund Balance, but we will have to do something by next summer. As we have discussed in the past, the entire water rate system is in need of re-structuring. In short, it needs to go to a ready to serve charge with a per use charge. We will be back with some recommendations for new ordinances sometime this spring.

✓ **SALE OF CITY PROPERTY 5129 MORRISH ROAD** (*Status*)

Mrs. Green passed away in mid December. Mr. Green spoke with the Zoning Administrator and expressed a desire to move forward with the sale and project as planned.

✓ **WWS, STORM WATER MANAGEMENT AGREEMENT** (*Status*)

We are still looking at this.

NEW BUSINESS / PROJECTED ISSUES & PROJECTS

✓ **2009 MASTER PLAN** (*Status*)

The City's Master Plan was last updated in 2004. Since these plans need to be revisited every five years or so, the City shall update the Master Plan sometime during the next calendar year. This can be quite a cumbersome process due to the requirements of State law; however, the impact of these plans is tremendous on all aspects of local governance. Since the last plan was adopted, there has not been significant change to the circumstances or assumptions that were used in the framing of that plan. As such, I expect a general review and acceptance will be in order, resulting in little substantial change to the 2004 Master Plan. We shall see. Expect this to show up in the form of a workshop in late spring or early summer.

✓ **ORDINANCE AMENDMENTS** (*Status*)

The Planning Commission is having a public workshop to discuss updates to the Zoning Appendix A and zoning map on February 3, 2009 at its regular time and place. Expect some minor changes to the general provisions and the sign ordinance and some additional changes to the zoning map. There will eventually be an official public hearing and subsequent review by the City Council. Throughout this process, there may be some provisions of the Zoning Appendix A (concerning animals and parking) that shall be located within the standard book of ordinances.

✓ **ORDINANCE AMENDMENTS** (*Status*)

The contract/lease agreement that the City holds with Swartz Ambulance has expired and needs revisiting. There has been an idea or two proposed by staff to relocate the ambulance service to a more central location, perhaps on City property, in order to reduce the lease payments and upgrade the facilities. However, because of the need for Swartz to function closer to the urbanized area in order to make a Swartz Creek location feasible, it is not likely any such move shall occur. The status quo seems to be working for the time being so I expect a simple renewal to be in order. The holdup right now is due to the recent and untimely death of Mr. Harry Swartz, owner of Swartz Ambulance.

✓ **CEDAR CREEK TOWNHOME WATER & SEWER TAP FEES** (*Reso*)

Mr. Danny Nemer has approached Director of Public Services Director, Tom Svrcek, with a request to recognize the prior payment and subsequent credit of four water tap fees for the Cedar Creek Townhome development located at 9279 Miller Road. Mr. Svrcek verbally denied the allocation of such credits due to the lack of any record indicating their existence. Typically, a 'B-Permit' is filed as a permanent record with the City and Genesee County upon payment of such a permit. No such permits were found to exist. Furthermore, neither party was able to provide any receipts or other evidence of payment. It is the recollection of Councilmember Shumaker that there were leads for these services installed decades ago in order to avoid future open trench excavations or boring across the concrete service drive. Mr. Nemer would like to appeal this matter to the City Council, and will be present for this Monday's meeting to plead his case.

Council Questions, Inquiries, Requests and Comments

- *C.S.O. Plaques, Lobby.* I am looking at options.
- *Mast Arm Traffic Lights, Street Sign Anchors (Silver vs. Black).* I have passed this along to our engineer who is checking into the replacement.

City of Swartz Creek
RESOLUTIONS
Regular Council Meeting, Monday January 26, 2009 7:00 P.M.

Resolution No. 090126-4A MINUTES, JANUARY 26, 2008

Motion by Councilmember: _____

I Move the Swartz Creek City Council hereby approve the Minutes of the Regular Council Meeting held January 12, 2009, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 090126-5A AGENDA APPROVAL

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the Agenda as presented / printed / amended for the Regular Council Meeting of January 26, 2009 to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 090126-6A CITY MANAGER'S REPORT

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the City Manager's Report of January 26, 2009, to be circulated and placed on file.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 090126-8A

**REVIEW AND ACCEPTANCE: 2008 PLANNING
COMMISSION ANNUAL REPORT**

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the attached 2008 Planning Commission Annual Report, as amended.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

Resolution No. 090126-8B

**WATER AND SEWER TAP FEE CREDITS: CEDAR
CREEK**

Motion by Councilmember: _____

I Move the Swartz Creek City Council approve the request by developer, Danny Nemer, to recognize the credit of and waive fees for four water tap fees, totaling \$3,200, for the Cedar Creek Townhome project located at 9279 Miller Road, parcel number 58-03-200-011.

Second by Councilmember: _____

Voting For: _____

Voting Against: _____

City of Swartz Creek
Regular Council Meeting Minutes
Of the Meeting Held
Monday January 12, 2009 7:00 P.M.

CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE COUNCIL MEETING
DATE 01/12/2009

The meeting was called to order at 7:00 p.m. by Mayor Abrams in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Invocation and Pledge of Allegiance to the Flag.

Councilmembers Present: Mayor Abrams, Binder, Hicks, Hurt, Krueger, Porath, Shumaker.

Councilmembers Absent: None.

Staff Present: City Manager Paul Bueche, Deputy City Clerk/Treasurer Deanna Korth, Director of Public Services Tom Svrcek, City Attorney Richard Figura.

Others Present: Ron Schultz, Tommy Butler, John Gilbert, Lou Fleury, Nicole Patterson, Boots Abrams, Sharon.

APPROVAL OF MINUTES

Resolution No. 090112-01

(Carried)

Motion by Mayor Pro-Tem Porath
Second by Councilmember Hurt

I Move the Swartz Creek City Council hereby approve the Minutes for the Regular Council Meeting, held December 15, 2008, to be circulated and placed on file.

YES: Binder, Hicks, Hurt, Krueger, Porath, Shumaker, Abrams.
NO: None. Motion Declared Carried.

APPROVAL OF AGENDA

Resolution No. 090112-02

(Carried)

Motion by Councilmember Krueger
Second by Councilmember Hurt

I Move the Swartz Creek City Council approve the Agenda, as printed, for the Regular Council Meeting of January 12, 2009 to be circulated and placed on file.

YES: Hicks, Hurt, Krueger, Porath, Shumaker, Abrams, Binder.

NO: None. Motion declared carried.

REPORTS AND COMMUNICATIONS:

City Manager's Report

Resolution No. 090112-03

(Carried)

Motion by Councilmember Shumaker

Second by Councilmember Hicks

I Move the Swartz Creek City Council approve the City Manager's Report of January 12, 2009, to be circulated and placed on file.

Discussion Took Place.

YES: Hurt, Krueger, Porath, Shumaker, Abrams, Binder, Hicks.

NO: None. Motion declared carried.

All other reports and communications were accepted and placed on file.

MEETING OPENED TO THE PUBLIC:

Senator Gleason gave a brief synopsis of what he is working on at this time.

Nicole Patterson, 3118 Pine Run Drive, introduced herself. Ms. Patterson is the director of financial aid at Baker College of Owosso. As part of her position at the college, she is encouraged to attend local Council meetings.

Tommy Butler, 40 Somerset, stated that he noticed how everyone does not have money, yet the City of Swartz Creek has an Assistant City Manager that he feels is not necessary. Mayor Abrams advised that if he knew what the Assistant City Manager does, he would understand the necessity of the position.

COUNCIL BUSINESS:

Bid Award & Appropriation, Phase I Sewer Rehabilitation Project Manhole Repair

Resolution No. 090112-04

(Carried)

Motion by Councilmember Hicks

Second by Councilmember Binder

WHEREAS, the City is charged with preserving the health, safety, and welfare of its residents and consummate to this, provides public utilities inclusive of a sanitary sewer system; and

WHEREAS, the city's sanitary sewer system is 50+ years of age and although still quite functional, is in need of maintenance and repair in order to extend and renew its longevity; and

WHEREAS, the City and its engineers, under increasing demand from the Federal Environmental Protection Agency, the Michigan Department of Environmental Quality and the Genesee County Division of Water & Waste Services, have developed a plan to abate infiltration and inflow by relining the sanitary sewers thus extending the life indefinitely; and

WHEREAS, in conjunction with the relining of the sanitary sewer lines, the re-habilitation of the man-holes is also warranted as the age and subsequent deterioration is the source of large quantities of inflow surface water; and

WHEREAS, the City's Engineer developed specifications for the repair of the structures and let the project to bid with three returns ranging from a high of \$33,265 to the low of \$16,729, with Young's Environmental of Flint Michigan being the low bidder; and

WHEREAS, the Staff and City Engineer has identified a section of sanitary sewer, containing 22 man-holes, within the Winchester Woods Subdivision that have a high cost – benefit ratio for repair, as the location is in drainage ditches within the road right of way.

NOW, THEREFORE, I Move the City of Swartz Creek approve Phase I of the City's Sanitary Sewer Man-Hole Rehabilitation Program and appropriate an amount not to exceed \$16,729, plus 15% contingency, from the Sewer Fund 590, to the low bid of Young's Environmental of Flint Michigan, for the rehabilitation of 22 sanitary sewer man-hole structures located along Valleyview, Birchcrest and in the backyards of houses between Seymour and Birchcrest, in accordance with the bid specifications attached hereto, and further direct the Mayor and City Clerk to execute all necessary documents and contracts.

Discussion Took Place.

YES: Krueger, Porath, Shumaker, Abrams, Binder, Hicks, Hurt.
NO: None. Motion Declared Carried.

Re-Locate May 25th Council Meeting, Memorial Holiday

Resolution No. 090112-05

(Carried)

Motion by Councilmember Binder

Second by Councilmember Hurt

Whereas, the City Council, in accordance with State Statute and City Charter, set the 2008-2009 City Council Meeting Schedule on June 9, 2008, as follows:

Set 2008-2009 Council Meeting Schedule

Resolution No. 080609-07

(Carried)

Motion by Councilmember Hurt

Second by Councilmember Shumaker

WHEREAS, Act 261 of the Public Acts of the State of Michigan of 1968, as amended, requires a public notice of the schedule of regular meetings of the Swartz Creek City Council be given once each calendar year or fiscal year and that said notice shall show the regular dates and times for the meeting and the place at which meetings are held; and

WHEREAS, said Act directs that said notice be posted prominently at the principle office of the City of Swartz Creek; or at the public building at which said meetings are held; or published in the newspaper of general circulation in Swartz Creek;

NOW, THEREFORE, pursuant to said Act, public notice is hereby given that regular meetings for fiscal year 2008-2009 shall be held twice each month, and further, that all meetings shall be held in the Council Chambers located at 8083 Civic Drive, Swartz Creek, Michigan, unless otherwise provided in advance by the City Council, said meeting shall commence at 7:00 P.M., on the following 2008-2009 dates:

July 2008:	Monday – 14 th Monday – 28 th
August 2008:	Monday – 11 th Monday – 25 th
September 2008:	Monday – 8 th Monday – 22 nd
October 2008:	Monday – 13 th (Columbus Day) Monday – 27 th
November 2008:	Monday – 10 th Monday – 24 th
December 2008:	Monday – 8 th Monday – 15 th (One Week Earlier)
January 2009:	Monday – 12 th Monday – 26 th
February 2009:	Monday – 9 th Monday – 23 ^d

March 2009: Monday – 9th
Monday – 23rd

April 2009: Monday – 13th
Monday – 27th

May 2009: Monday – 11th
Monday – 25th

June 2009: Monday – 8th
Monday – 22nd

FURTHER, the Clerk is hereby directed to post a copy of this resolution in a prominent place, in the City Office of the City of Swartz Creek; and

FURTHER, the City Clerk is hereby directed, to supply on request, a copy of this resolution to any newspaper of general circulation in the political subdivision in which the meeting will be held and to any radio or television station that regularly broadcasts into the City of Swartz Creek.

Discussion Took Place.

YES: Abrams, Hicks, Hurt, Shumaker.
NO: None. Motion Declared Carried.

WHEREAS, the meeting of Monday May 25, 2009 falls on Memorial Day and it would best serve a public interest to move the meeting to a business day.

NOW, THEREFORE, I Move the City Council re-locate the Regular City Council Meeting of Monday May 25, 2009, to Tuesday May 26, 2009, and further, direct the City Clerk to circulate notice in accordance with law.

Discussion Ensued.

YES: Porath, Shumaker, Abrams, Binder, Hicks, Hurt, Krueger.
NO: None. Motion Declared Carried.

2009 Fire Budget

Resolution No. 090112-06

(Carried)

Motion by Councilmember Hurt
Second by Mayor Pro-Tem Porath

WHEREAS, on October 13, 2008, the City Council and the Clayton Township Board sent a directive back to the Fire Board, as follows:

2009 Fire Budget, Appropriation

Resolution No. 081013-06

(Carried)

Motion by Mayor Pro-Tem Christie
Second by Councilmember Hurt

WHEREAS, the City of Swartz Creek and the Township of Clayton provide fire services to its citizens through an agreement wherein the operating costs are equally shared and labor costs are proportionately assigned; and

WHEREAS, in an effort to improve efficiency and provide cost effective services to both entities, an evaluation was conducted that addresses capital investments and replacements, wages, equipment, staffing, response, supervision and a number of other related topics; and

WHEREAS, the Township of Clayton and the City of Swartz Creek have adopted the findings of Mr. Mark Nottley, of Rehmann Robson CPA, and have charged the Swartz Creek Area Fire Board with the implementation of the findings; and

WHEREAS, in addition to the evaluation, the Fire Agreement between the City and the Township needs to be negotiated and the concerns detailed within the evaluation need to be addressed; and

WHEREAS, the November General Election may produce changes within the governmental entities that make it feasible to wait until both entities have elected boards seated before proceeding.

NOW, THEREFORE, I Move that the City of Swartz Creek return the proposed 2009 Fire Department Budget back to the Swartz Creek Area Fire Board for additional review with the following stipulations:

- 1. That the 2009 Budget does not exceed the 2008 total budgeted amount of \$298,000.*
- 2. That staffing levels on October 10, 2008 for all payroll personnel be declared and documented within the minutes of the Fire Board, and further, that a freeze be placed on all further hiring beyond the level as of October 10, 2008.*

Discussion Took Place.

YES: Shumaker, Abrams, Christie, Hicks, Hurt, Porath.

NO: None. Motion Declared Carried.

WHEREAS, the Fire Board complied and returned a budget of \$298,000 with staffing level that does not exceed that of the staffing on October 10, 2008.

NOW THEREFORE, I Move the City of Swartz Creek adopt the 2009 Fire Budget, a copy of which is attached hereto.

YES: Shumaker, Abrams, Binder, Hicks, Hurt, Krueger, Porath.

NO: None. Motion Declared Carried.

Western Trunk Sewer Extension, Annual Bond Debt Commitment

Resolution No. 090112-07

(Carried)

Motion by Mayor Pro-Tem Porath
Second by Councilmember Hurt

WHEREAS, the City of Swartz Creek has a commitment to pay to the County of Genesee the sum of \$56,215.81 to meet the bond and principal requirements on all bond obligations for water and sewer facilities during the calendar year of 2009; and

WHEREAS, there are several means by which the funds can be secured to meet this payment; and

WHEREAS, all various means of securing the funds have been reviewed and considered.

NOW THEREFORE, BE IT RESOLVED by the City of Swartz Creek, that the monies to meet the principal and interest requirements on all bond obligations for water and sewer facilities will be secured from the following funds:

Funds Already Available	\$ <u>56,215.81</u>
Tap-In Fees to be Collected	\$ _____
Funds from Monthly Rates for Service	\$ _____
General Fund	\$ _____
Ad-Valorem Levy	\$ _____
Other	\$ _____
Grand Total	\$ 56,215.81

Discussion Ensued.

YES: Abrams, Binder, Hicks, Hurt, Krueger, Porath, Shumaker.

NO: None. Motion Declared Carried.

2009 Pictometry Agreement, Genesee County G.I.S.

Resolution No. 090112-08

(Carried)

Motion by Councilmember Krueger
Second by Councilmember Binder

I Move the City of Swartz Creek renew the agreement with the County of Genesee to participate in the G.I.S. Pictometry – Orthoimagery Project, as defined in the attached intergovernmental agreement, inclusive of vendor contracts, and direct the Mayor and City Clerk to execute the agreement on behalf of the City, and further, direct the City Manager to appoint a project representative and technical representative in accordance with the terms of the agreement. The City of Swartz Creek appropriates an amount not to exceed \$1,630, plus 10% contingency, payable to the Genesee County Controller’s Office, payment for the City’s participation in the project.

Discussion Ensued.

YES: Binder, Hicks, Hurt, Krueger, Porath, Shumaker, Abrams.

NO: None. Motion Declared Carried.

Labor Agreement, Assistant City Manager

Motion by Councilmember Shumaker
Second by Councilmember Hurt

I Move the City of Swartz Creek approve the labor agreement between the City and the Assistant City Manager Adam Zettel, a copy of which is attached hereto, and further, direct the Mayor and City Clerk to execute the agreement on behalf of the City.

Discussion Took Place.

YES: Hicks, Hurt, Krueger, Porath, Shumaker, Abrams, Binder.
NO: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC

Boots Abrams talked about Assistant City Manager Zettel's job description and wanted it noted that Mr. Zettel also does the City Farmer's Market every Sunday.

Tommy Butler, 40 Somerset, stated that he was happy with the explanation that he got about the Assistant City Manager's position and now feels that he may be underpaid.

REMARKS BY COUNCILMEMBERS:

Councilmember Hurt spoke in reference to a portion of the City Manager's report that referenced the Council Questions, Inquiries, Requests and Comments section; *Mast Arm Traffic Lights, Street Sign Anchors, (Silver vs. Black)*-Mr. Hurt stated that item had been carried there for months and he felt that it was time to just forget it as they were lovely the way they are. City Manager Bueche stated that it had been passed along to City Engineer Lou Fleury to check into the replacement.

Councilmember Binder wanted to know if the Veteran's Memorial could be added to the sign at the corner of Miller & Fortino that directs people to the City Hall, Library, etc. City Manager Bueche stated that he would check into it.

Councilmember Hicks talked about the empty houses in the City. She stated that she spoke to the City Manager last week about it and wondered about an update. Mr. Bueche stated that he spoke to the police chief about the situation and that they are checked on a regular basis.

Councilmember Shumaker questioned who City Manager Bueche stated was going to be buying the foreclosed houses. Mr. Bueche stated that it was unsure at this time, possibly the Land Bank. Mr. Shumaker thanked Senator Gleason for coming to the meeting.

Councilmember Krueger thanked Senator Gleason for the nice letter that he sent him upon being elected to the City Council. Mr. Krueger spoke about President Elect Obama's stimulus package and how it might apply to the Senior Center.

Mayor Pro-Tem Porath questioned City Manager Bueche about the Community Rehabilitation Fund from the County. He wanted to know if most of the Counties in the State received it. Mr. Bueche stated that the County decided to manage those funds themselves. Mr. Bueche stated that there is a meeting on the issue next week and that the City will be sending a representative.

Mayor Abrams talked about the Small Cities and Villages Association meeting that he and Councilmember Shumaker attended. Mr. Abrams reminded everyone of the MML Capitol conference on the 3rd and 4th of March. He stated that the new council members should plan to attend both days. Mr. Abrams talked about a trailways meeting on the 19th of February from 8:00am until 3:00 pm at U of M Flint. Mr. Abrams stated that he will miss the next Council meeting due to previous plans and asks that his absence be excused.

ADJOURNMENT:

There being no objection, Mayor Abrams declared the meeting adjourned at 8:19p.m.

Richard Abrams, Mayor

Deanna Korth, Deputy City Clerk

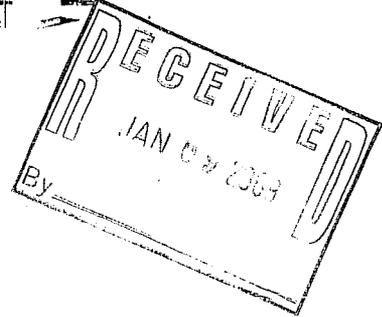
CHARTER TOWNSHIP OF CLAYTON

2011 MORRISH ROAD • SWARTZ CREEK, MI 48473 • PHONE 1-810-635-4433 • FAX 635-4526

BRUCE M. BEATTY, Supervisor
DENNIS MILEM, Clerk
NATALIE L. DENNINGS, Treasurer



GREG H. CHILDERS, Trustee
JENNIFER HENRY, Trustee
GLENN W. HUFFMAN, Trustee
CHARLES A. SHINOUSKIS, Trustee



DATE: January 5, 2008

TO:

Flushing Township	Mt. Morris Township
Flint Charter Township	Mundy Township
Gaines Township	Swartz Creek
Hazleton Township	Venice Township
Vernon Township	Village of Lennon
Consumers Energy Co	Verizon North
Charter Communications	TVC
Michigan Dept of Transportation	
Genesee County Metropolitan P. C.	
Shiawassee County P. C.	
Huron & Eastern Railroad	

FROM: Clayton Charter Township Planning Commission

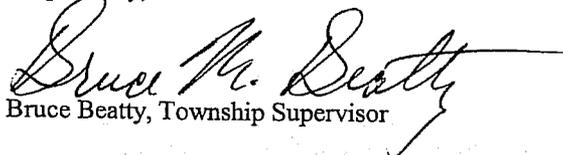
RE: NOTICE OF INTENT TO UPDATE THE MASTER PLAN

In accordance with MCL 125.327a of Public Act 168 (Township Planning) of 1959 as amended Clayton Charter Township is preparing an update to the existing Master Land Use Plan and requests your cooperation and comments on the Plan.

Please be aware that you will be receiving a draft of the update electronic mail, whichever is applicable, or if not applicable you may request either had of first-class mail delivery for comment in the near future. At the time the Master Plan update is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We thank you for your consideration in this matter. If you have any questions or comments on the Clayton Township Master Plan update process at this time please contact the Township offices by e-mail or first-class mail at the above address.

Respectfully,


Bruce Beatty, Township Supervisor

Charter Township of Flint

Building Department
1490 S. Dye Road
Flint, Michigan 48532

CLERK
Kim Courts

SUPERVISOR
Karyn Miller

TREASURER
Sandra S. Wright

Phone: (810) 732-1350
Fax: (810) 733-6919
www.flinttownship.org

Tracey Tucker
Economic Enhancement Director

TRUSTEES
Franklin Kasle George Menoutes
Belenda Parker Barb Vert

NOTICE OF INTENT TO UPDATE A MASTER PLAN CHARTER TOWNSHIP OF FLINT MICHIGAN

January 14, 2009

City of Swartz Creek
8083 Civic Drive
Swartz Creek, MI 48473



Dear Planning Commission Chairperson:

In accordance with the requirements of Michigan's Planning Enabling Act, this is to notify you that the Charter Township of Flint, Genesee County, Michigan, has begun its 63 days review period for the Public Hearing draft of its Master Plan.

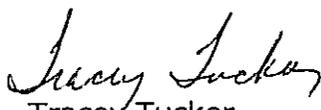
Enclosed is a digital copy of the Master Plan. If you need a paper copy of the plan, please contact me at (810) 600-3234.

Comments should be submitted to:

Master Plan Comments
Charter Township of Flint
Tracey Tucker, Economic Enhancement Director
1490 South Dye Road
Flint, MI 48532
(810) 600-3234
ttucker@flinttownship.org

The Public Hearing on the Master Plan is scheduled for March 19th, 2009, at 7:00 p.m. at the Township Hall at 1490 South Dye Road.

Sincerely,


Tracey Tucker

Public Hearing Draft

FLINT TOWNSHIP MASTER PLAN

2009-2029

(Five Year Review – 2014)

December 2008

This Master Plan Update was prepared by the Charter Township of Flint Planning Commission with the assistance of BETA Design Group. The plan has since been updated in 2009 with the assistance of Rowe Incorporated.

Acknowledgements:

**Charter Township of Flint
PLANNING COMMISSION**

D. Rowley
H. Blecker
D. Thompson
L. Ford
R. Ruhala
R. Warriar
S. Jamison
R. Powell
J. Washington

**Charter Township of Flint
BOARD OF TRUSTEES**

Doug Carlton, Supervisor
Kim Courts, Township Clerk
Sandra Wright, Treasurer
Franklin Kasle , Trustee
Belenda Parker, Trustee
Roger Powell, Trustee
Brady Smith, Trustee

PLANNING SUPPORT TEAM

T. Tucker, Economic Enhancement Director
J. Gazall, Plan Reviewer
R. Shifflett, Administrative Assistant

Rowe Incorporated

CHARTER TOWNSHIP OF FLINT
PLANNING COMMISSION
RESOLUTION

Whereas, the Charter Township of Flint Planning Commission (hereinafter the "Commission") is duly organized under terms of the Michigan Planning Enabling Act, being Act 33 of the Public Acts of 2008, as amended, State of Michigan, and

Whereas, the Commission in accordance with terms of said Act must make and keep up to date a master plan for the physical development of the Charter Township of Flint (hereinafter the "Township"), and

Whereas, the Commission has currently in effect a plan adopted by majority vote on September 12, 2002, which succeeded a plan then in effect, and

Whereas, the Commission has during the period 2008-2009 been activity engaged in evaluating the 2002 plan, current conditions observed within the Township and related endeavors, and

Whereas, the Commission has solicited public input regarding future planning of the Township on several occasions, including a duly noticed public hearing held on _____, and

Whereas, the Commission has prepared an update to the 2002 plan and now wishes to implement terms of the updated plan,

Therefore Be It Resolved As Follows,

1. The draft plan, dated _____, as reviewed by the Commission is hereby adopted in its entirety and is to remain in effect until such time as a successor plan or amendments hereto are adopted, and
2. Said plan shall be known as the 2009-2029 Master Plan , and
3. The Commission determines the physical plan for development and changes in the Township does address needs of persons in all income groups who reside in the Township, and
4. Those portions of the adopted 2002 plan not in conflict with the 2009-2029 plan will remain in full force and effect, unless otherwise determined by resolution of the Commission.

This resolution was made and adopted by majority vote of the Commission on „_____

Ayes _____

Nays _____

Signature of Township Planning Commission Secretary

Date

Charter Township of Flint 2009 Master Plan

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Chapter 1: Introduction

Legal Basis for Planning

The Charter Township of Flint Planning Commission was organized under provisions of Michigan Public Act 168 of 1959, as amended. The Act is commonly referred to as the "Township Planning Act". The Planning Commission has continued to operate under the recently adopted Michigan Planning Enabling Act.

The Charter Township of Flint Board of Trustees formed the Planning Commission pursuant to the Act. The Commission's primary responsibility under the enabling Act is to prepare and maintain a "master plan" for the physical development of the Township. The amended Act provides:

"The basic plan shall include those of the following subjects which reasonably can be considered pertinent to the future development of the township:

- a. A land use plan and program, in part consisting of a classification and allocation of public buildings, schools, soil conservation, forest, wild life refuges and other uses and purposes.*
- b. The general location, character and extent of streets, roads, highways, rail roads, bridges, waterways and water front developments; flood prevention works, drainage, sanitary sewer and water supply systems, works for preventing pollution and works for maintaining water levels; and public utilities and structures.*
- c. Recommendations as to the general character, extent and layout for the development or rehabilitation of blighted districts and slum areas; and the removal, relocation, widening, narrowing, vacating, abandonment, changes or use or extension of ways, grounds, open spaces, buildings, utilities or other facilities.*
- d. Recommendation for implementing any of its proposals." [MCLA 125.327]*

(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.

(d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

(e) Recommendations for implementing any of the master plan's proposals.

(3) If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality. [MCLA 125.3833]

This 2009-2029 Master Plan has been prepared following statutory provisions and is intended to meet the Planning Commission's responsibilities under the Michigan Planning Enabling Act.

Prior Planning Activities

The Planning Commission has prepared and adopted four prior plans for the Township. In 1983, the Commission adopted a "land use/housing plan" for a one-year period. During 1984, the Planning Commission created and on November 13, 1984 adopted the "Charter Township of Flint Land Use and Housing Plan, 1984-2004". Beginning in early 1993, the Planning Commission again commenced a planning effort resulting in the Charter Township of Flint "Master Plan 1994-2004". In 2002 the Township adopted the current plan.

Purposes of a Master Plan

Each community has physical characteristics and aspects making it unique from all others. Conversely, communities do share common issues for which solutions are by way of tried and successful methods. Planning subject matter may vary by community since unique physical characteristics and development patterns do require unique planning approaches. By example, areas in which farming is the predominant land use may place emphasis on farmland protection whereas a maturing, urban community may focus on design and quality of life matters. Above all else, a Master Plan should represent consensus and commonality of "future vision" regarding the physical community.

Once adopted, the Master plan serves as the primary basis for the types of and placement of zoning districts. Moreover, all future decisions regarding zoning district changes, special land uses and locations, as well as use variances must be based on tenets of the Master Plan. The Planning Commission, Board of Trustees and Zoning Board of Appeals each must take account of the terms within the Master Plan as they pertain to individual properties and neighborhoods.

Some may view planning as an intrusion on private matters and property rights. However, the authority of local government to regulate private activity, including use of privately owned land, for the protection of public health, safety and general welfare is well settled. Protection of these "public rights" of health, safety and general welfare is fundamental to the notion of our democratic government "for the people".

Michigan case law is also well settled on the matter. In the landmark case of Patchak v Township of Lansing, the Michigan Supreme Court concluded as follows " *Property is held subject to the right of government to regulate its use in the exercise of the police power so that it shall not be injurious to the rights of the community or so that it may promote public health, morals, safety, and welfare*".

Simply stated, police power of local government is the right and duty to regulate private activity as to use of land for the benefit of the community at large.

Who Should Use the Master Plan?

Residents

Neighborhoods may change. Each resident or homeowner should make a point of learning about future land uses and public facilities planned for their neighborhood and nearby areas. The open field next door in which neighborhood children play belongs to someone else. Each separate parcel of land has a certain right of use generally set forth in the Master Plan. The adjacent owner may intend use of the open field to which the neighbors may object. Proactive participation in assuring change is consistent with the adopted Plan is the single most effective approach residents can undertake to influence the form and character of new development. Simple opposition to a proposed development is not effective advocacy in this day and age.

Property Owners

The Master Plan significantly affects "right of use" of land. Future zoning district changes, because they are largely based on tenets of the adopted Plan, will not occur when an owner's objectives for the land conflict with planned future land use. Owners of undeveloped land must look to the Master Plan to obtain parameters for use of their land. Clearly, proper local government planning and management of physical change does not always co-exist well with property owner driven development objectives.

Thus, property owners should be highly motivated to participate in the public planning process. Objecting to tenets of the Master Plan after it is adopted will be viewed as too little, too late.

Prospective Purchasers of Real Estate

In the real estate industry, the term "due diligence" means whenever a purchase of land is contemplated, the prospective buyer researches many matters prior to making the purchase. Typically, the purchaser will investigate good and marketable land title, environmental questions, restrictive easements, property boundaries and so on. Not typical is research of local government plans and regulations in place. The Master Plan defines acceptable categories of land use. If the purchaser's objectives are different from the Plan, the purchaser will be disappointed.

Developers

Would be developers in the community should never purchase land absent a thorough analysis of the Master Plan as applied to the land. Planned location, type and density of land use, growth management goals and policies and utility service capacities should be carefully studied and understood. Buying land and then seeking to develop a type of use on the land not called for in the Plan is not advised. Courts in Michigan have handled literally thousands of zoning cases, many of which have involved a property buyer/developer who disagrees with antecedent plans, and zoning for the land. In a vast number of these cases, municipalities win the "difference of opinion".

The Planning Commission

Each year, the Charter Township of Flint Planning Commission is required to make decisions or advise on numerous zoning questions. While each decision must be decided on its own merits, one compelling area of information is "what does the Master Plan say about this?" Any property

owner seeking a zoning change contrary to the adopted Master Plan faces the almost certain prospect of being denied. The Plan, once adopted by the Planning Commission, is the Commission's "Holy Grail" regarding zoning changes and land use decisions.

Township Board of Trustees

The Board of Trustees makes some zoning decisions final, on advice from the Planning Commission. Once again, in a vast majority of cases, the Board will render a decision in a manner consistent with the adopted Master Plan.

The Board of Trustees sets policy and maintains oversight on the Townships General Fund and several "enterprise" funds. Each year, the Trustees adopt a budget. The budget includes operating and capital outlay items. Capital outlay for local streets, buildings, facilities, parks, and infrastructure items are typical. These capital expenditures are made based on experienced and expected needs. The Master plan is used to identify areas expected to develop and for type of use. In turn, capital investments are made to reflect these planned uses. For example, as growth or changes take place, traffic volume may increase necessitating a road improvement. If this occurs on a county local road, the Township General Fund will be expected to contribute to the cost of the improvement.

Zoning Board of Appeals

The Flint Charter Township Zoning Board of Appeals (ZBA) is empowered under the Zoning Ordinance and the Michigan Zoning Enabling Act. The Board of Appeals has authority to grant variances from the strict application of zoning ordinance standards for an individual property. The Board may grant "**dimensional**" or "**use**" variances. Of importance to the Master Plan are the "**use variances**".

A use variance is essentially special approval to undertake a land use on a parcel of land not otherwise permitted by the zoning district in which the property is located. Thus, if the zoning districts in the zoning ordinance are based on the Master Plan and uses within each district are consistent with the Master Plan, it is evident the Board of Appeals may have de facto ability to defeat planning goals and objectives as well as zoning practice. This possibility should be of great concern to all citizens of the Township. The Michigan Zoning Enabling Act, passed in 2006 limits issuance of use variances in Townships to those ZBA's that had the authority to issue them under the local zoning ordinance in effect when the law was passed. The current township zoning ordinance, which was adopted in 1995, authorizes the Flint Township ZBA to issue use variances

If the Board of Appeals fails to follow the very limited and restrictive grant of authority in the Act to issue use variances, all good efforts of the Planning Commission and Board of Trustees may be wasted.

When deliberating use variances, the Board of appeals must always consider the following four points (1) can the property be reasonably used for any use allowed in the current zoning district? *and* (2) Is the problem facing the owner unique to the property of a more general condition better addressed by zoning district adjustments? *and* (3) Will granting a use variance change the essential character of the neighborhood? *and* (4) Is there an actual unnecessary hardship or was it owner created? If the Board of Appeals cannot conclude by factual findings that all four standards are met, then the use variance should be denied.

It is essential the Charter Township of Flint Board of Appeals respect tenets of the Master Plan and work in collaboration with the Planning Commission and Board of Trustees.

The Planning Process

Under amendments to the previous Township Planning Act in 2002, the Master Plan adoption process was modified to include greater consultation with adjacent municipalities and the county. This process was included in the PA 33 of 2008. The plan is prepared by the Planning Commission. The process of adoption requires the Commission "*hold not less than 1 public hearing on the proposed plan*" [MCLA 125.3843(1)]. Following the hearing, approval of the Plan "*shall be by resolution of the planning commission carried by the affirmative votes of not less than 2/3 of the members of a city or village planning commission or not less than a majority of the members of a township or county planning commission.*" [MCLA 125.384(2)]. Approval of the plan by the planning commission is the final step for adoption of the plan "*unless the legislative body by resolution has asserted the right to approve or reject the plan*" [MCLA 125.3843(3)].

Legal Relationship between adopted Master Plan and the Zoning Ordinance

The "master plan" described in the Michigan Planning Enabling Act must include a statement of and map of future land use by type, location and density. This element of the Master Plan is one by which future decisions regarding zoning district change are made. The Zoning Districts map, which is a part of the zoning ordinance, reflects current use of land. The Future Land Use element of the Master Plan identifies future use of land.

If land is currently vacant, the zoning district map should keep that land in the least intensive-zoning district possible until the time it is to be developed. The zoning district map need not match the future land use map, however, changes to the zoning districts map should be based on and consistent with the future land use plan map.

If zoning decisions are made consistent with the adopted Master Plan, virtually all legal challenges will be unsuccessful. On the other hand, if it is clear that zoning decisions have not consistently followed the adopted Plan, then using the Plan as justification for a zoning decision being challenged will be deemed spurious and will fail.

Planning Period of This Plan

This Master Plan, as updated from the Master Plan adopted during 2002, covers the 20-year period from 2009-2029. Under provisions of the Michigan Planning Enabling Act, the Charter Township of Flint Planning Commission will conduct a thorough review of this Plan at least once in each 5-year period commencing in the year 2013. As this Plan is periodically reviewed, amendments may be made as deemed appropriate by the Planning Commission.

Chapter 2: Our Vision

Planning Goals, Objectives and Policy Statements

One of the most important parts in a master plan is the Goals and Objectives chapter. This chapter will be referred to over the next several years to guide the Charter Township of Flint in decisions concerning the future development of the community. Understanding Goals and Objectives are important in utilizing a master plan. It should also be noted that although the approach toward attaining a goal may change over time, the goal should be more permanent, although goals may change when the community's vision of its preferred future changes. The association between goals and objectives is defined as follows;

A goal is a destination. It is the vision established by the community of where we see the township over the next several years. Goals are only general statements that do not define how to specifically obtain the desired goal. Policies guide the community in its effort to reach a desired goal.

An objective statement is a guide that lays out the way in which a goal may be obtained. Objective statements serve the governing body as a guide that will direct their decision making to obtain the goals selected by the community.

General Goals

Following are general township goals and objectives followed up with land-use specific goals and objectives

Goal No. 1 The Charter Township of Flint will serve as a model community for other townships to emulate.

Objectives

- a) Strengthen a positive community image by ongoing efforts to maintain and enhance residential quality of life.
- b) Maintain the diverse population by providing housing and employment opportunities for all socio-economic groups in the Township.
- c) Promote public involvement and continued access to local government through the use of public forums.
- d) Require consistently high quality as regards all forms of new development or redevelopment.

Goal No. 2 Use the Master Plan as a framework through which the Township changes and prospers, promoting the general public health, safety and welfare above specific interests.

Objectives

- a) Encourage public knowledge of the Plan by involving citizens in review and periodic revisions to the Plan at a minimum of every five (5) years.
- b) Ensure use of the plan as the principal public policy document as regards community change by incorporating planning policies and plans into regulatory ordinances such as zoning, subdivision control, condominium control, land divisions and utility ordinances.

Goal No. 3 Manage community development and redevelopment to assure compatibility among land use and protection of existing neighborhoods.

Objectives

- a) Review land development plans to assure neighborhood needs are addressed
- b) Coordinate infrastructure improvement with new land development or redevelopment.
- c) Promote efficient use of infrastructure.
- d) Develop an established list of improvement projects and project locations that are targeted priorities for the township.
- e) Use the township's resources for incentives and a source of funding to stimulate development and redevelopment of priority areas.
- f) Utilize the resources of the Genesee County Brownfield Redevelopment Authority to encourage development and redevelopment of contaminated sites.
- g) Look at re-establishing Tax Increment Financing Districts within the township

Residential Land Use

Goal No. 1 Create a diversified and balanced mixture of land uses that will support the economic vitality, tax base, and livability of the township.

Objectives

- a) Accommodate an acceptable amount of commercial and office development in various forms to balance the needs of immediate neighborhoods, the community as a whole, and the region.
- b) Encourage the gradual elimination of non-conforming uses in accordance with the plan.
- c) Promote a wide variety of housing types and styles to assure affordability for families of all income levels.
- d) Encourage development of innovative site designs, such as cluster housing with integrated open spaces, as a means of assuring lasting neighborhood identity and stability.
- e) Implement rental housing code and regular inspection program.

Goal No. 2 Provide a solid residential base that will accommodate expansion of existing neighborhoods, protect residential areas from incompatible land uses, offer a variety of housing opportunities, and support the needs of township residents.

Objectives

- a) Identify locations for additional residential development to expand the boundaries of existing residential neighborhoods and promote in-fill redevelopment.
- b) Offer nodes of neighborhood commercial uses in the township to service the residents that will live there.
- c) Distinguish opportunities for high density residential that could include attached single family and more innovative housing options in areas of concentrated development.
- d) Encourage a mix of dwelling types and densities, where they can be supported by the available infrastructure and services.
- e) Consider incentives such as Planned Development Districts and flexible zoning to offer developers opportunities to provide an affordable mix of housing (including the creation of additional senior housing), through a mixture of densities, housing unit types, and size of housing units.
- f) Stabilize residential areas by preventing the encroachment of incompatible land uses into residential neighborhoods and eliminating non-conforming uses.
- g) Buffer single-family residential areas from other uses, including medium and high density residential uses.

Goal No. 3 Ensure that new residential development is of the highest possible quality, protects the character of established neighborhoods and provides an appropriate balance of housing types based upon demographic trends and projections.

Objectives

- a) Examine the established area and bulk requirements for residential zoning districts and determine whether districts with similar regulations and uses could be combined.
- b) Provide for continued residential growth within the ability of the community to economically provide the necessary infrastructure and services.
- c) Encourage new developments that set aside open space/recreational areas.
- d) Require that new development be compatible with the character of existing, nearby neighborhoods. New housing should consist of a mix of housing sizes and designs so that a more interesting and integrated built-form is created.
- e) Identify locations for specialized senior housing.
- f) Encourage and maintain the level of safety of all residential neighborhoods. Street lighting, landscaping of public spaces, sidewalks and paths, orientation of dwelling “front rooms”, and other residential design features can be effective in discouraging crime.
- g) Maintain an environment that encourages pride of ownership and contributes to an affordable and easily marketable housing stock that helps in making Flint Township an attractive place to live. Consider implementing an awards program that recognizes landscaping and upkeep of individual residential properties or blocks. Encourage the retention of existing housing stock since this contributes to the attractiveness of residential neighborhoods. Promote the development of infill housing and dwellings of various sizes and design to provide a housing mixture for a range of costs.

Office Land Use

Goal No. 1: Provide office uses in appropriately located areas for convenience and safety, and maximize design potential to create aesthetic business areas in the township that reflect the intended character of the area.

Objectives

- a) Create an office development pattern that is grouped together with commercial uses in strategic locations on main roads that creates limited concentrations of activity, rather than uncontrolled non-residential growth along the corridors.
- b) Allow mixed use within nodes that integrate high density residential development into neighborhood office areas.
- c) Ensure office developments reflect the quality and character of the township through site standards that ensure proper circulation, access management, landscaping and other elements.

Commercial Land Use

Goal No. 1 Encourage and facilitate an appropriate mixture of high quality commercial uses that will provide services and goods for citizens.

Objectives

- a) Provide suitable sites for the growth of business.
- b) Actively recruit potential specialty-type commercial uses.
- c) Utilize office districts as a means of transition between more intense uses and residential neighborhoods.
- d) Enhance the image of heavily traveled business corridors (Corunna Rd., Miller Rd., Linden Rd. and Bristol Rd.).
- e) Develop stronger landscaping guidelines/requirements

Industrial Land Use

Goal No. 1 Provide an organized pattern of various industrial land uses that is flexible for business development, properly minimizes negative impacts such as noise and truck traffic, is located away from residential areas, and reflects a quality design image of the township.

Objectives

- a) Maintain industrial development to areas in the township separated from residential to minimize impacts and improve the quality of life for residents.
- b) Orient industrial development on major roadways to ensure direct routing for truck traffic to main routes that can handle high volumes and heavy cargo.
- c) Target and recruit specific industrial development to capitalize on accessibility to the transportation network. Create a special land use and/or zoning district to be located near Bishop Airport to provide expansion opportunities for the transportation oriented business as well as high-tech research and development businesses.
- d) Designate areas for strictly light industrial to serve as a transition or land use buffer between more intense industrial and other areas of the township.
- e) Expand the diversity of industrial-type uses through offering planned areas for office research uses that serve as high intensity office areas that likely require trucking, indoor storage, and light assembly or testing.
- f) Apply design standards to new industrial developments to ensure land use compatibility and quality design. Examples of standards to address include outdoor storage screening, orientation of overhead doors, landscape enhancements, setbacks, and long-lasting building materials.
- g) Develop enforceable performance standards that regulate the levels of noise, fumes, and other impacts of industrial development. Include these standards in the zoning ordinance and ensure that proposed industrial developments demonstrate conformity with them.
- h) Planned industrial centers are favored over scattered site industrial locations.
- i) Participate in regional economic development programs aimed at reducing unemployment and attracting new industries.

Natural Features

Goal No. 1: Encourage integration of natural features into site development as aesthetic and functional features, while protecting their quality as well as residents' quality of life.

Objectives

- a) Encourage open space areas in new developments proportionate to the scale, character and type of project.

- b) Encourage developers to integrate existing natural features into new developments
- c) Site plan requirements should incorporate standards for preservation of on-site natural features.
- d) "Best management practices" for storm water control should be incorporated into site plan standards, including bio-retention and other techniques to protect surface and groundwater resources.
- e) Intensive land development should be located away from sensitive natural areas or provide significant separation and buffers.

Community Facilities and Services

Goal

Provide facilities and services adequate to serve the needs of all Township residents.

Objective

- a) Place new community facilities in locations convenient to the citizens they are intended to serve.
- b) Provide police and fire protection service levels that reflect reasonable needs of residents and businesses of the Township.
- c) Continue to support a diversity of cultural resources to serve the residents of the township
- d) Encourage the use of Low Impact Development principles to reduce the burden on storm sewer capacities.
- e) Pursue funding sources to assist with the cost of facility improvements as needed.
- f) Expand police and fire protection as needed as the township continues to grow.
- g) Link future development to expansion of township services adequate to meet the demand for these services (police, fire, sewer and water).
- h) Identify opportunities for cooperation with adjacent jurisdictions and local agencies to provide services cost-effectively and establish development partnerships or shared resource partnership opportunities.
- i) Create incentives for developments to provide recreation, trails and other neighborhood-based amenities.

Transportation

Goal No. 1 Create a safe and coordinated transportation system adequate to support existing and future land uses, and economic vitality that balances traffic needs with actions to ensure the township remains an attractive place to live.

Objectives

- a) Direct more intense land uses, especially those that generate significant truck traffic, to locations where capacity is available and negative impacts on residential areas are minimized.
- b) Coordinate transportation issues of regional significance with area communities, the Genesee County Road Commission, and the Michigan Department of Transportation (MDOT).

Goal No. 2 Improve the visual appearance of the township through street and related improvements.

Objectives

- a) Work with MDOT, local business/tourism organizations and other communities along the I-69/I-75 corridors to improve views and add aesthetic design features along I-69 and I-75.
- b) Consider the character of the surrounding areas as part of the design of new streets or major improvements.
- c) Upgrade the appearance of key corridors through streetscape improvements, and upgraded site design standards

Goal No. 3 Provide alternatives to the automobile through multi-modal transportation options which connect neighborhoods, schools, the senior library, businesses and other activity areas.

Objectives

- a) Pursue development of a continuous system of pathways and sidewalks as an alternative travel mode and to improve the township's quality of life.
- b) Require pedestrian and transit oriented site design including links between the public and on-site pedestrian systems.

Recreation and Open Spaces

Goal No. 1 Incorporate open space elements into the land use pattern in a manner that creates an interconnected, unified system and provides green space, recreation, and/or protects sensitive natural features as applicable.

Objectives

Afford residents of all ages ample opportunities to experience passive open spaces and participate in recreation programs

- a) Activity support efforts of the Township's Parks and Recreation Commission to provide parkland and open spaces within the Township.
- b) Coordinate with the Parks and Recreation Commission in all development reviews in which future parkland may be available and/or needed.
- c) Require open space in new development proposals.
- d) Participate in implementation of regional greenway systems (especially along the Flint River and Swartz Creek).
- e) Develop guidelines for open space to ensure it meets key goals.
- f) Link through a comprehensive pathway system.

Quality of Life

Goal No. 1 Improve the quality of life for residents of the township, including both visual appearance and level of services.

Objectives

- a) The Planning Commission will insist on high quality of design attendant to all public and private investments in the Township.
- b) The Planning Commission will actively promote and support quality of life initiatives, such as neighborhood preservation measures or redevelopment, street enhancements,

parkland acquisition, integrated open spaces within new residential developments, a township wide pedestrian system with neighborhood emphasis, quality urban design and other physical improvements designed to improve visual and functional aesthetics of the Township.

Chapter 3: Future Land Use Plan

As stated earlier, the Township adopted an amended future land use plan during 2002. This current planning effort builds on the past and looks to the expected future. Promotion of open space, preservation of rural character in the western edge of the township, transformation of the commercial core into a more urban, walkable space, redevelopment of blighted areas and higher expectations regarding quality of new development are the hallmarks of this present effort. Key considerations in revising the land use categories and applying them to the map were:

- a. Promote open space/green areas
- b. Encourage convenience
- c. Address blighted areas
- d. Encourage simplicity in classifications (limit number)
- e. Flexibility of regulations
- f. Address public comments from open house

Future Land Use Categories

The categories put forth in this plan are similar to those utilized in past planning efforts, but provide more detail and a closer correlation between these categories and existing or proposed zoning districts. The intent is to prevent any unnecessary discontinuity with current zoning and other land development regulations while effectively implementing the plan goals and objectives.

Agricultural/Rural Residential

The Agricultural/Rural Residential land use category is new. It would be implemented by adding an AG district to the zoning ordinance. The zoning district would require a minimum of one acre lots, but would provide for a greater density than one unit per acre for development that created permanent open space as part of their design. Existing agricultural uses would be recognized as legal non-conforming uses that can be re-established if discontinued but agricultural activities would not be identified as permitted uses due to the potential right-to-farm implications.

On the revised Future Land Use Map an area consisting primarily of residential, farm and vacant land one acre and larger in size on the western border of the township would be appropriate for classification as Agricultural/Rural Residential.

Low Density Single Family Residential Use

The Low Density Residential Single Family classification corresponds with the R-1A and R-1B zoning districts. These two districts are similar, with each allowing the same uses, primarily single family residences on individual lots, the primary difference being a minimum lot area of 20,000 sq ft in R-1A and 15,000 sq ft for R-1B.

On the current Future Land Use Map the Low Density Residential classification includes land currently developed to densities consistent with the R-1A and R1B zoning districts, vacant land adjacent to the existing low density residential development not otherwise designated.

Residential Cluster Overlay

Many of the larger parcels in the Agricultural/Rural Residential and Low Density Single Family Residential categories are designated with the Residential Cluster Overlay. This is to identify parcels where cluster development is encouraged to promote the preservation of open space.

Medium Density Single Family Residential

The Medium Density Single Family Residential classification corresponds with the R-1C zoning district, which allows single family residences on 10,500 sq ft lots.

On the current Future Land Use Map the Medium Density Residential classification includes areas that consist of relatively large tracts of land on county primary roads adjacent to existing or planned Low Density Residential areas.

High Density Single Family Residential

The High Density Single Family Residential classification corresponds with the R-1D zoning district, which allows single family residences on 7,200 sq ft lots.

On the Future Land Use Map, the High Density Residential classification represents existing single family residential neighborhoods where density corresponds with the R-1D zoning district. The classification is available for spot infill developments to promote affordable housing and address difficult to develop sites. This area would also allow for increase flexibility in the range of home occupations allowed.

Multi Family Residential

The Multi Family Residential classification would correspond with the RM-1 zoning district and would be intended to provide locations within the township for multi-family development.

On the Future Land Use Map, the Multi Family Residential category represents existing multi family developments as well as locations for future sites. New development should occur on or near primary roads and adjacent to exiting of planned commercial development. Location central to emergency service sites is appropriate. Locations on the western fringe of the township should be discouraged.

Mobile Home Park

The Mobile Home Park classification corresponds with the RMH zoning district, which allows principally mobile home parks.

On the current Future Land Use Map the Mobile Home Park classification includes existing mobile home parks and land adjacent to those parks for future expansion.

Office

The Office classification corresponds with the O-1 zoning district, which allows offices, banks, personal service establishments such as barber shops and hairdressers, restaurants, hospitals and similar uses.

On the current Future Land Use Map the use includes an office corridor along Linden Road from Calkins Road south to Lennon Road, and as infill to buffer residences from I-75.

Commercial

The Commercial classification corresponds with the C-1, C-2 and C-3 zoning districts. The three districts vary in the range of services allowed. The C-1 allows the uses permitted in the O-1 district along with most general retail establishments. The C-2 district allows these uses as well as more intense uses such as drive thru restaurants and those with outdoor display needs such as car dealerships. The C-3 district allows all of the uses permitted in the C-2 and other uses involving outdoor display or substantial parking such as equipment rental, pool sales and theatres.

On the Future Land Use Map the use the commercial uses are shown along the exiting commercial corridors on Linden, Corunna and Miller Roads outside the Town Center area, as well as areas along Bristol and Maple Roads. The appropriateness of C-1 versus C-2 and C-3 zoning is dependent on the surrounding land use. C-1 is appropriate where a node of one or two commercial parcels is surrounded by residential uses. C-2 is appropriate as part of larger commercial areas. C-3 is appropriate for areas adjacent to interstate interchanges.

Town Center

The Town Center land use category is a new category to allow for mixed use within the district with residential development on second floors and behind commercial and office uses. Bonuses for civic improvements such as art or public plazas would be available provided the improvements conformed to the overall concept for the center. Pedestrian linkages throughout the development would be a priority. The category would be implemented by adding the TC district to the zoning ordinance. The zoning district would establish form base requirements to force on-going redevelopment within the area to move closer to the street, and screen parking areas.

On the Future Land Use Map, the Town Center classification is located in the center of the Township with Linden, Corunna and Miller Road as the primary axis of development.

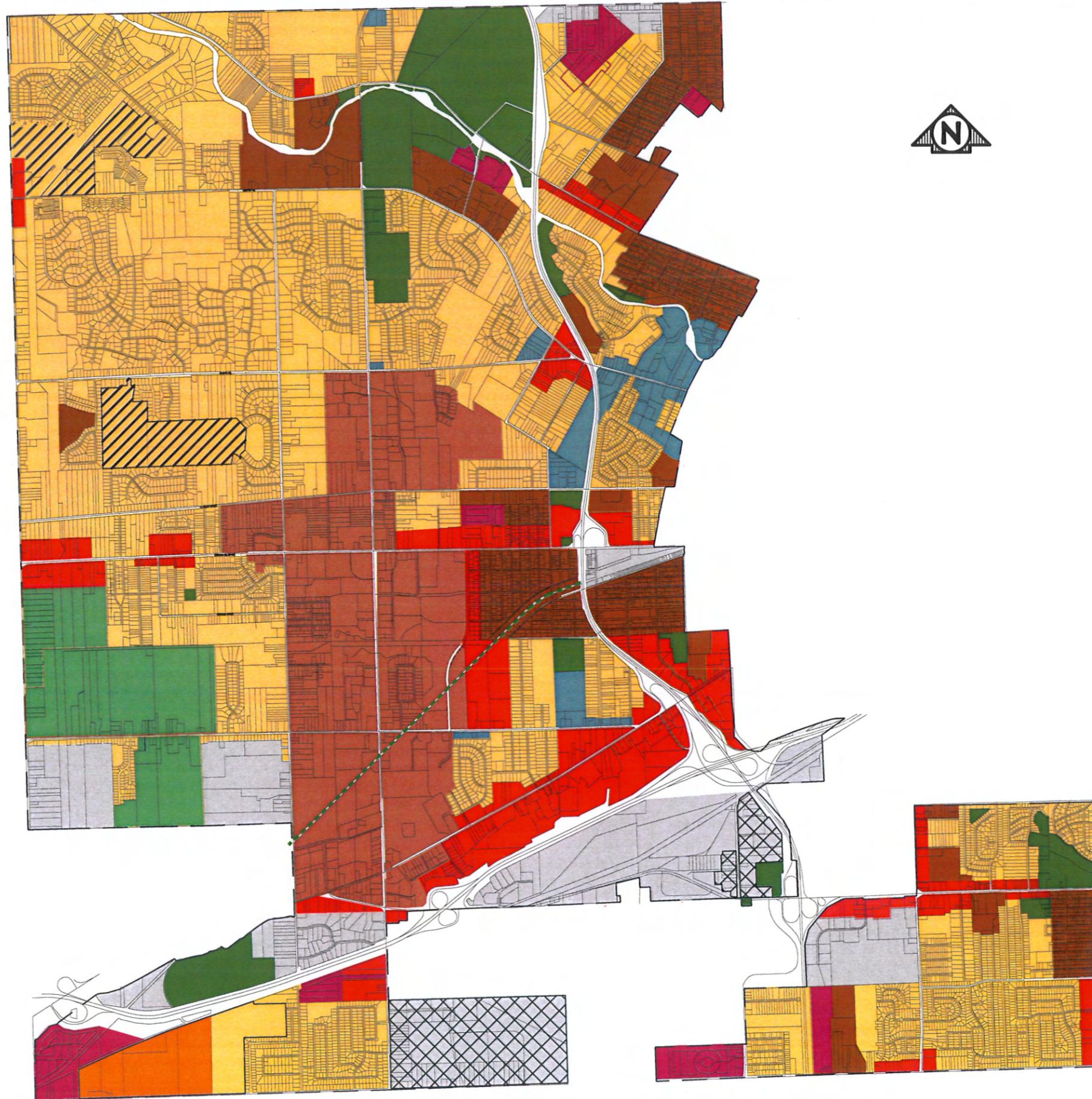
Industrial Use

The Industrial category corresponds with the I zoning district, which allows for a range of manufacturing, warehousing and similar uses. It also includes areas zoned A/D Airpark District. This district is intended to provide an area for uses that can take advantage of the needs of Bishop Airport's commercial and industrial customers. Uses allowed include airport cargo facilities, airplane maintenance facilities, warehouses and offices.

On the current Future Land Use Map the use the industrial uses are adjacent to the airport and expressway. Much of the area shown is occupied by existing industrial uses. There is land indicated for industrial expansion adjacent or nearby to the existing uses, but in some cases they are small residential lots that would be difficult to combine for a reasonably sized industrial parcel and or to develop on a lot by lot basis with land use conflicts with adjacent residences.

Office and Research Overlay

The Office and Research Overlay classification corresponds with the proposed Office and Research Overlay zoning district. This district would overlay some of the areas planned for industrial development and identifies areas where the range of uses would be restricted to research work, office uses and other limited industrial activities.



FLINT TOWNSHIP FUTURE LAND USE MAP PRE-PUBLIC HEARING DRAFT

- AGRICULTURE/RURAL RESIDENTIAL
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- HIGH DENSITY SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- TOWN CENTER - MIXED USE
- INDUSTRIAL
- PUBLIC
- CLUSTER OVERLAY
- OFFICE AND RESEARCH OVERLAY
- RAIL TRAIL

MAP 3-1



ROWE INCORPORATED

CORPORATE OFFICE
P.O. Box 3748 Flint
810-341-7500

MI. PLEASANT
127 S. Main
517-772-2138

LAPEER
128 N. Saginaw
810-664-9411

Public

The Public classification has no corresponding zoning classification. Land in this classification is zoned based on the intensity and impact of the use.

On the Future Land Use Map the use the public uses shown represent existing public uses or vacant land that is publicly owned.

Chapter 4: Highway Corridor Plans

Introduction

Traditionally, a master plan is viewed as a document that guides development throughout an entire community. In certain situations, a part of the community requires more detailed attention and direction than a traditional master plan provides. Therefore, neighborhood or subarea plans are written and incorporated within the master plan.

Public Act 168 of 1959, the Township Planning Act, as amended permits a township to prepare "subarea" plans. Included in subarea plans would be a street corridor of special importance. This chapter presents three such subarea plans for important roadways within the Charter Township of Flint. These are: (1) Corunna Road from Linden Road to Elms Road at the west Township line, (2) Linden Road from Corunna Road to Beecher Road and (3) Elms Road from Corunna Road to I-69 in the City of Swartz Creek.

Each of these highway corridor experiences significant traffic volumes, high peak hour volume and increase percent commercial traffic. Each corridor is experiencing development pressure and is likely to experience more. As a result, a corridor plan is desired by the Planning Commission to guide future changes in appropriate forms, maintain traffic safety and insure quality design of buildings and site layouts well suited to the subarea and existing uses of land. The plan for these corridors presented in this chapter is a new element of the Master Plan, not included in the 1994 Master Plan. The importance of each corridor plan is simply that the Act provides when the Planning Commission adopts such subarea plans, site plans for new development or redevelopment of land will comply with the Plan under the direction of the Commission.

Why are Corridor Plans Needed?

The Planning Commission of the Charter Township of Flint has recognized the need for such plans along each corridor segment herein. Each plan will assist in guiding the type and pattern of future land use, offer management of roadway access locations and offers site development guidelines for private land owners to follow.

As development occurs and traffic operations increase, the existing character of each corridor will change. The Planning Commission has placed a high priority on the need to establish plans for each of these highway corridors. Thus, prior to further development, management practices and guidelines are in place to assure future uses are compatible with the existing pattern of land use, that roadway traffic operation will be maintained in a safe manner and that each corridor will be attractive in the future. Guidelines herein include access management to control driveway spacing and design criteria to address issues of architecture, landscaping and site design.

Summary of Corridor Planning Goals

Corunna, Linden and Elms Roads are important transportation links in the community. Each roadway plan contains strategies for corridor development. Goals for each of these corridors are:

- ▶ Protect existing single family homes in each corridor from incompatible land uses.
- ▶ Cluster commercial or industrial uses on common service roads or shared driveways.

- ▶ Implements access management standards for all new land uses.
- ▶ Assure high quality site design practices.

Common Site Design Standards for all Highway Corridors

Site design standards will provide a clear message to landowners and prospective developers of the Township's expectations of thoughtful and attractive site planning within each of these corridors. The standards provided for these corridors can be used elsewhere in the Township as the Planning Commission reviews site plans and development projects. It is for this reason the following development standards have been prepared.

As the Planning Act provides, all site development plans must comply with the standards. However, unlike zoning ordinance provisions, the standards herein are intended to be applied in a flexible manner by the Planning Commission and are not intended to be strict rules. The Commission will exercise independent judgment in each situation without straying from the basic standards for the corridor. Changes to existing, developed sites may be reviewed somewhat differently than new proposals on vacant land since existing sites may contain practical limitation on full compliance with standards.

Site Design Standards-General

- ▶ Site layout that is functional, attractive and complement the corridor will be required.
- ▶ Natural features such as stands of trees, drainage patterns, slopes, wetlands, etc. shall be identified on and incorporated into the overall site plan.
- ▶ Outdoor storage or display of merchandize within the corridor will be limited and when permitted, will be enclosed in decorative screening.
- ▶ Ground mounted and rooftop utilities, transformers, HVAC units and other mechanical equipment shall be screened from view from outside the property.
- ▶ Refuse containers and dumpsters shall be fully screened from view with brick or decorative masonry block that matches or complements the exterior of the building.
- ▶ Utility services shall be placed underground on the site.

Vehicular Circulation/Parking/Loading Spaces

- ▶ Provide an on-site circulation system that is logical, well delineated and safe. Parking lot design should ensure that each business has adequately sized and well planned parking areas.
- ▶ Parking shall be located to the side or rear of each building where practical and not between the building and the roadway.
- ▶ All driveways will be paved with asphalt or concrete and the radius at the street shall be well defined by concrete face curb.
- ▶ Loading and unloading areas shall be prohibited in any front yard area or in any yard directly facing and visible from a public street. These areas shall not be located in direct line of site to any dwelling unit.

Landscaping/Open Spaces

- ▶ Enhance street edges within the corridor and adjoining sites by landscaping and buffer between different types of land use.
- ▶ A minimum 25-foot wide greenbelt shall be provided along each street edge in the corridor adjacent to the right of way line. Such greenbelt shall simulate a natural setting by massing trees and uneven berm heights and slopes. Where there is parking in front of a building, low level plant materials should be used.

- ▶ The road edge greenbelt shall contain a minimum of one canopy tree and six shrubs for each 30 feet of road frontage including driveway opening width, pathways or easements.
- ▶ Ornamental or flowering trees are suggested in the tree mix, provided 2 ornamental trees are provided for each canopy tree.

Buffers

- ▶ A well-landscaped buffer of 30 feet between office/commercial land uses and residential use and 50 feet between industrial and residential use must be provided.
- ▶ Such buffer may consist of existing tree stands, landscape berms, masonry walls or a combination of these elements.
- ▶ A landscape buffer shall consist of 2 canopy trees and 4 shrubs or 1 canopy tree and 1 evergreen tree and 4 shrubs for each 20 feet of common property line, or fraction thereof.

Parking Lot Landscaping

- ▶ At least 1 canopy tree for each 10 parking spaces shall be provided within the perimeter of the parking lot.
- ▶ Only scrubs, grass or living ground cover shall be used to supplement trees within the parking lot islands or area immediately adjacent to the lot.
- ▶ All parking lots adjacent to the roadway shall be screened. A low wall or landscape berm 36 inches high will provide partial screening of vehicles and soften the harsh appearance of cars lined up along and adjacent to the roadway.
- ▶ Parking lot island should be not less than 10 feet in width (20 feet in lots over 100 cars) and 2 feet shorter in length than the length of the adjacent parking spaces. Island should be located as to best direct and channel vehicle flow through the parking lot.

General Landscaping Standards

- ▶ A planting area 12 feet wide should be located between the building and the parking lot or driveway. Building walls that are not front facades should have not less than 8 feet of planting area.
- ▶ Variable height berms are encouraged integral with landscaping.
- ▶ Landscaping should emphasize simple design and quality materials. Ease of maintenance should be a prime consideration.
- ▶ Trees that produce large leaves and/or messy fruits should be avoided near pavement areas.

Signs

- ▶ Signs along the highway corridor should be regulated in order to provide only essential information to approaching motorists and complement the appearance of the corridor.

Free Standing Identification Signs

- ▶ Shall be located as close as possible to the main entrance of the use or development being served, with one such sign per parcel of land.
- ▶ Shall be ground mounted, not on a pole, with decorative masonry base or discrete fascia matching the architecture of the building(s) served. Such signs should be a maximum of 15 feet high having a maximum sign face area of 32 square feet. A larger sign face area can be permitted on sites of more than 500 feet of road frontage, but should not exceed 100 square feet at any single location.

Wall Signs

- ▶ One per business store front in a building housing 2 or more businesses and never more than 1 per business.
- ▶ Mounted flat against the wall, never projecting more than 18 inches.
- ▶ Separately illuminated letters and logos are preferred over internally illuminated box signs. Signs painted directly on building walls are not allowed and in any case are subject to the same regulations as other wall signs.
- ▶ All signs shall be compatible with the architecture of the building on which they rest.

Outdoor Lighting

- ▶ Lighting levels should be safe but not intrusive. Lighting will be directed to stay on the site and not to infringe onto adjacent private property or onto public streets.
- ▶ Lighting of parking lots shall be at a maximum of one foot candle at the property line and shall be full cut off type fixtures so as to prevent stray light onto adjacent property.
- ▶ Lighting of site and parking lots to provide adequate illumination shall not exceed an intensity of more than 10 foot candle at any location within the site.
- ▶ Light source shall not be visible from a public street nor a neighboring property.
- ▶ Pole mounted lighting for parking lots is required. Building wall or roof mounted lighting for parking lots is prohibited.
- ▶ Light standards in any parking lot shall not exceed 25 feet in height.
- ▶ Fixtures and pole standards shall be of a design compatible with the building architecture.

Architecture

- ▶ New or remodeled buildings should emphasize quality of design and materials.
- ▶ Steeper roof pitches and well defined stepping facades and recesses add interest and design unity.
- ▶ Small and medium sized buildings shall express prevalent gable and hip pitched roof designs. With larger buildings, consideration must be given to using design elements which achieve the appearance of a complex of smaller buildings, thus avoiding long monotonous facades.
- ▶ Earth tones with brick or masonry block or combinations thereof are preferred. "Dryvit" and other sheeting surface materials can not be the primary material used, but may be used as accent material.
- ▶ Bright colors, such as florescent yellow, are not acceptable for building exteriors.
- ▶ Reflective glass on a street side facade is not acceptable.

Streetscapes

The foregoing design standards applicable in each corridor presented in this Chapter are intended to create highly attractive street edges. Ultimately, these corridors will evolve into unified and pleasant "streetscapes". These in turn will create a "sense of place" for citizens living and working in these areas. Achieving a sense of place means people like the overall environment and appearance of the area and are attracted to it for a variety of reasons. This favorable sensory reaction on the part of citizens means their enjoyment and quality of life are enhanced. Attractiveness of an area is vital to creating the sense of place. However, safe and convenient travel through these areas by walking or vehicle is also vital. Therefore, in each of the corridors discussed in this chapter, issues of street access must be given attention. The following passages address this issue.

Access to the Roadway

In October 2001, the Michigan Department of Transportation published the long awaited *Access Management Guidebook* for reducing traffic congestion and maintaining safe traffic operations in Michigan communities. This Guidebook is the basis for recommendations in this section. **It is recommended by the Planning commission that the Charter Township of Flint adopt access management ordinance option #2 consistent with Chapter 8 of the MDOT Guidebook for growing suburban communities with major arterial roadways.** This ordinance is suited for adoption by the Township with slight revisions.

The Corunna Road Corridor Plan

Corunna Road is designated state highway M-21. The roadway within The Charter Township of Flint has experienced significant commercial development during the past 10 year period, especially within the segment between Linden Road and 1-75. The segment west of Linden to the Township's west line is expected to experience similar commercial pressures during the next ten-year period.

Map 8-1 presents the existing land use along the segment of Corunna Road from Linden west to Elms Road. As can be seen, this segment contains a mix of residential single family and a variety or scattering of commercial land uses. The property ownership pattern along this roadway segment generally finds narrow lots, some with considerable depth. This exact pattern of ownership raises the strong possibility of numerous driveways serving numerous individual buildings.

Such an occurrence would seriously undermine the traffic carrying capacity of this segment of Corunna road. Moreover, such an occurrence will create significant "side friction" on the roadway. This means that each new driveway location adds a place of traffic friction between vehicles moving along the roadway and vehicles entering/exiting the roadway at the driveway. Two bad situations result from this situation. First, accident rates increase as the number of side friction points increase. Second, the traffic carrying capacity of the roadway is significantly reduced, since the outside lanes of the roadway no longer carry traffic at posted speeds due to the number and frequency of turning movements.

Map 8-2 presents the recommended land use pattern for the segment of Corunna Road outside the proposed "town center" and offers locations for future service roads and driveway consolidations. Buffer zones between distinct types of planned land use are also indicated.

To implement this plan as presented, the Township will have to: (1) work closely with the Michigan Department of Transportation and the Road Commission, (2) adopt an access management ordinance as recommended earlier in this chapter and (3) the Planning Commission will have to conduct careful and rigorous review of all new development, redevelopment and change of use on property along this roadway segment. Very likely, the Township will have to add a staff member to manage the roadway access program and keep the Planning Commission informed. Faithful adherence to the standards presented in this chapter will be needed over a period of years to reach success.

The Linden Road Corridor Plan

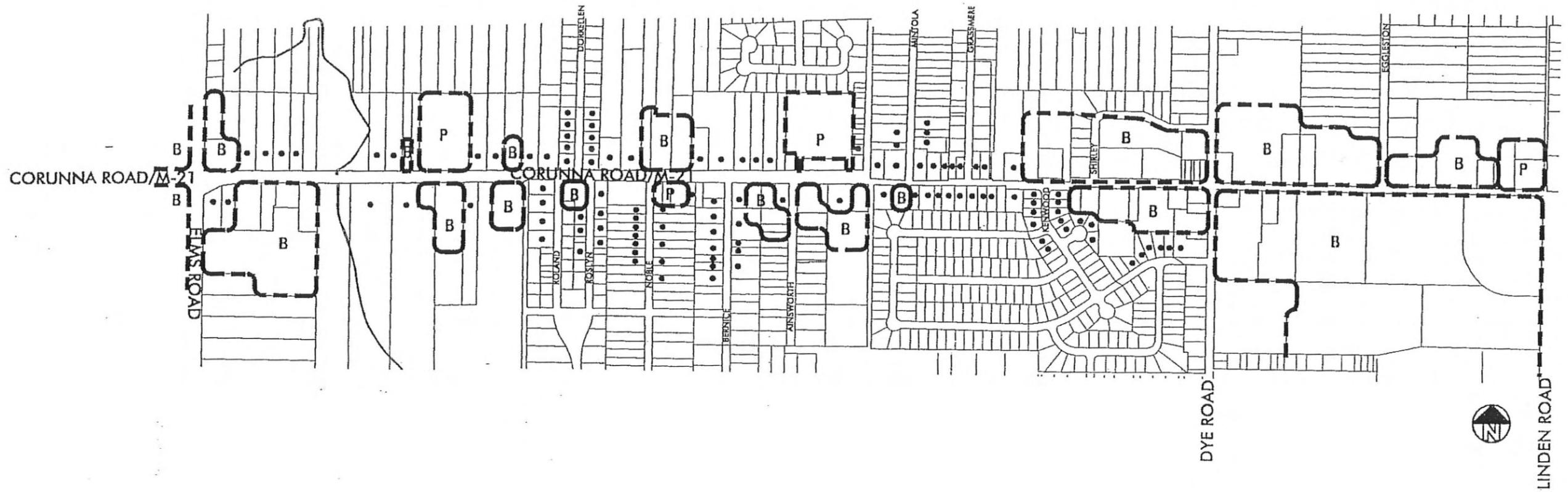
Linden Road is a significant north/south arterial; roadway, linking Beecher Road on the north with Corunna, Lennon, Miller and Bristol Roads to the south. The segment studied in this plan is the one mile stretch between Beecher and Calkins. The development pattern of Calkins Road is

quite mature, though some additional infill may occur on large tracts. Map 8-4 presents the corridor plan for Linden Road between Beecher Road and Corunna Road.

The Elms Road Corridor Plan

Elms Road connects Corunna Road with Lennon and further south, Miller Road at the interchange with Interstate Highway 69. This segment of Elms will experience significant traffic volume increases as development occurs along Corunna Road west of Dye Road and within adjoining areas of Clayton Township.

The Future Land Use Plan for this corridor is depicted on Map 8-6. This roadway corridor is characterized by numerous narrow, deep lots occupied by single dwellings with a slight mix of church and business uses. As development occurs in this corridor, access management standards must be employed to assure safe and efficient future traffic operations. Medium density residential use north of Lennon Road and planned industrial use in the northwest one-quarter of Section 30 will create added traffic operations on this roadway. As such, driveway consolidation and service road implementation are planned for various sub-segments. Very likely, lane improvements near intersections and at entrances to major traffic generators will be needed. These lane improvements should include accommodations for dedicated left turn, acceleration and deceleration movements.



EXISTING LAND USE PATTERN

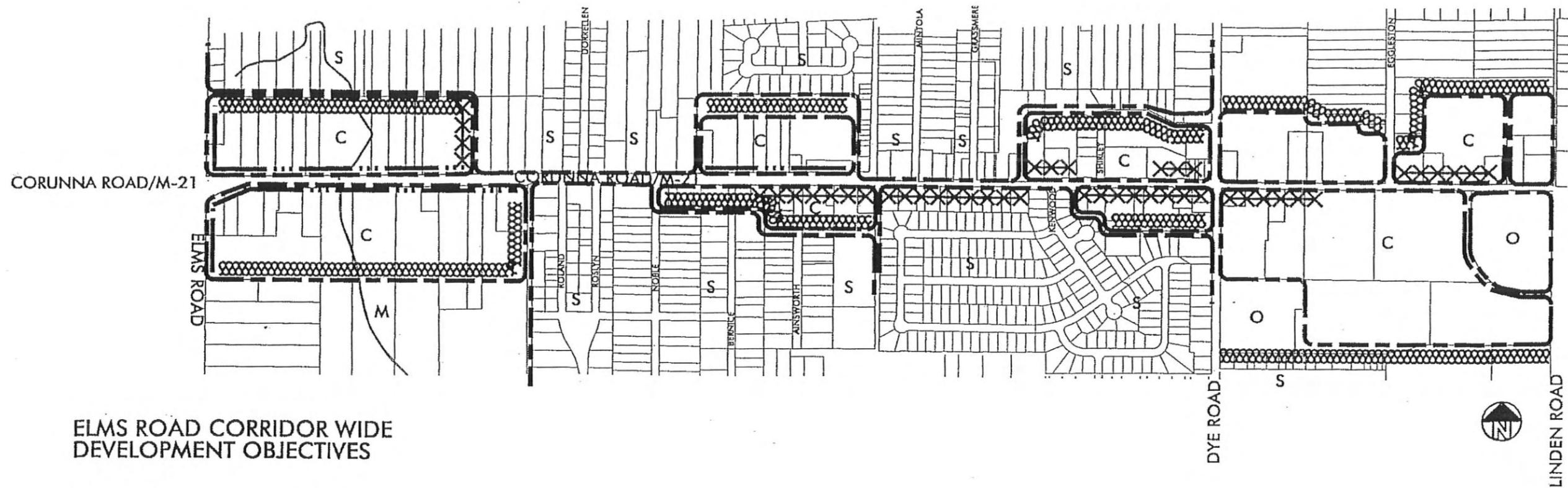
MAP LEGEND

- DWELLING
- M MULTIPLE DWELLINGS
- B BUSINESS
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC

MAP 4-1
 Corunna Road/M-21 Corridor Plan
 CHARTER TOWNSHIP OF FLINT



ARCHITECTS
 ENGINEERS
 PLANNERS
 INTERIORS



ELMS ROAD CORRIDOR WIDE DEVELOPMENT OBJECTIVES

- Maintain through traffic capacity of the highway.
- Protect existing single family homes from encroachment by incompatible land uses.
- Service roads segments should be built concurrently with new development or redevelopment.
- Driveway consolidation in areas of close spacing should be encouraged.
- Storm water detention basins should be designed to have a natural appearance, minimal sides slopes and as needed, aeration.
- Enhance streetscapes by implementing design standards presented in this chapter.

DESIGN ELEMENTS

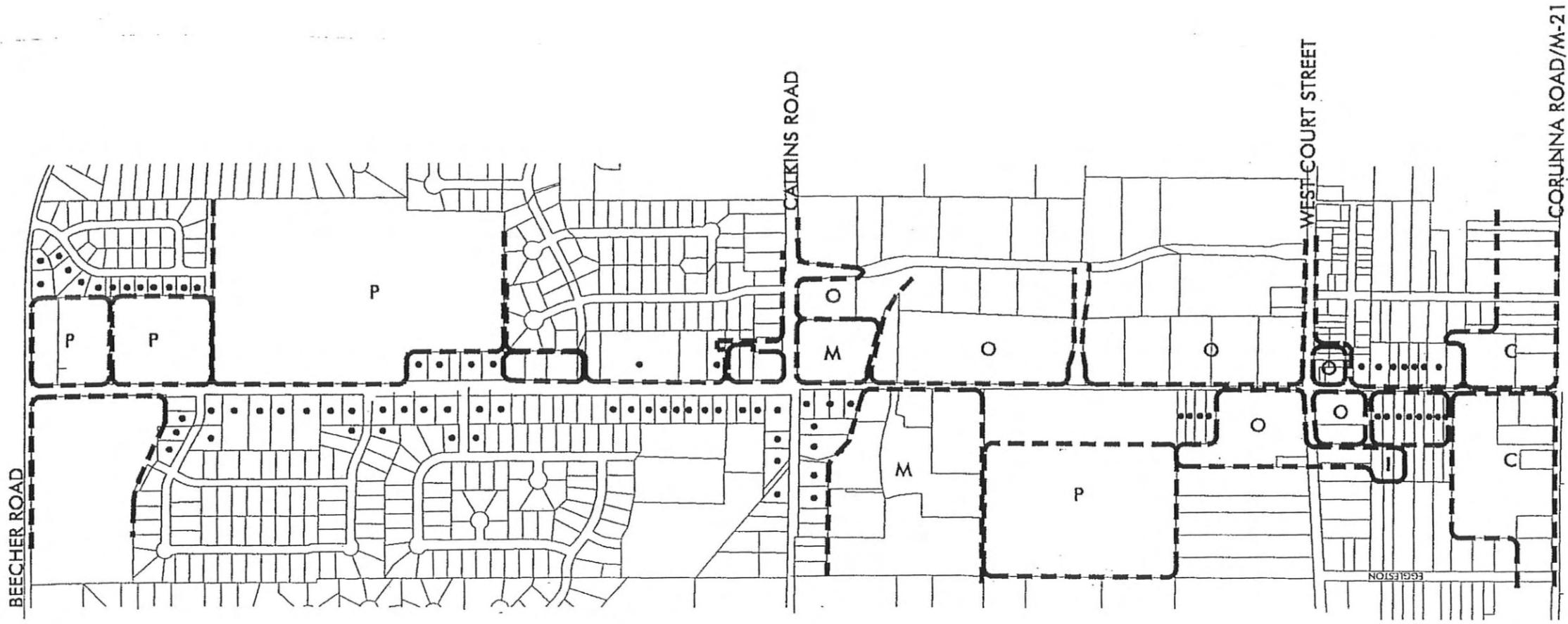
- LANDSCAPE BUFFER
- AREA OF DRIVEWAY CONSOLIDATION
- SERVICE ROAD RECOMMENDED

FUTURE LAND USE PLAN MAP LEGEND

- S SINGLE FAMILY RESIDENTIAL
- M MULTIPLE FAMILY RESIDENTIAL
- O OFFICE
- C COMMERCIAL
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC

MAP 4-2
Corunna Road/M-21 Corridor Plan
CHARTER TOWNSHIP OF FLINT





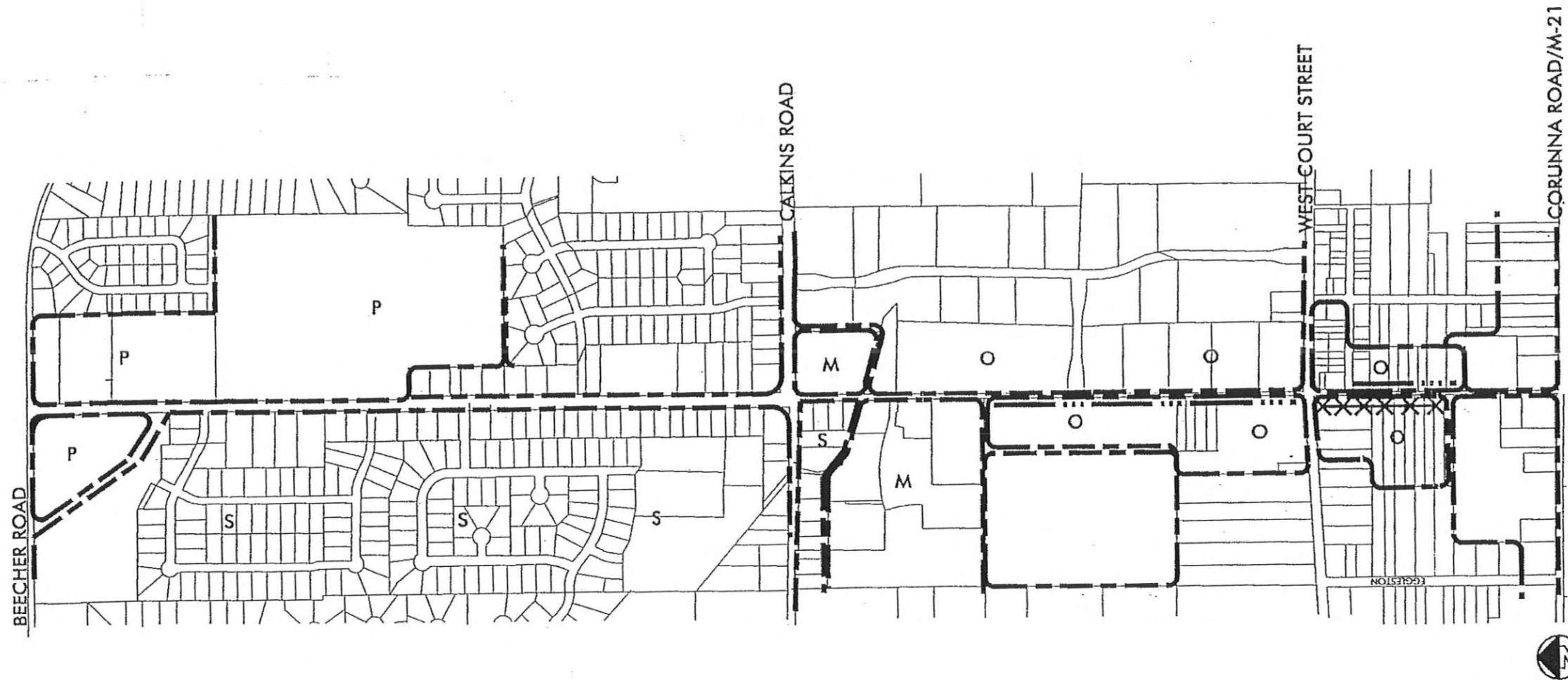
EXISTING LAND USE PATTERN

MAP LEGEND

- DWELLING
- M MULTIPLE DWELLINGS
- B BUSINESS
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC
- C COMMERCIAL

MAP 4-3
Linden Road Corridor Plan
CHARTER TOWNSHIP OF FLINT

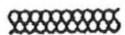




ELMS ROAD CORRIDOR WIDE DEVELOPMENT OBJECTIVES

- Maintain through traffic capacity of the highway.
- Protect existing single family homes from encroachment by incompatible land uses.
- Service roads segments should be built concurrently with new development or redevelopment.
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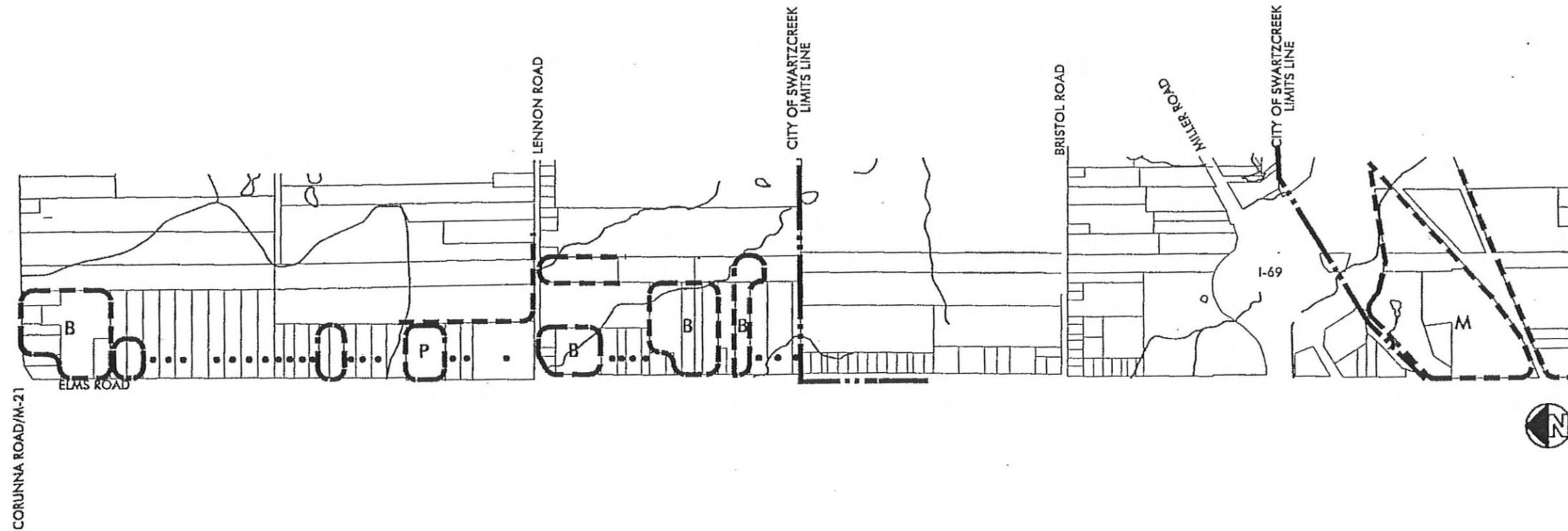
DESIGN ELEMENTS

-  LANDSCAPE BUFFER
-  AREA OF DRIVEWAY CONSOLIDATION
-  SERVICE ROAD RECOMMENDED

FUTURE LAND USE PLAN MAP LEGEND

- S SINGLE FAMILY RESIDENTIAL
- M MULTIPLE FAMILY RESIDENTIAL
- O OFFICE
- C COMMERCIAL
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC

MAP 4-4
Linden Road Corridor Plan
CHARTER TOWNSHIP OF FLINT

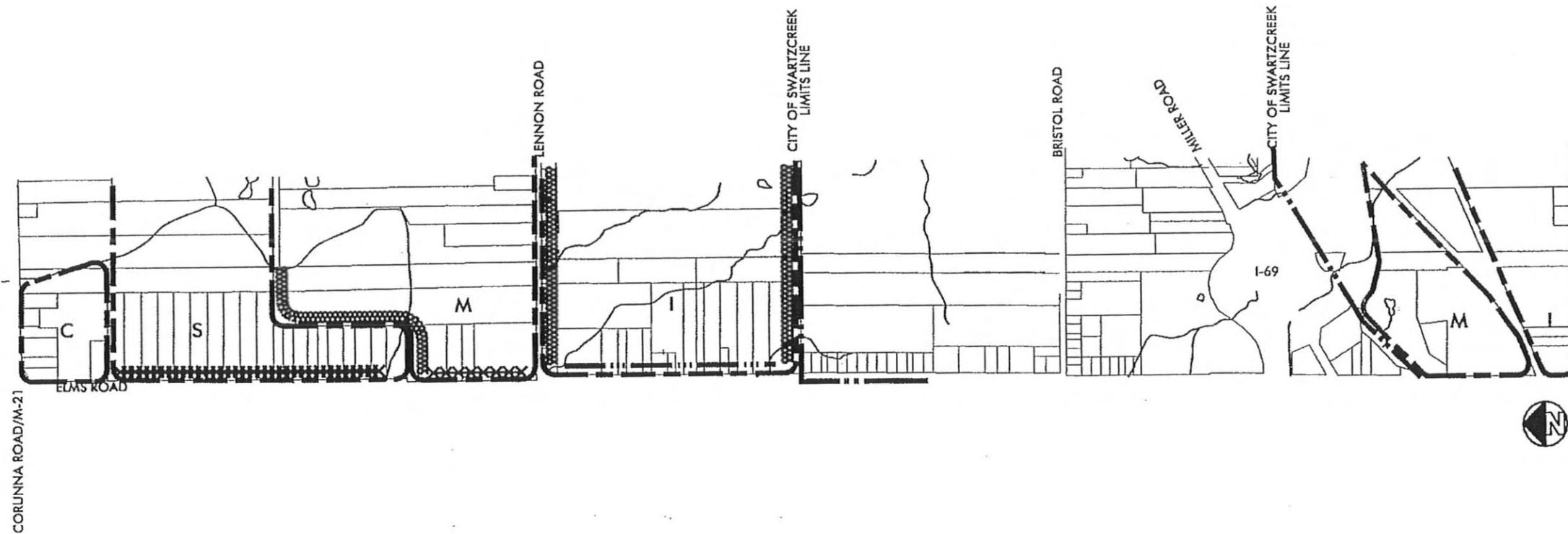


EXISTING LAND USE PATTERN

MAP LEGEND

- DWELLING
- M MULTIPLE DWELLINGS
- B BUSINESS
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC

MAP 4-5
Elms Road Corridor Plan
CHARTER TOWNSHIP OF FLINT



ELMS ROAD CORRIDOR WIDE DEVELOPMENT OBJECTIVES

Maintain through traffic capacity of the highway.

Protect existing single family homes from encroachment by incompatible land uses.

Service roads segments should be built concurrently with new development or redevelopment.

Driveway consolidation in areas of close spacing should be encouraged.

Storm water detention basins should be designed to have a natural appearance, minimal sides slopes and as needed, aeration.

Enhance streetscapes by implementing design standards presented in this chapter.

DESIGN ELEMENTS

-  LANDSCAPE BUFFER
-  AREA OF DRIVEWAY CONSOLIDATION
-  SERVICE ROAD RECOMMENDED

FUTURE LAND USE PLAN

MAP LEGEND

- S SINGLE FAMILY RESIDENTIAL
- M MULTIPLE FAMILY RESIDENTIAL
- O OFFICE
- C COMMERCIAL
- I INDUSTRIAL
- P PUBLIC/SEMI-PUBLIC

MAP 4-6
Elms Road Corridor Plan
CHARTER TOWNSHIP OF FLINT

Chapter 5: Implementation Strategies

Zoning Plan

The Michigan Planning Enabling Act requires new Master Plans for communities that have zoning ordinances to include zoning plans. These plans are for “various zoning districts controlling the height, area, bulk, location, and use of buildings and premises.” It also specifies that the “zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.” Some of the detail on these connections is in the Future Land Use Plan in the previous Chapter. The relationship between the future land use categories and the zoning districts is summarized in the table below:

Future Land Use Category	Zoning District
Agricultural/Rural Residential	AG (proposed new district)
Low Density Residential Single Family	R-1A and R-1B
Residential Cluster Overlay	No specific zoning classification
Medium Density Single Family Residential	R-1C
High Density Single Family Residential	R-1D
Multi Family Residential	RM-1
Mobile Home Park	RMH
Office	O-1
Commercial	C-1, C-2 and C-3
Town Center	TC (proposed new district)
Industrial	I and A/D
Public	No specific zoning classification
Office and Research	No specified zoning classification

Zoning Changes

New Zoning Districts

The Future Land Use/Zoning Plan proposes a new Agricultural/Rural Residential and a new Towns Center zoning district. These districts are proposed along the western edge of the township (Agricultural/Rural Residential) and in the center of the township (Towns Center). To implement this proposal the text of the zoning ordinance would need to add them and the zoning map would need to be amended to rezone the proposed property to these classifications. An alternate approach would be to add the districts to the ordinance, but only rezone them to these classifications at the request of the property owner. In this instance this second approach would be ineffective in implementing the plan’s goal because the areas will only be effective as cohesive districts. Because this plan calls for other substantial changes to the zoning ordinance (see below), the simplest approach to implementing these recommendations would be the development of a new zoning ordinance rather than amending the current one.

The proposed Town Center zoning district is proposed to be a "form based" ordinance. This concept focuses primarily on the arrangement of structures on the lot rather than the use of those structures although the extent to which a mix of uses is allowed varies from community to

community. Form based zoning ordinances have primarily been used as a tool to promote "new-urbanism" style development within urban areas. The form generally involves two to four story structures adjacent to the sidewalk with parking on the side or in the rear. Rather than establishing minimum setbacks and maximum heights, these ordinances specify "build to" lines and minimum stories.

The Office and Research District is intended to be an overlay zone. The district would overlay I and A/D zoning districts and restrict the range of uses to only those research, office and other limited industrial uses otherwise allowed in each of these districts.

Cluster Residential

The current Township zoning ordinance contains four single-family residential zoning districts, including R-1A, R-1B, R-1 C and R-1 D. The significant difference among these zoning districts is the minimum lot size required. R-1A requires not less than 20,000 square feet of lot area, R-1 B requires 15,000, R-1 C requires 10,500 and R-1D requires 7, 200 square feet. Minimum lot width also varies, ranging from 100 feet in R-1 A and R-1 B to 80 feet in R-1 C and 60 feet in R-1 D.

Virtually all single-family home developments, except those in neighborhoods developed during the post World War II period, conform to these district standards. The Michigan Planning Act (PA 110 of 2006) requires all Townships over 1800 population to enact cluster residential alternatives to the traditional lot area and lot width standards. The Act requires Township with regulations allowing three or fewer dwellings per acre service by public sanitary sewer to enact the "cluster option". Both the R-1A and R-1 B zoning districts meet the threshold criteria of the Act. The Township will need to enact a cluster zoning option if it has not already done so.

It is important to keep in mind the Act does not mandate an increase in development density to accommodate cluster forms of housing development. In fact, the intent of this Act is simply to preserve open land and provide open space in new residential development. The clustering is at the property owner's option.

The cluster form of residential development affords considerable savings as regards site development costs associated with infrastructure. For example, if typical lot width is reduced from 100 to 60 feet, the percentage saving is 40%. These savings can help make housing more affordable if they are passed on to the consumer. Attached single family or multiple family housing formats in cluster developments achieves even greater savings in development costs. In addition, attached unit or multiple family formats can achieve a much greater of open space within the development site. This latter approach is especially useful on vacant lands near or adjacent to major thoroughfares. Open space can be used as a physical separation and buffer from highly traveled roadways and nearby incompatible land use.

Cluster residential regulations can be introduced to the zoning ordinance in at least four ways, these include:

- a) Cluster Residential Overlay District. This approach creates a distinct overlay-zoning district. The district, with approval of the Planning Commission and Township Board, is approved on top of the underlying, existing zoning district. The underlying district and cluster overlay district combine to allow flexible site design. The overlay district includes a requirement that a site development plan be filed at the time of seeking the overlay-zoning district. Approval of the overlay district is tied to a specific site development plan, both as to site layout and total number of dwelling units permitted.

- b) Planned Unit Residential Development District. Similar to the cluster overlay zone, but requires much more detail as to permitted types of housing layout. Uses planned land use densities to set maximum density of the planned unit residential development (PURD).
- c) Use by Right within Residential Districts. This approach simply allows cluster residential development as a permitted use in one or more existing residential zoning districts. This approach may or may not include incentives to developers to cluster. Because the Michigan Zoning Enabling Act requires clustering by right in the R-1A and R-1B districts, this option is appropriate for those districts.
- d) Use by Special Land Use within Residential Districts. This approach simply allows cluster residential development as a use permitted as a special land use in one or more existing residential zoning districts. This approach may or may not include incentives to developers to cluster. The advantage over the "By right" approach is that it helps to ensure that the cluster development is appropriate for the area.

The recommended approach in the Township is to amend the zoning ordinance to provide for by right cluster residential in the R-1A, R-1 B, R-1 C and R-1 D residential zoning district. Density is limited to that allowed in the current zoning district yet great flexibility of site design and housing types would be allowed. General parameters for such an approach would be (1) no increase in density from the underlying zoning district, (2) a minimum of 50% of the development site area would have to be dedicated to common open space, (3) permanent provisions for common area maintenance would have to be made, and (4) cost savings regarding site development costs would be passed on to the consumer in the price of the home. The recommended approach can (1) aid in provision of somewhat more affordable housing for lower income households, (2) provide low maintenance housing for empty nester and active older people, and (3) offer starter homes for young couples. The housing needs for each group can be addressed by this recommended option.

In addition, an open space development option by special land use would be provided for in the AG and R-1A districts which would allow for higher densities in return for greater open space and greater township control over the design of the development.

Cluster design for residential development should not increase density beyond current zoning. A "yield plan" should accompany the cluster development plan. The yield plan depicts the number of home sites that could reasonably be placed on the site using conventional zoning regulations. The intent of open space of cluster design is to provide flexibility of site design to preserve wildlife habitat, wetlands, significant views and woodlands.

- Dedicated open space should include significant natural features.
- Common open spaces should be directly accessible from as many dwelling units as possible rather than via narrow easements between homes.
- Location of open space on the perimeter of the development should consider use of adjoining properties.
- Provisions joining and linking adjoining open spaces should be implemented thus creating large areas of permanent open space.
- Open space should be large enough to afford natural landscape enhancement to the residential development rather than appearing as a vacant lot for future development.
- Lots or homes can be placed in small groups with space between such groups.

Design Standards

The goals and objectives in this plan include several recommendations for changes to the design standards in the Township Zoning Ordinance. These include the following:

- Incorporate "Crime Prevention through Environmental Design" into design standards.
- Provide incentives for development of infill sites
- Incentives for protection of natural features.
- Incentives for provision of trails and other neighborhood based amenities
- Incentives to provide for a mix of housing types to ensure housing affordability

District Uses and Standards

The following changes were identified as plan objectives that could be implemented through changes to the list of uses and the dimensional standards in the existing zoning districts in the Township Zoning Ordinance:

- Allow for as wide a range of uses in each district as possible.
- Provide of PUD development as a Special Land Use or as a separate zoning district.
- Review residential districts dimensional requirements to determine if it is possible to combine some districts

Other Zoning Requirements

The following changes were identified as plan objectives that could be implemented through changes in the Township Zoning Ordinance:

- Develop enforceable performance standards that regulate the level of noise , fumes and other impacts of industrial development

Other Growth Management Codes**Signs**

Signs are a highly visible element of the urban/suburban landscape of the township. Sign regulations should be designed to assure adequate public notice yet not be so plentiful or large as to be intrusive. Eliminating "sign clutter" is a popular cause in many communities today. Sign regulations should be reasonable yet require well designed street signs. Signs should be located well back from the edge of right of way, should be ground mounted to permit "eye level" viewing, and should be limited to one free-standing sign per lot or parcel. Wall signs should blend with the building architecture. Animated, temporary, roof mounted and revolving signs should not be permitted.

A well conceived signage program can (1) enhance the streetscape and (2) afford better driver visibility for each sign.

Building/Housing

The Charter Township of Flint has a significant number of rental housing units. While new rental housing construction is occurring, the primary source of additional rental housing units is absentee landlord rental of former owner-occupied single family homes.

In some of the older neighborhoods in the Township, it is obvious that housing quality is suffering. The Township needs to implement a rental housing code and aggressively implement

rental housing inspections. Only in this manner can older housing units be kept from serious physical decline. Once an older home enters serious disrepair, often the only solution is to order demolition. Thereafter, there becomes an unkempt vacant lot.

Consistent, regular rental housing unit inspections has proven to be an effective means of preserving older neighborhoods and preventing their physical decline. This type of program can be fee based; however, it is typically not self-sustaining. This means the Township would need to devote additional financial resources to yield a successful rental housing inspection program.

Subdivision/Site Condominium

Subdivision and Site Condominium developments yield similar results. Each is a method of dividing tracts of land into smaller lots or units respectively.

The Township should undertake a thorough review of its regulations governing both types of development. This review or audit should seek to determine if current standards produce a good quality of residential development and what changes, if any, may yield better results.

Land Divisions

In 1997, the Land Division Act was created to permit Townships, Villages and Cities to regulate divisions of land, which are not plats or condominium forms of land divisions. The so-called "meets n bounds" divisions are managed under this Act.

The Act limits the divisions on a "parent parcel", depending on its size. Land divisions that are not wisely thought out can create poor land division patterns throughout a community. Often, realtors advise those with homes on large parcels to break up the site into four or more separate parcels to add value.

A careful land division review process should be implemented by the Township with the objective of assuring that each land division is consistent with the standards established under the act.

Capital Improvements Program

The Planning Commission functions under terms of the Michigan Planning Enabling Act, PA 33 of 2008. This Act calls for Planning Commission review of all public capital expenditure improvements occurring within the Township, once a master plan has been adopted by the Commission. This provision has previously been in the Act, but used little. It also requires the Planning Commission to prepare and maintain a "Capital Improvements Program" (CIP) unless the Township Board assigns that responsibility to someone else.

It is recommended the Township institute a regular (CIP) process. Under this process, public capital needs relating to public infrastructure, public facilities, and capital equipment are annually evaluated. Conditions of current facilities are analyzed, deficiencies identified and specific capital improvements needs are prioritized and costs determined.

Such a process typically looks out 6 years, with the current year reflected in general and enterprise operating budgets. This type of program is highly useful and results in maximum public benefit for each public dollar appropriated and spent.

Objectives of the plan related to the CIP include:

- Partnering with local agencies to maximize the lifespan of roadways through transportation management techniques

- Pursue development of a continuous system of pathways and sidewalks as an alternative travel mode
- Incorporate traffic calming improvements into existing residential streets experiencing high rates of through traffic

Other Implementation Tools

Objectives of the plan that involve miscellaneous implementation techniques are:

- Utilize the Genesee County Brownfield Redevelopment Authority to encourage development and redevelopment of contaminated sites
- Evaluate the effectiveness of re-establishing Tax Increment Financing Districts in the Township
- Consider implementing an awards program that recognizes landscaping and upkeep of individual residential properties or blocks
- Participate in regional economic development programs aimed at reducing unemployment and attracting new businesses
- Identify opportunities for cooperation with adjacent jurisdictions and local agencies to provide services cost effectively
- Participate in implementation of regional greenway systems

Maintaining the Master Plan

A plan is not a static document. It must continuously be maintained and updated if it is to remain a valid document. Below are recommendations on methods that the Flint Charter Township Planning Commission should adopt in ensuring that the plan is adequately maintained. Under the terms of the Michigan Planning Enabling Act the Township Planning Commission must review the plan at least every five years to determine if there is a need to update the plan. Although it is recommended that the township conduct the review outlined below more frequently, it is recommended that for the five year review, the issues below should be documented and used for that required review.

Updating Plan Data

This plan is based on certain assumptions concerning the growth of the township. These assumptions are contained primarily in the plan's data base. It is important for the township to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the planning commission must determine what the changes in circumstances mean for the plan goals and policies.

- 1) Population Growth – Significant changes in population growth can indicate that the land development patterns that the plan was based on are changing.
- 2) Housing Growth and Mix - The plan makes assumptions on the growth of housing in the township over the planning period and the mix of single family, multi-family and mobile home units and the land use required for those uses. The township should monitor housing growth and mix to determine if it is following these assumptions. Request for rezonings for more land for a particular housing type than anticipated in the plan may mean certain assumptions on market demand for various housing types was incorrect which could impact policies dealing with the provision of varied housing types.
- 3) Housing Cost - Housing costs should be monitored to see if they are increasing more rapidly than household income during the planning period. A marked increase in housing costs in relation to income may require more aggressive efforts in providing low cost housing, while

stable costs may indicate that current strategies are working in providing a broad range of housing costs.

- 4) Adjacent Planning and Zoning - Changes in the land use plans or zoning maps of adjacent townships or the City of Flint should be reviewed to consider their impact on the township's plan, preferably before that community makes a decision regarding the matter.
- 5) Transportation - The township should monitor changes and proposed changes in the roads and streets in the township. The Road Commission and MDOT's road improvement schedule should be reviewed for their impact on the plan. Traffic count data is updated annually by the Road Commission and this information should be compared with capacity figures for various road sections along with accident data from the County Sheriff's Department and state police to determine if traffic congestion is increasing at an unexpected rate or if traffic safety is deteriorating.

Reviewing the Plan Goals and Objectives

After reviewing the updated information on the plan data base, the planning commission should review the goals and policies. Specifically the commission is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing a goal. Those items that are identified should be deleted or modified in light of the new information. The plan should be officially amended to incorporate the changes in the goals or policies and the basis for the change should be reflected in public hearing record.

Incorporating Plan Review into Rezoning Request Review

Although an annual review of the plan is necessary for a comprehensive examination of the plan, many problems with a land use plan will become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the master plan as part of the planning commission's consideration of such requests. This is covered in more detail below.

Using the Master Plan for Zoning Review

As noted earlier, the primary method of enforcing a land use plan is the zoning ordinance. In order for that to be done effectively, the rezoning should be structured so land use goals and policies are considered.

In considering a rezoning request, the primary question to ask is; "Does this request conform to our master plan?" The subsidiary questions follow that; "Was there an error in the plan? "Have there been relevant changes in conditions since the plan was approved?" and "Have there been changes in the goals and policies of the plan?". Answering these questions should answer the question whether or not a rezoning request is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions that the plan was built on or a change in the goals and priorities that the community set for itself.

Mistake - A mistake in a plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled or other factors that if known at the time of the plan adoption would have been corrected.

Changes in Conditions - A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change then goals, policies and land use decisions that made sense when the plan was adopted way no longer be valid and a rezoning that was not appropriate before may be appropriate now.

Change in Policy - In the end, a plan is based on the planning commission's vision of what the best future for their municipality is. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan as long as that changed vision is explicitly incorporated into the plan.

Two points should be made. First of all the three factors for consideration (mistake, change in condition, change in goals or policy) can work in reverse, making a proposal that otherwise seems appropriate, inappropriate. Secondly, these factors should not be used to create excuses for justifying a decision to violate the land use plan, or to change it so often that it loses its meaning.

Appendix A - Population and Housing

Trends in population and housing directly influence public policy and future land use/development decisions. This Chapter presents long term and recent trends in population of the Township and the Region. Of course, in a large and diverse urban area such as Genesee County, no community functions in isolation. Population trends of the Region directly influence each community.

The People

The Charter Township of Flint is a part of the Flint Metropolitan Statistical Area (MSA). Table 2-1 presents population changes for the period 1980-2000 for the Township, its neighbors and Genesee County.

Community	1980	1990	2000	% Change 1990-2000
Flint Township	35,405	34,081	33,691	-1%
Mundy Township	10,786	11,511	12,191	6%
Mt Morris Township	27,928	25,198	23,725	-6%
Clayton Township	7,155	7,284	7,546	4%
City of Flint	159,611	140,761	124,943	-11%
City of Burton	29,976	27,617	30,308	10%
Genesee County	450,449	430,459	436,141	1%

Flint Township lost 390 residents in the period 1990-2000. The City of Flint by contrast lost nearly 15,900 in population in the same decade. Mt. Morris Township experienced a loss of 1,473 people in the 1990-2000 decade. Decline in manufacturing employment has been suggested as the single most important reason for population losses.

The County experienced a revival of total population, increasing by 5,682 people. The City of Burton, Clayton Township and Mundy Township all experienced population gains.

Age

A review of the age distribution of residents of Flint Township shows that there were somewhat fewer individuals in the 0 to 9 and the 30 to 39 year age groups and a higher percentage of residents 60 years old and older. This is reflected in the higher median age for the Township in comparison with the state and county. A greater percentage of residents over 60 years old can be expected to increase the demand for housing types other than conventional single-family detached homes, increased demand for mass transit and pedestrian oriented facilities and a greater reliance on fixed income sources such as retirement and social security.

Age	Number			Percent Both sexes
	Both sexes	Male	Female	
Total population	33,691	15,720	17,971	100.0
0 to 9 years	4,335	2,220	2,115	12.8
10 to 19 years	4,779	2,440	2,339	14.2
20 to 29 years	4,077	1,947	2,130	12.1
30 to 39 years	4,623	2,152	2,471	13.7
40 to 49 years	5,149	2,399	2,750	15.3
50 to 59 years	3,839	1,817	2,022	11.3
60 to 69 years	2,850	1,274	1,576	8.4
70 to 79 years	2,514	1,027	1,487	7.4
80 to 89 years	1,257	387	870	3.7
90 years and over	268	57	211	0.8

Figure A-1 Age Breakdown – 2000 (Flint Township)

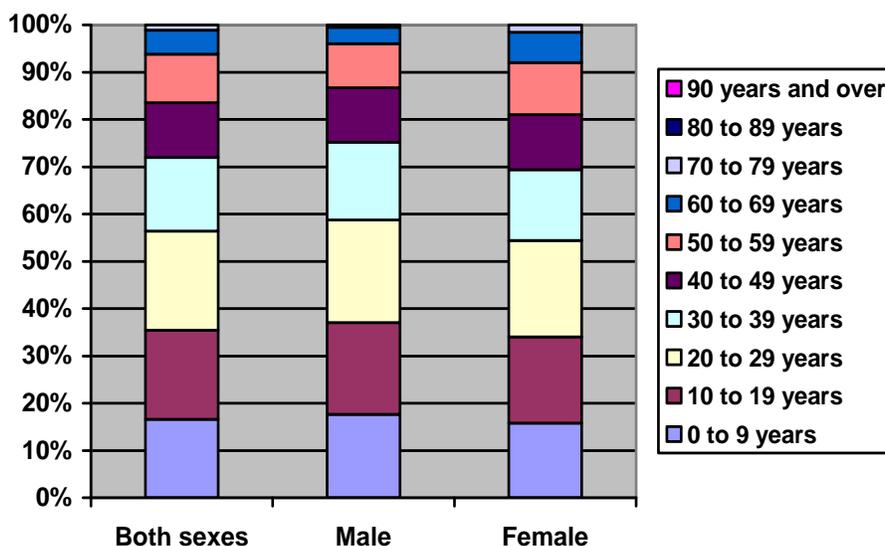


Table A-3 Age Breakdown Genesee County				
Age	Number			% Both sexes
	Both sexes	Male	Female	
Total population	436,141	209,692	226,449	100.0
0 to 9 years	66,803	34,199	32,604	15.4
10 to 19 years	64,841	32,997	31,844	14.9
20 to 29 years	55,671	26,830	28,841	12.7
30 to 39 years	64,467	30,967	33,500	14.8
40 to 49 years	67,784	32,561	35,223	15.5
50 to 59 years	49,216	23,809	25,407	11.3
60 to 69 years	31,910	14,548	17,362	7.3
70 to 79 years	23,808	10,177	13,631	5.5
80 to 89 years	9,853	3,191	6,662	2.3
90 years and over	1,788	413	1,375	0.4

Table A-4 Age Breakdown Michigan				
Age	Number			% Both sexes
	Both sexes	Male	Female	
Total population	9,938,444	4,873,095	5,065,349	100.0
0 to 9 years	1,417,186	725,957	691,229	14.3
10 to 19 years	1,466,879	752,032	714,847	14.7
20 to 29 years	1,298,468	652,326	646,142	13.1
30 to 39 years	1,494,909	746,308	748,601	15.0
40 to 49 years	1,545,911	764,957	780,954	15.6
50 to 59 years	1,118,929	549,588	569,341	11.3
60 to 69 years	705,979	332,104	373,875	7.1
70 to 79 years	574,189	245,857	328,332	5.8
80 to 89 years	268,475	92,614	175,861	2.7
90 years and over	47,519	11,352	36,167	0.5

Table A-5 Age Breakdown by Percentage - 2000			
Age	Percentage		
	Michigan	Genesee County	Flint Township
Total population	100.0	100.0	100.0
0 to 9 years	14.3	15.4	12.8
10 to 19 years	14.7	14.9	14.2
20 to 29 years	13.1	12.7	12.1
30 to 39 years	15.0	14.8	13.7
40 to 49 years	15.6	15.5	15.3
50 to 59 years	11.3	11.3	11.3
60 to 69 years	7.1	7.3	8.4
70 to 79 years	5.8	5.5	7.4
80 to 89 years	2.7	2.3	3.7
90 years and over	0.5	0.4	0.8

Table A-6 Median Age		
State of Michigan	Genesee County	Flint Township
35.5	35	38.1

Racial and Hispanic Composition

Flint Township is more racially diverse than the state as a whole, but slightly less so than the county. The percentage of persons with a Hispanic background is the same as the county. National trends indicate that the township should expect its racial diversity to increase over the next twenty years.

Table A-7 Race - 2000						
Race	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
White	7,966,053	80.2	328,350	75.3	26,200	77.8
Black or African American	1,412,742	14.2	88,843	20.4	5,430	16.1
American Indian and Alaska Native	58,479	0.6	2,414	0.6	205	0.6
Asian	176,510	1.8	3,515	0.8	740	2.2
Native Hawaiian and Other Pacific Islander	2,692	0	92	0	6	0
Some other race	129,552	1.3	3,408	0.8	252	0.7
Two or more races	192,416	1.9	9,519	2.2	858	2.5

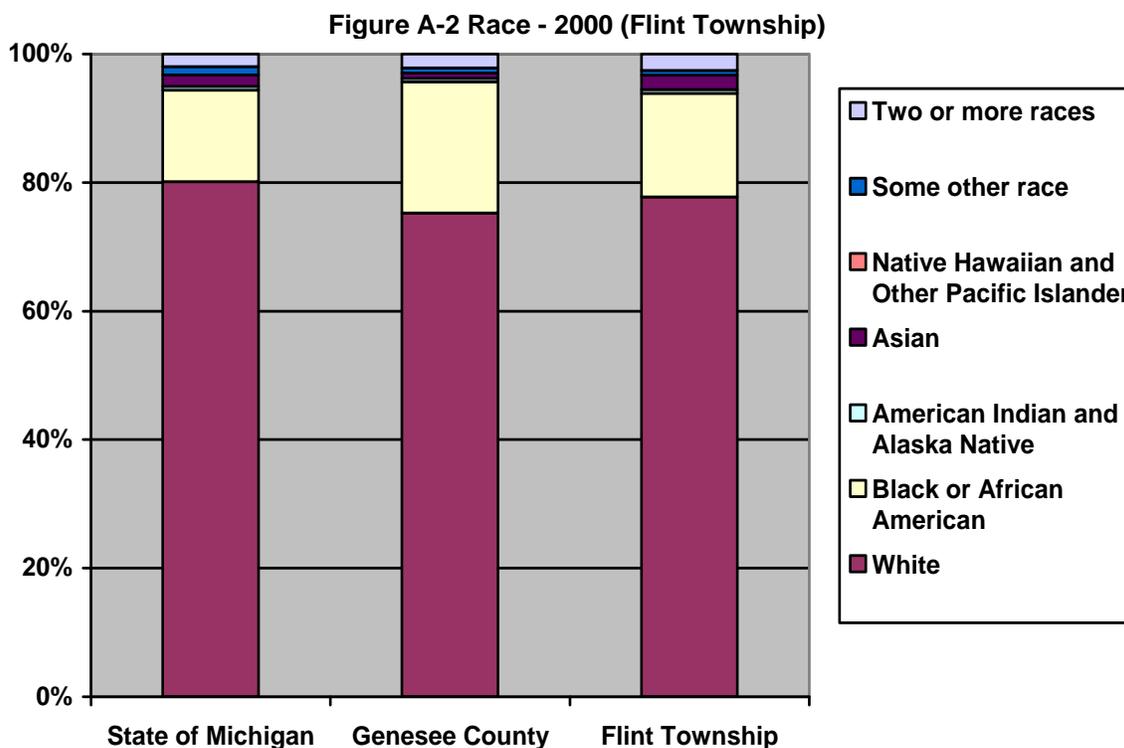


Table A-8 Hispanic Or Latino - 2000

	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	323,877	3.3	10,152	2.3	784	2.3

Household Composition

Household composition is an important indicator of other factors that affect a community. The percentage of households with children under 18 can impact the demand for services such as schools and recreation. Because single person households tend to have lower incomes, a higher percentage of these households often reflect a lower average income and a higher poverty rate. A higher rate of single person households will often mean an increase in demand for housing options other than single family homes.

A family, as defined by the Bureau of the Census is two or more people living together, with at least two of the people directly related (husband and wife or parent and child). Flint Township has a lower percentage of families than the state or county. This reflected in percentage of the sub-category “married couple families”, however the percentage families with a female head of household and no husband present is higher than the state average, although lower than the county average.

Non-family households include groups of unrelated individuals such as two or more friends sharing an apartment or an unmarried couple with no children. It also includes one person living alone. Flint Township has a significantly higher percentage of non-family households than the state or county. Almost all of that difference is due to a higher percentage of single person households, including persons 65 years old or older.

Table A-9 Household Composition - 2000						
	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total households	3,785,661	100	169,825	100	13,972	100
Family households (families)	2,575,699	68	115,956	68.3	9,025	64.6
With own children under 18 years	1,236,713	32.7	57,307	33.7	4,251	30.4
Married-couple family	1,947,710	51.4	80,574	47.4	6,364	45.5
With own children under 18 years	873,227	23.1	35,236	20.7	2,576	18.4
Female householder, no husband present	473,802	12.5	27,702	16.3	2,084	14.9
With own children under 18 years	283,758	7.5	17,765	10.5	1,320	9.4
Nonfamily households	1,209,962	32	53,869	31.7	4,947	35.4
Householder living alone	993,607	26.2	45,105	26.6	4,257	30.5
Householder 65 years and over	355,414	9.4	15,363	9	1,767	12.6

Average Household Size

Average household size impacts the type and quantity of housing demand. A community with a lower number of persons

per household will have a higher demand for housing and will tend to have a higher demand for housing types other than single-family detached homes than a community with the same population but a higher number of persons per household.

Table A-10 Average Household Size – 2000			
	State of Michigan	Genesee County	Flint Township
Average Household Size	2.56	2.54	2.36

Flint Township has a lower average household size than the state or county. This is due in large part to its higher percentage of one person households. In addition, it has a lower percentage of family households with children less than 18 years of age, indicating a higher number of “empty nesters” in the community.

Housing Tenure

A somewhat higher percentage of the dwelling units are renter occupied in the Township than in the state or county. Increasing owner occupancy is a goal of many communities based in part on the assumption that there is a greater commitment to maintaining owner occupied dwellings based on the owner occupant’s self interest.

Table A-11 Housing Tenure - 2000						
Housing Tenure	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Occupied housing units	3,785,661	100	169,825	100	13,972	100
Owner-occupied housing units	2,793,124	73.8	124,340	73.2	9,586	68.6
Renter-occupied housing units	992,537	26.2	45,485	26.8	4,386	31.4

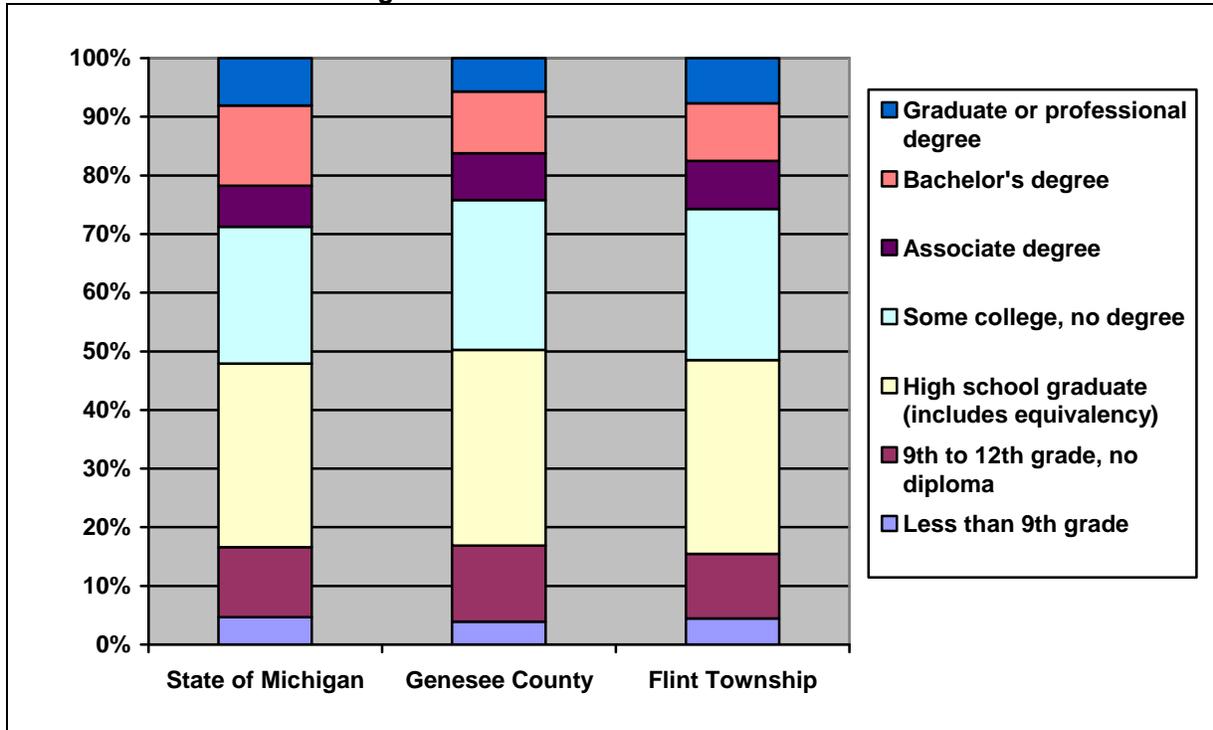
Educational Attainment

One economic development strategy being pursued by many communities, (as well as the state as a whole) is to attempt to attract professionals and other college graduates to strengthen their ability to attract knowledge based businesses. Flint and greater Genesee County are attempting to exploit the existence of U of M Flint, Kettering, Baker and Mott Colleges in the community.

Currently the Township's percentage of persons with bachelors, graduate or professional degrees is approximately the same as the county but significantly less than the state. If the township adopts a strategy of attracting young professionals, this number would be useful to evaluate as it is updated.

Table A-12 Educational Attainment - 2000						
Educational Attainment	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Population 25 years and over	6,415,941	100.0	277,660	100	22,533	100
Less than 9th grade	299,014	4.7	10,917	3.9	1,001	4.4
9th to 12th grade, no diploma	765,119	11.9	35,893	12.9	2,487	11
High school graduate (includes equivalency)	2,010,861	31.3	92,661	33.4	7,443	33
Some college, no degree	1,496,576	23.3	71,023	25.6	5,804	25.8
Associate degree	448,112	7.0	22,107	8	1,844	8.2
Bachelor's degree	878,680	13.7	29,272	10.5	2,219	9.8
Graduate or professional degree	517,579	8.1	15,787	5.7	1,735	7.7

Figure A-3 Educational Attainment - 2000



Residence in 1995

This data helps to characterize the stability of a community's population. Population stability can be useful in promoting strong residential neighborhoods. A high transition rate can also indicate financial stress that results in foreclosures or job loss requiring relocation.

Table A-13 Residence In 1995						
RESIDENCE IN 1995	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Population 5 years and over	9,268,782	100	404,586	100	31,613	100
Same house in 1995	5,307,228	57.3	229,690	56.8	17,773	56.2
Different house in the U.S. in 1995	3,801,892	41	172,165	42.6	13,399	42.4
Same county	2,324,137	25.1	126,286	31.2	10,444	33
Different county	1,477,755	15.9	45,879	11.3	2,955	9.3
Same state	1,010,117	10.9	30,246	7.5	1,431	4.5
Different state	467,638	5	15,633	3.9	1,524	4.8
Elsewhere in 1995	159,662	1.7	2,731	0.7	441	1.4

The percentage of people in their same home as five years previously is approximately the same in the Township, county and state. It is interesting to note that the percentage of people living in a different house but the same county was substantially higher in the Township and county in comparison with the rest of the state.

Occupation

Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of occupational groups shown in this product include managerial occupations; business and financial specialists; scientists and technicians; entertainment; healthcare; food service; personal services; sales; office and administrative support; farming; maintenance and repair; and production workers.

Table A-14 Occupation - 2000						
OCCUPATION	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Employed civilian population 16 years and over	4,637,461	100	192,969	100	14,814	100
Management, professional, and related occupations	1,459,767	31.5	52,052	27	4,231	28.6
Service occupations	687,336	14.8	31,865	16.5	2,367	16
Sales and office occupations	1,187,015	25.6	46,896	24.3	3,854	26
Farming, fishing, and forestry occupations	21,120	0.5	266	0.1	12	0.1
Construction, extraction, and maintenance occupations	425,291	9.2	20,540	10.6	1,513	10.2
Production, transportation, and material moving occupations	856,932	18.5	41,350	21.4	2,837	19.2

Industry

Information on industry relates to the kind of business conducted by a person's employing organization. For employed people the data refer to the person's job during the reference week.

For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. The data shows some minor differences between the township in comparison with the State and County. Despite the fact that the county has a greater share than the state in manufacturing jobs, the townships residents have a smaller share; while they have a greater share of educational, health and social services. Given the fact that education and health are two sectors of the area economy that continues to grow, this could indicate that the township's population is slightly better protected against the continuing downturn in the automobile industry.

Table A-15 Industry - 2000						
Industry	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Employed civilian population 16 years and over	4,637,461	100	192,969	100	14,814	100
Agriculture, forestry, fishing and hunting, and mining	49,496	1.1	588	0.3	6	0
Construction	278,079	6	12,115	6.3	754	5.1
Manufacturing	1,045,651	22.5	46,441	24.1	3,061	20.7
Wholesale trade	151,656	3.3	5,578	2.9	319	2.2
Retail trade	550,918	11.9	24,762	12.8	1,870	12.6
Transportation and warehousing, and utilities	191,799	4.1	6,727	3.5	510	3.4
Information	98,887	2.1	4,019	2.1	381	2.6
Finance, insurance, real estate, and rental and leasing	246,633	5.3	9,122	4.7	830	5.6
Professional, scientific, management, administrative, and waste management services	371,119	8	13,345	6.9	1,033	7
Educational, health and social services	921,395	19.9	40,757	21.1	3,686	24.9
Arts, entertainment, recreation, accommodation and food services	351,229	7.6	14,587	7.6	1,160	7.8
Other services (except public administration)	212,868	4.6	9,752	5.1	876	5.9
Public administration	167,731	3.6	5,176	2.7	328	2.2

Class of Worker

This data identifies the percentage of the workforce employed by the government versus those employed by the private sector and those self

Table A-16 Class Of Worker - 2000						
Class Of Worker	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Private wage and salary workers	3,852,698	83.1	164,133	85.1	12,684	85.6
Government workers	528,201	11.4	18,724	9.7	1,339	9
Self-employed workers in own not incorporated business	243,300	5.2	9,577	5	778	5.3
Unpaid family workers	13,262	0.3	535	0.3	13	0.1

employed. The numbers indicate that there is not a significant difference in the ratios in the State, County and Township.

Household Income

The data in this table shows that in 1999 Township households had a median income over 10% less than households in the State as a whole. However, the most striking data demonstrates that the Township has fewer very poor as well as fewer very wealthy households as percentage of their total than either the State or the County. The bulk of the households were working class and middle class.

Table A-17 Income In 1999						
Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	170,030	100	14,013	100
Less than \$10,000	313,905	8.3	16,339	9.6	1,138	8.1
\$10,000 to \$14,999	219,133	5.8	10,812	6.4	941	6.7
\$15,000 to \$24,999	469,100	12.4	22,697	13.3	2,261	16.1
\$25,000 to \$34,999	470,419	12.4	21,572	12.7	1,896	13.5
\$35,000 to \$49,999	624,326	16.5	26,842	15.8	2,339	16.7
\$50,000 to \$74,999	778,755	20.6	34,260	20.1	2,856	20.4
\$75,000 to \$99,999	432,681	11.4	19,336	11.4	1,342	9.6
\$100,000 to \$149,999	324,966	8.6	13,311	7.8	805	5.7
\$150,000 to \$199,999	79,291	2.1	2,521	1.5	203	1.4
\$200,000 or more	76,204	2	2,340	1.4	232	1.7
Median household income (dollars)	44,667	(X)	41,951	(X)	39,718	(X)

Income Source

The information in the table above shows the sources of income from residents. The percentages equal more than 100% because many households have more than one source of income. The data reflects the higher percentage of people over 60 in the Township in comparison with the County or State, resulting in a higher number of households with Social Security and retirement income. This would also explain the lower median income identified above.

A population with a higher percentage of household with retirement and Social Security income are less sensitive to fluctuations in economic trends but are more sensitive to increases in costs such as taxes, housing, food and medical expenses.

Table A-18 Income In 1999						
Income Source In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	3,788,780	100	14,013	100
With earnings	3,037,312	80.2	133,711	78.6	10,349	73.9
Mean earnings (dollars)	57,926	(X)	53,174	(X)	52,848	(X)
With Social Security income	994,035	26.2	44,454	26.1	4,320	30.8
Mean Social Security income (dollars)	11,943	(X)	11,755	(X)	12,793	(X)
With Supplemental Security Income	160,722	4.2	8,772	5.2	645	4.6
Mean Supplemental Security Income (dollars)	6,545	(X)	6,444	(X)	6,411	(X)
With public assistance income	137,224	3.6	9,030	5.3	564	4
Mean public assistance income (dollars)	2,672	(X)	2,875	(X)	2,618	(X)
With retirement income	726,142	19.2	39,722	23.4	3,839	27.4
Mean retirement income (dollars)	16,725	(X)	17,627	(X)	17,606	(X)

Poverty Status

In 1999 the Township had slightly fewer families living in poverty than the State as a whole and substantially fewer than the County as a whole. This could in part be due to higher than average number who rely on Social Security and retirement income that is high enough to keep them out of poverty.

Table A-19 Poverty Status In 1999						
Poverty Status In 1999 (Below Poverty Level)	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Families	192,376	(X)	11,930	(X)	715	(X)
Percent below poverty level	(X)	7.4	(X)	10.2	(X)	7.8
With related children under 18 years	151,943	(X)	10,234	(X)	609	(X)
Percent below poverty level	(X)	11.3	(X)	16.2	(X)	13.2
With related children under 5 years	76,449	(X)	5,186	(X)	280	(X)
Percent below poverty level	(X)	14.7	(X)	21	(X)	16.2
Families with female householder, no husband present	110,549	(X)	8,036	(X)	426	(X)
Percent below poverty level	(X)	24	(X)	29.3	(X)	20.2
With related children under 18 years	99,905	(X)	7,506	(X)	402	(X)
Percent below poverty level	(X)	31.5	(X)	37.6	(X)	28
With related children under 5 years	50,393	(X)	3,807	(X)	162	(X)
Percent below poverty level	(X)	44.2	(X)	49.8	(X)	34.6
Individuals	1,021,605	(X)	56,480	(X)	3,435	(X)
Percent below poverty level	(X)	10.5	(X)	13.1	(X)	10.4
18 years and over	668,670	(X)	33,591	(X)	2,165	(X)
Percent below poverty level	(X)	9.3	(X)	10.7	(X)	8.7
65 years and over	96,116	(X)	3,794	(X)	332	(X)
Percent below poverty level	(X)	8.2	(X)	7.7	(X)	6.5
Related children under 18 years	340,254	(X)	22,275	(X)	1,209	(X)
Percent below poverty level	(X)	13.4	(X)	19.1	(X)	15.4
Related children 5 to 17 years	237,590	(X)	15,391	(X)	845	(X)
Percent below poverty level	(X)	12.7	(X)	18	(X)	14.6
Unrelated individuals 15 years and over	362,575	(X)	16,049	(X)	1,199	(X)
Percent below poverty level	(X)	21.8	(X)	22	(X)	19

Units in Structure

The data demonstrates that in 2000 the Township had a significantly higher percentage of dwelling units in multi-family structures of 5 units or more and mobile homes. The ratio is more characteristic of a city. It can be explained in part due to the fact

Table A-20 Units In Structure - 2000						
Units In Structure	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total housing units	4,234,279	100	183,630	100	14,867	100
1-unit, detached	2,988,818	70.6	132,311	72.1	8,801	59.2
1-unit, attached	164,910	3.9	5,969	3.3	536	3.6
2 units	146,414	3.5	4,557	2.5	171	1.2
3 or 4 units	118,067	2.8	4,648	2.5	381	2.6
5 to 9 units	169,946	4	6,556	3.6	1,044	7
10 to 19 units	144,848	3.4	6,774	3.7	1,411	9.5
20 or more units	216,573	5.1	8,502	4.6	783	5.3
Mobile home	277,158	6.5	14,295	7.8	1,740	11.7
Boat, RV, van, etc.	7,545	0.2	18	0	0	0

that municipal water and sewer are available in the Township, making higher density development feasible and due to the Township’s location adjacent to the City of Flint. Given the fact that the Township’s percentage of renters is only slightly higher than the County or State, a significant percentage of the multi-family units are likely condominium developments.

Table A-21 Year Structure Built - 2000						
Year Structure Built	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Total housing units	4,234,279	100	183,630	100	14,867	100
1999 to March 2000	91,872	2.2	3,900	2.1	125	0.8
1995 to 1998	272,594	6.4	10,974	6	455	3.1
1990 to 1994	259,389	6.1	8,479	4.6	508	3.4
1980 to 1989	446,197	10.5	14,793	8.1	1,417	9.5
1970 to 1979	722,799	17.1	33,603	18.3	3,859	26
1960 to 1969	602,670	14.2	34,179	18.6	4,349	29.3
1940 to 1959	1,123,299	26.5	54,051	29.4	3,277	22
1939 or earlier	715,459	16.9	23,651	12.9	877	5.9

The data in the table above shows the age of housing in Flint Township. It demonstrates that the peak of housing development in the Township occurred from after World War II to the last major recession in Michigan in the late 1970’s. After the State’s economy turned around in the mid 1980’s development rebounded, but by 1990 the number of residences in the Township grew at a lower rate than the County or State. It is likely that this was primarily due to the fact that the Township is built-out to a great extent.

If it is assumed that homes have a 50 year average life span before they require major rehabilitation, almost a third of the Township’s housing stock will begin reaching that critical period and maintenance of housing quality may be an increasing concern over the next 20 years.

Vehicles Available

The 2000 census revealed the fact that approximately 7.1% of households have no vehicles, which is somewhat lower than the State or County percentages. However, given the median age of residents, the number unable to drive can be expected to increase along with the need for mass transit and pedestrian oriented facilities.

Table A-22 Vehicles Available – 2000						
Vehicles Available	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Households	3,788,780	100	3,788,780	100	14,013	100
None	290,240	7.7	13,305	7.8	992	7.1
1	1,277,655	33.7	60,404	35.6	5,690	40.7
2	1,541,576	40.7	67,161	39.5	5,235	37.5
3 or more	676,190	17.9	28,955	17	2,058	14.7

Lack of Essential Facilities

The Township has extremely low percentages of dwellings without the essential facilities of indoor plumbing, kitchen or telephone facilities.

Table A-23 Selected Characteristics - 2000						
Selected Characteristics	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Lacking complete plumbing facilities	16,971	0.4	691	0.4	20	0.1
Lacking complete kitchen facilities	17,844	0.5	589	0.3	14	0.1
No telephone service	99,747	2.6	5,590	3.3	281	2

Table A-24 House Value - 2000						
House Value	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified owner-occupied units	2,269,175	100	103,617	100	7,873	100
Less than \$50,000	19,346	18.7	19,346	18.7	842	10.7
\$50,000 to \$99,999	36,467	35.2	36,467	35.2	3,215	40.8
\$100,000 to \$149,999	28,315	27.3	28,315	27.3	2,587	32.9
\$150,000 to \$199,999	11,115	10.7	11,115	10.7	528	6.7
\$200,000 to \$299,999	6,112	5.9	6,112	5.9	540	6.9
\$300,000 to \$499,999	1,788	1.7	1,788	1.7	90	1.1
\$500,000 to \$999,999	346	0.3	346	0.3	57	0.7
\$1,000,000 or more	128	0.1	128	0.1	14	0.2
Median (dollars)	95,000	(X)	95,000	(X)	98,600	(X)

Home Value and Homeowner Housing Costs

The following two tables show the value of owner occupied and the percentage of household income represented by the house payment, property taxes, homeowners insurance and utility costs in 1999. The tables show that the value of homes in the Township, as estimated by the homeowner, is slightly higher than the State or County as a whole. At the same time the percentage of homeowners who were paying less than 20% of their household income for housing was slightly less than the County and substantially less than the State, despite the fact that the Township's median household income was approximately 10% less than the State as a whole. This could be explained by a higher percentage of homeowner who have paid off their mortgages which would be consistent with a community that has a higher than average median age and a high percentage of homes in the 20 to 40 year age range. The impact on these statistics of the explosion in mortgage back consumer loans and sub-prime mortgages is unknown at this time.

Table A-25 Selected Monthly Owner Costs As A Percentage Of Household Income In 1999						
Selected Monthly Owner Costs As A Percentage Of Household Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified owner-occupied units	2,269,175	100	103,617	100	7,873	100
Less than 15 percent	947,804	41.8	47,548	45.9	3,882	49.3
15 to 19 percent	416,803	18.4	17,701	17.1	1,323	16.8
20 to 24 percent	297,909	13.1	12,523	12.1	801	10.2
25 to 29 percent	188,161	8.3	7,754	7.5	541	6.9
30 to 34 percent	112,427	5	4,389	4.2	292	3.7
35 percent or more	288,961	12.7	13,016	12.6	996	12.7
Not computed	17,110	0.8	686	0.7	38	0.5

Gross Rent

The following two tables show the gross rent of renters in the Township (gross rent equals rent plus utilities) and gross rent as a percentage of household income in 1999. The tables show that the Township has fewer dwellings with gross rents of \$750 or more but is still within 5% of the median gross rent for the County and the State. As with owner occupied housing, the percentage of households that pay less than 20% of their income on their gross rent is slightly less than County or State.

Table A-26 Gross Rent - 2000						
Gross Rent	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified renter-occupied units	976,313	100	45,069	100	4,380	100
Less than \$200	53,844	5.5	2,067	4.6	278	6.3
\$200 to \$299	52,030	5.3	2,249	5	152	3.5
\$300 to \$499	275,832	28.3	16,503	36.6	1,365	31.2
\$500 to \$749	373,820	38.3	18,345	40.7	2,021	46.1
\$750 to \$999	122,289	12.5	3,148	7	249	5.7
\$1,000 to \$1,499	42,865	4.4	732	1.6	86	2
\$1,500 or more	12,867	1.3	259	0.6	114	2.6
No cash rent	42,766	4.4	1,766	3.9	115	2.6
Median (dollars)	546	(X)	507	(X)	522	(X)

Table A-27 Gross Rent As A Percentage Of Household Income In 1999						
Gross Rent As A Percentage Of Household Income In 1999	State of Michigan		Genesee County		Flint Township	
	#	%	#	%	#	%
Specified renter-occupied units	976,313	100	45,069	100	4,380	100
Less than 15 percent	203,605	20.9	9,588	21.3	973	22.2
15 to 19 percent	144,994	14.9	6,081	13.5	718	16.4
20 to 24 percent	120,980	12.4	4,951	11	545	12.4
25 to 29 percent	97,918	10	4,266	9.5	456	10.4
30 to 34 percent	66,101	6.8	2,926	6.5	297	6.8
35 percent or more	277,644	28.4	14,413	32	1,166	26.6
Not computed	65,071	6.7	2,844	6.3	225	5.1

Appendix B - Our Neighbors' Plans

(This Chapter was not updated from the 2002 Plan)

The Charter Township of Flint shares common borders with the City of Burton for 1.5 miles along Fenton Road, Clayton Township on the west along Elms Road for about 4.7 miles, Mt. Morris on the north along Pasadena Road a distance of 4 miles, Mundy Township on the south for about 5.5 miles along Maple Road and the City of Flint along a shared, irregular border. The City of Swartz Creek is adjacent to the Township within Sections 29, 30 and 31.

The existing development pattern and planned future land use in each of these communities significantly affects neighborhoods within the Charter Township of Flint. This Chapter provides a review of adopted future land use plans within the City of Burton, Clayton Township, Mt. Morris Township, Mundy Township and the City of Swartz Creek.

As a new Future Land Use Plan is prepared for the Charter township of Flint, reference to plans for the neighboring communities will be needed to assure compatibility of land use.

The City of Burton

Figure B-1 provides a map and legend from the City of Burton future land use plan, adopted early in 2002. This plan depicts a large area of commercial use in the area along Fenton Road near Bristol. Further south is a mix of mobile home parks, low density residential and commercial uses. The area from Maple Road north ½ mile along Fenton is shown as commercial and restricted office. The City's plan for this area largely reflects the pattern of exiting uses. Much of the adjacent area of Flint Township is established single family residential use.

Mundy Township

Flint and Mundy Townships share a long 5.5 mile border. Each influences the other in very material ways. Maple Road is experiencing ever increasing traffic volumes. Planned land use along both sides of this road will influence the design of the future road. Existing homes in both Townships will be significantly impacted. As shown on Figure B-2, Section 6 of Mundy Township is planned for a very large mobile home park. Approximately 320 acres of land is depicted in this use. Section 5 is depicted as "one family residential". The area between Linden Road and Jennings Road is shown as "airport service", a form of industrial use. The airport occupies much of Section 3. I-75 bisects Section 2, with much of this section including the Genesee Area Skills Center and planned multiple family residential uses. Section 1 contains a large school complex, the senior citizens services center and a large area of single family residential.

Clayton Township

Sections 1, 12, 13, 24 and 25 of Clayton Township border Flint Charter Township. Elms Road forms the common boundary. The future land use planned for these sections calls for single family detached residential. There are some exceptions, primarily at the southwest and northwest corners of Corunna Road and Elms Road. These two locations are planned for general commercial to a distance of about one-quarter mile west of Elms Road. In Section 25, the plan calls for rural estates single family residential, essentially very large lot single family residential. The border area of Clayton Township south of Lennon Road to the Swartz Creek City limits is now under development as a golf course, including exclusive home sites.

Mt. Morris Township

Sections 31-34 within Mt. Morris Township abut Flint Township. In Section 31 along Potter Road, the predominant land use is planned as "rural agricultural/low density residential". A large area of medium density residential is within the east 1/2 of Section 31. Sections 32 and 33 contain a mix of low and medium density residential along Pasadena Road west of I-75. East of I-75 is a concentration of planned industrial and commercial land uses. Figure B-4 presents the Mt. Morris Township Future Land Use Plan map. The future land use plan, adopted in 1990, was not produced in color.

City of Swartz Creek

The City of Swartz Creek is adjacent to the Township within Sections 29, 30 and 31. The City's plan depicts heavy industrial use west of Dye Road and north of Miller/Bristol Roads. South of Miller Road is depicted "office" and "heavy commercial". Adjacent to the township in Section 30 is depicted single family residential ranging from 1-4 and 4-7 dwellings per acre. The City's current Master Plan was adopted in 1992. A color copy of the future land use plan is not available. The City's plan is not included in this report.

Implications

Figure B-6 provides a side by side comparison of future land use plans for the Charter Township of Flint and its neighbors.

It is apparent from review of the plans adopted by adjacent municipalities that the Township needs to be keenly aware of existing and future land uses along its borders. Existing and planned land uses among neighboring communities are very diverse.

Heavy industrial, airport, commercial use concentrations within an adjoining municipality have major influence upon land use within the Charter Township of Flint. The characteristics and environmental aspects of these land uses will limit land use options for the Township.

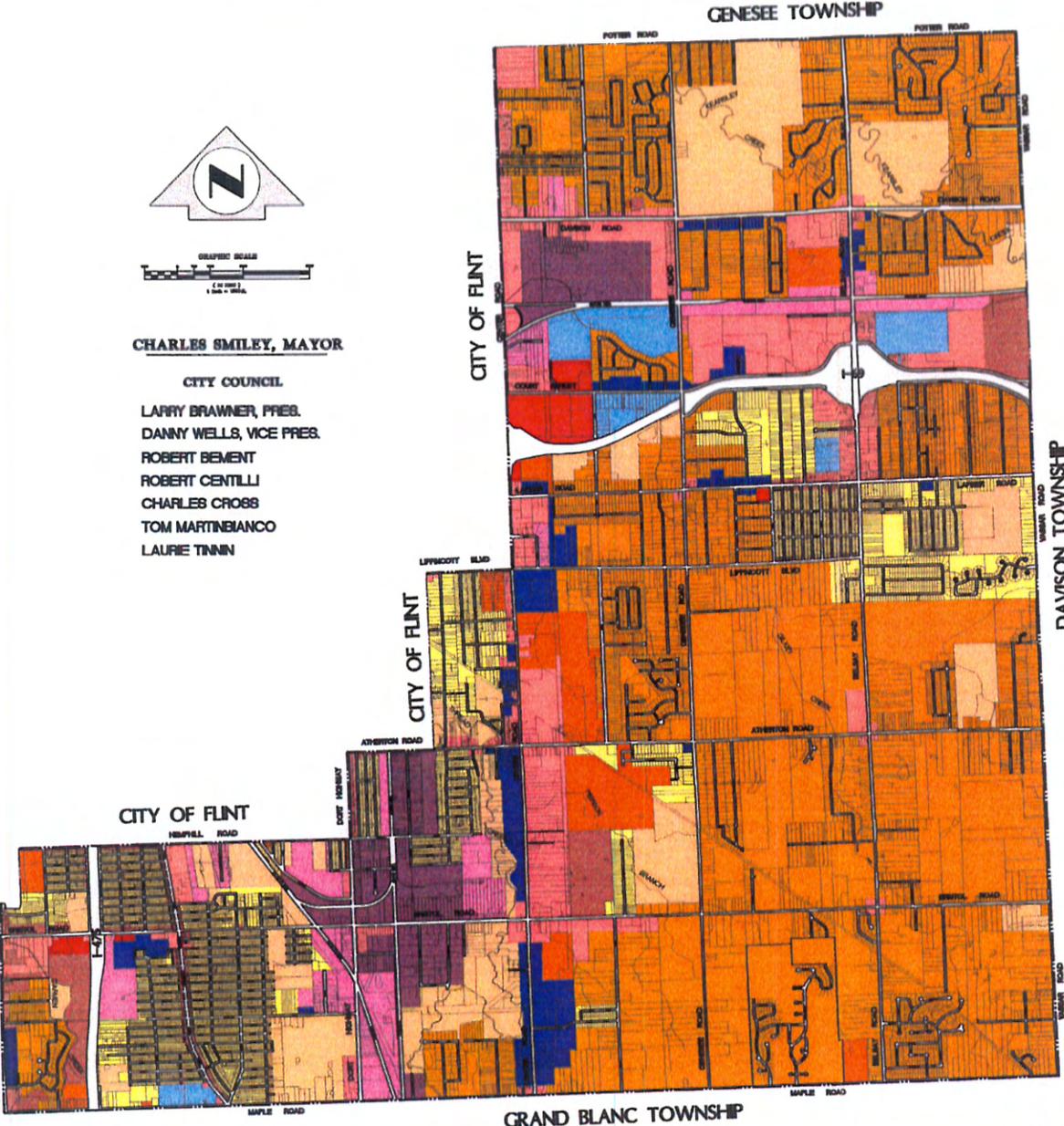
To reiterate, Mundy Township has planned a large area of mobile home parks in Section 6 of that Township. At a density of 4-7 dwellings per acre, this will significantly influence future uses of vacant land along Maple Road within the Charter Township of Flint.

CITY OF BURTON

FUTURE LAND USE MAP

ADOPTED JANUARY 8, 2002

-  OS OPEN SPACE RESIDENTIAL
-  SF-L LOW DENSITY RESIDENTIAL
-  SF-M MEDIUM DENSITY RESIDENTIAL
-  MHP MOBILE HOME PARK
-  MF MULTIPLE FAMILY RESIDENTIAL
-  RO RESTRICTED OFFICE
-  COM COMMERCIAL
-  PSC PLANNED SHOPPING CENTER
-  LI LIGHT INDUSTRIAL
-  GI GENERAL INDUSTRIAL
-  D DEVELOPMENTAL



CHARLES SMILEY, MAYOR

CITY COUNCIL

- LARRY BRAWNER, PRES.
- DANNY WELLS, VICE PRES.
- ROBERT BEMENT
- ROBERT CENTILLI
- CHARLES CROSS
- TOM MARTINBIANCO
- LAURIE TINNIN

MAP B-1



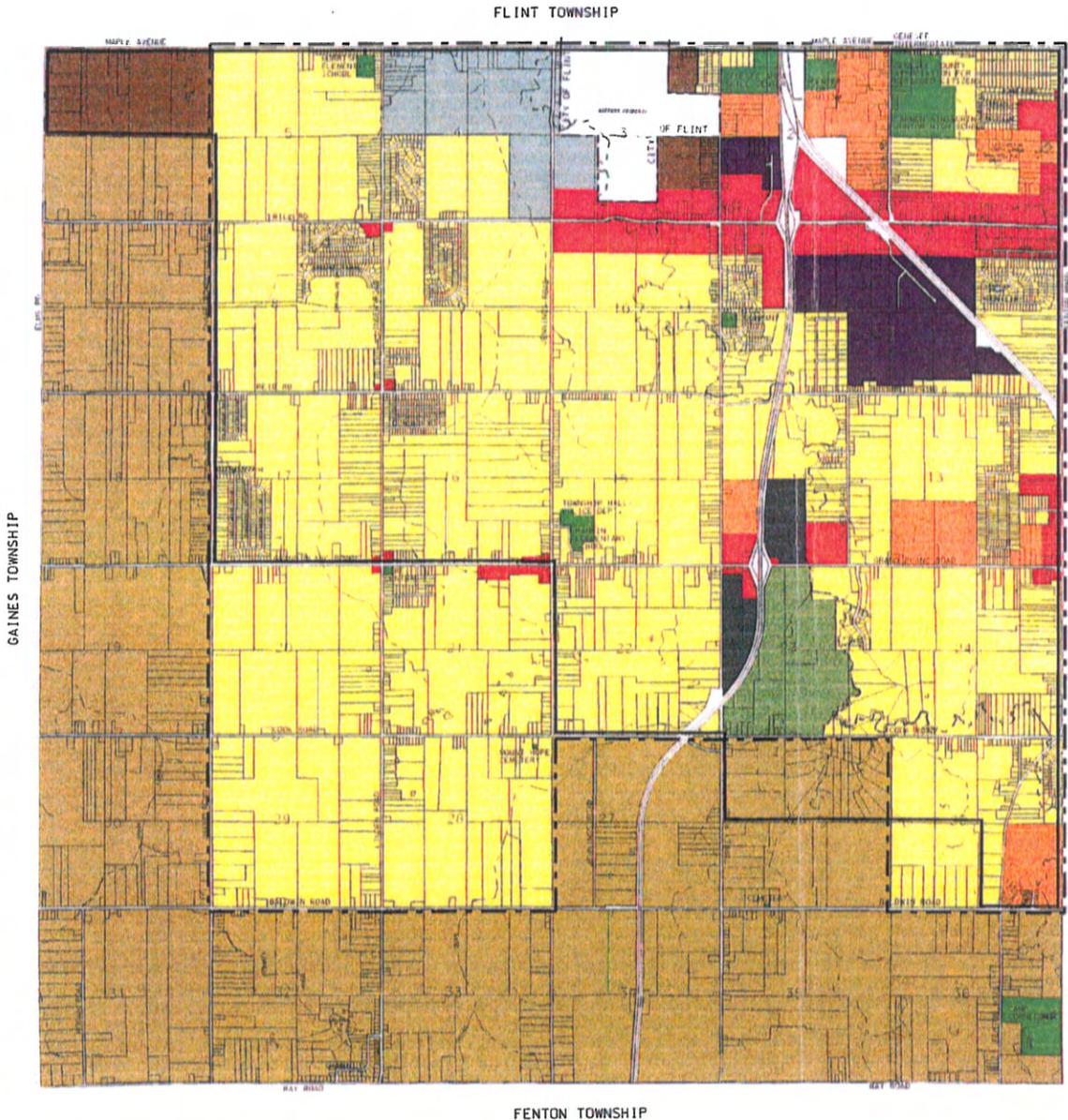
ROWE INCORPORATED

Corporate HQ: 625 Taylor, Flint, MI 48806-3411
 Flint: 810-341-7500
 Grand Blanc: 810-663-3300

Chicago: 312-773-2636
 Grand Rapids: 616-931-1055

Flint: 810-341-9411
 Grand Rapids: 616-251-1055

BASE MAP PROVIDED BY GENESSEE COUNTY DEPARTMENT OF DEVELOPMENT

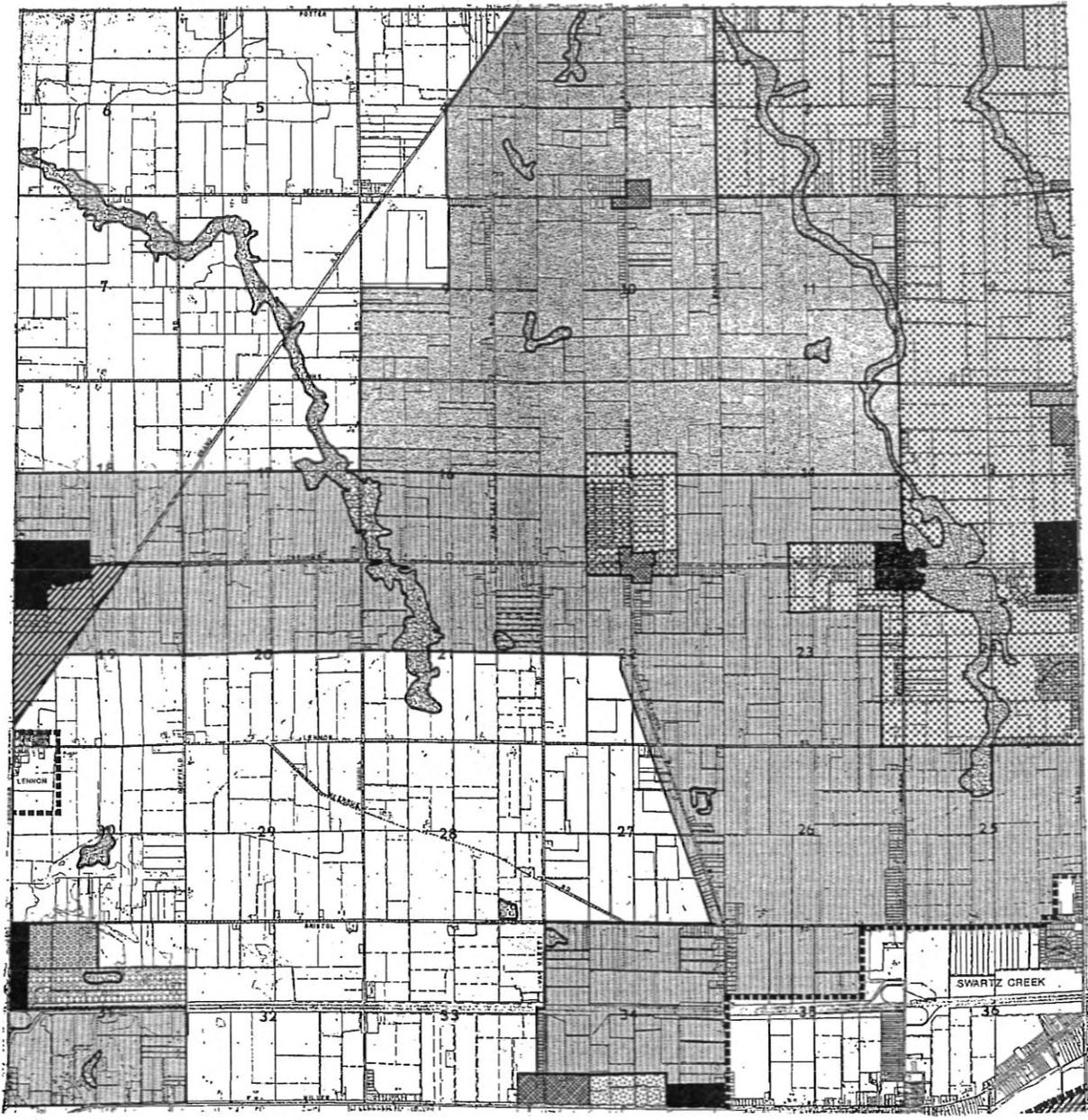


- RESIDENTIAL /AGRICULTURAL
- ONE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- COMMERCIAL /OFFICE
- AIRPORT SERVICE
- RESEARCH PARK
- INDUSTRIAL
- LANDFILL
- PUBLIC /SEMI-PUBLIC
- PUBLIC WATER SYSTEM LIMITS
- PUBLIC SEWER SYSTEM LIMITS

**MAP: 8
 FUTURE
 LAND USE**
MUNDY TOWNSHIP
GENESEE COUNTY, MICHIGAN

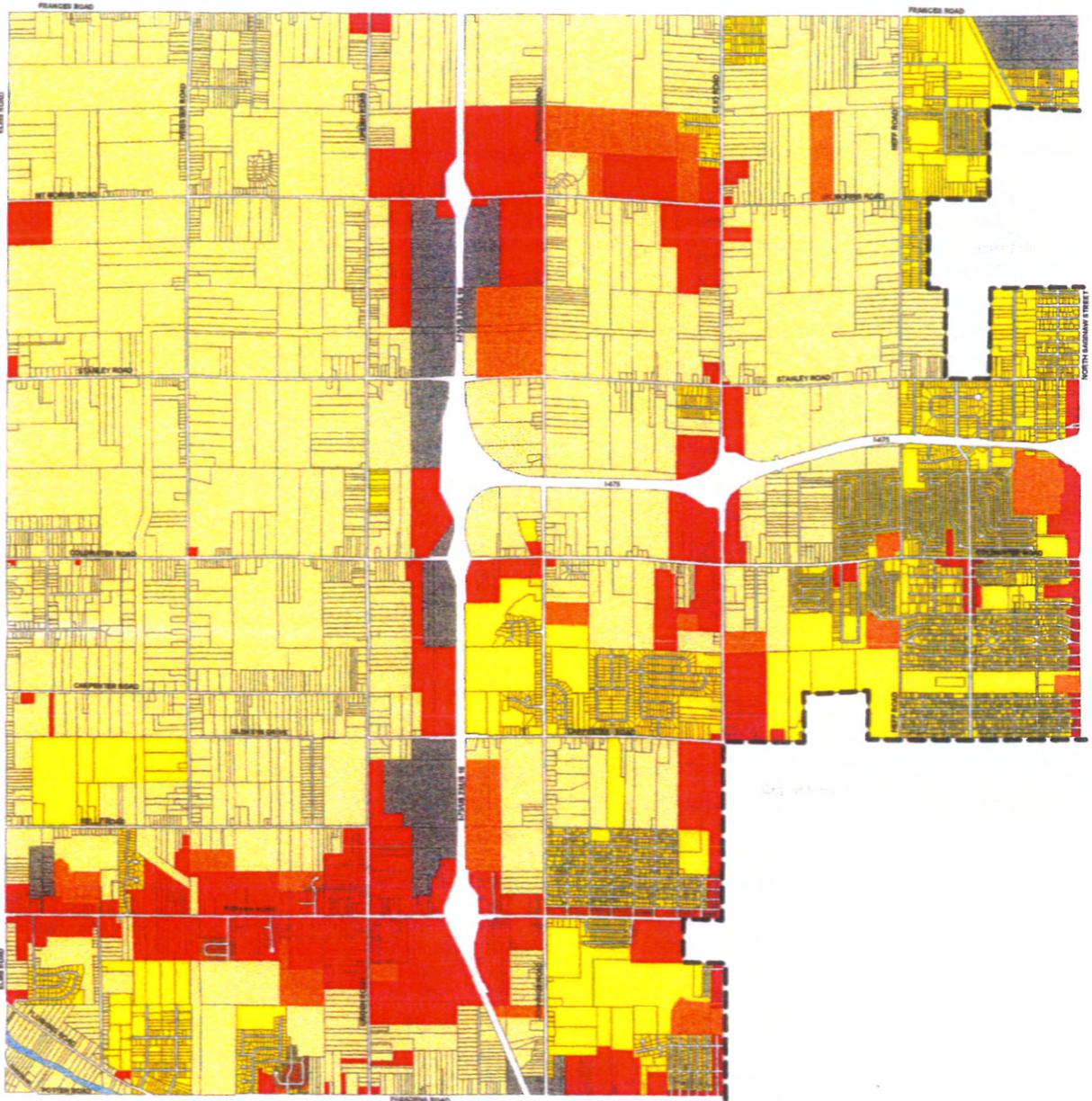


SOURCE: BASE MAP, DATAGRAPH'S 1992
 FIELD SURVEY, MARCH 9, 10, 1995
 BUREAU OF INTERNATIONAL AIRPORTS, PART 150 DOCUMENTATION,
 VOLKING ONE-HOUR EXPOSURE MAP DOCUMENTATION, DECEMBER 1990



- | | | | |
|---|---------------------------|---|--------------------|
|  | AGRICULTURE |  | MOBILE HOME PARK |
|  | SUBURBAN FARM |  | OFFICE |
|  | RURAL ESTATE |  | LOCAL COMMERCIAL |
|  | SINGLE FAMILY |  | GENERAL COMMERCIAL |
|  | MULTIPLE FAMILY |  | INDUSTRIAL |
|  | RECREATION - CONSERVATION | | |

Mount Morris Township, Genesee County, Michigan



Future Land Use Categories

- Rural Agricultural/Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Office
- Industrial

Future Land Use

MAP B-4

Basemap Source: Genesee County 11,97
Data Source: McKenna Associates, Inc.

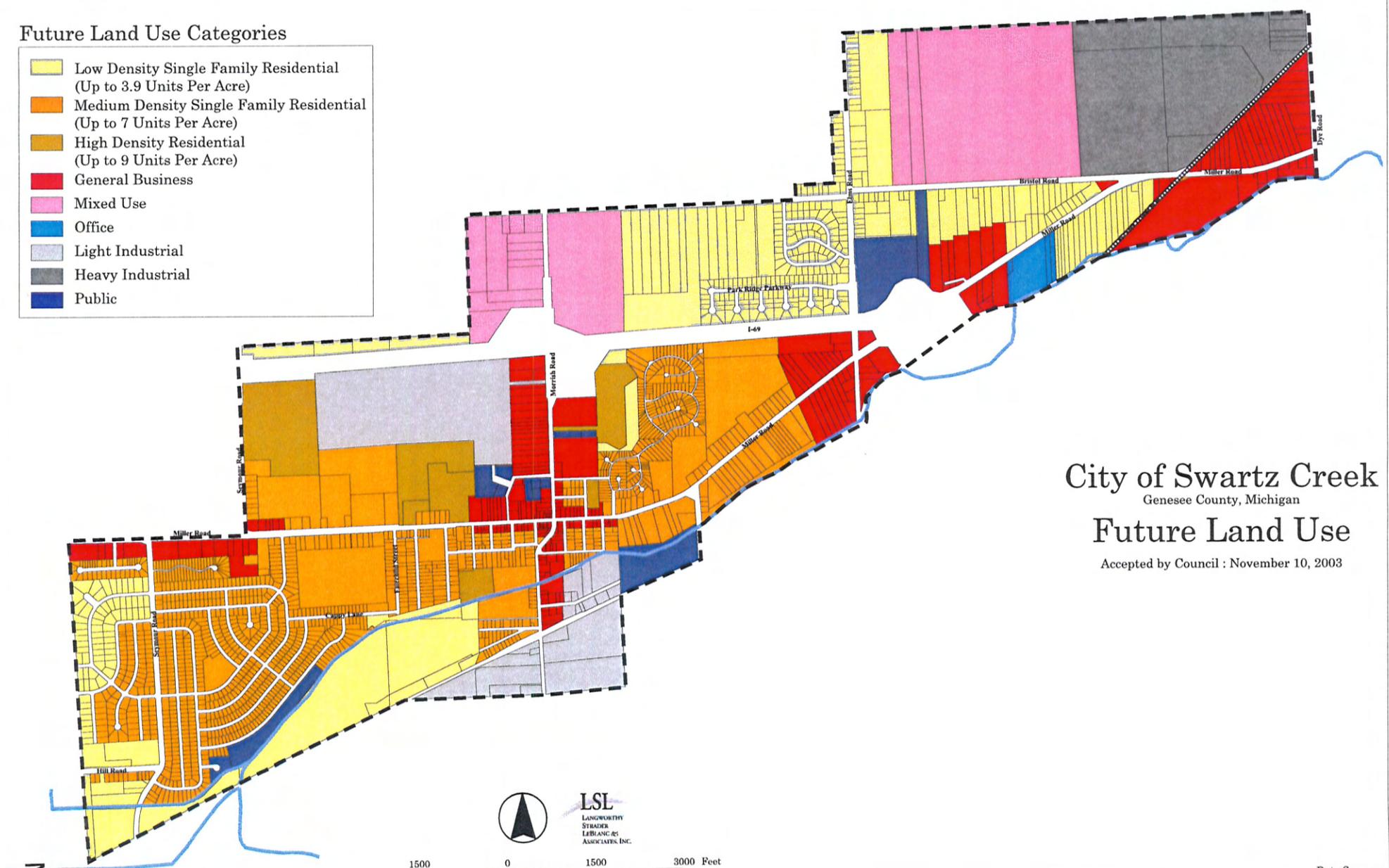
0 Ft. 1600 Ft. 3200 Ft.



12/78

Future Land Use Categories

- Low Density Single Family Residential
(Up to 3.9 Units Per Acre)
- Medium Density Single Family Residential
(Up to 7 Units Per Acre)
- High Density Residential
(Up to 9 Units Per Acre)
- General Business
- Mixed Use
- Office
- Light Industrial
- Heavy Industrial
- Public



City of Swartz Creek
 Genesee County, Michigan
Future Land Use
 Accepted by Council : November 10, 2003



Data Sources:
 Base - ROWE Engineering

MAP B-5

Appendix C - Existing Land Use Inventory/Analysis

(This Chapter was not updated from the 2002 Plan)

The current pattern of land use essentially sets the stage for planning future uses of land. Decisions regarding future types of land use and density of those uses can not ignore what is already in place. This sentiment is especially true in the Charter Township of Flint. The Township is highly developed. Established uses predominate the suburban landscape. Approximately 5,300 acres of vacant land exists in the Township, most often in close proximity to existing uses of land.

A land use survey of the Township was conducted during May of 2002. Map C-1 provides a general representation of existing land use in the Township. Table C-1 on the following page provides a statistical summary of existing land use. Table C-2 provides a comparison of land use within the Township for the years 1980, 1990 and 2002.

It is clear from Map C-1 that the Township has developed throughout. Unlike its immediate neighbors who have extensive open tracts of agricultural land, the Charter Township of Flint does not. The Township does have a considerable amount of still vacant land, consisting of about 35% of total land area at slightly more than 5,300 acres. Thus, ample opportunities exist to add to the housing inventory and create new places of employment.

Single family residential represents the single largest land use category with nearly 4,500 acres of land in current use. Surprisingly, commercial/office uses comprise over 12 % of the Township.

This proportion of commercial/office use is, by comparison to other communities in the County, very extensive. Industrial uses comprise 2.3 % of the Township, slightly below the typical 3-3.5 % for a highly developed community.

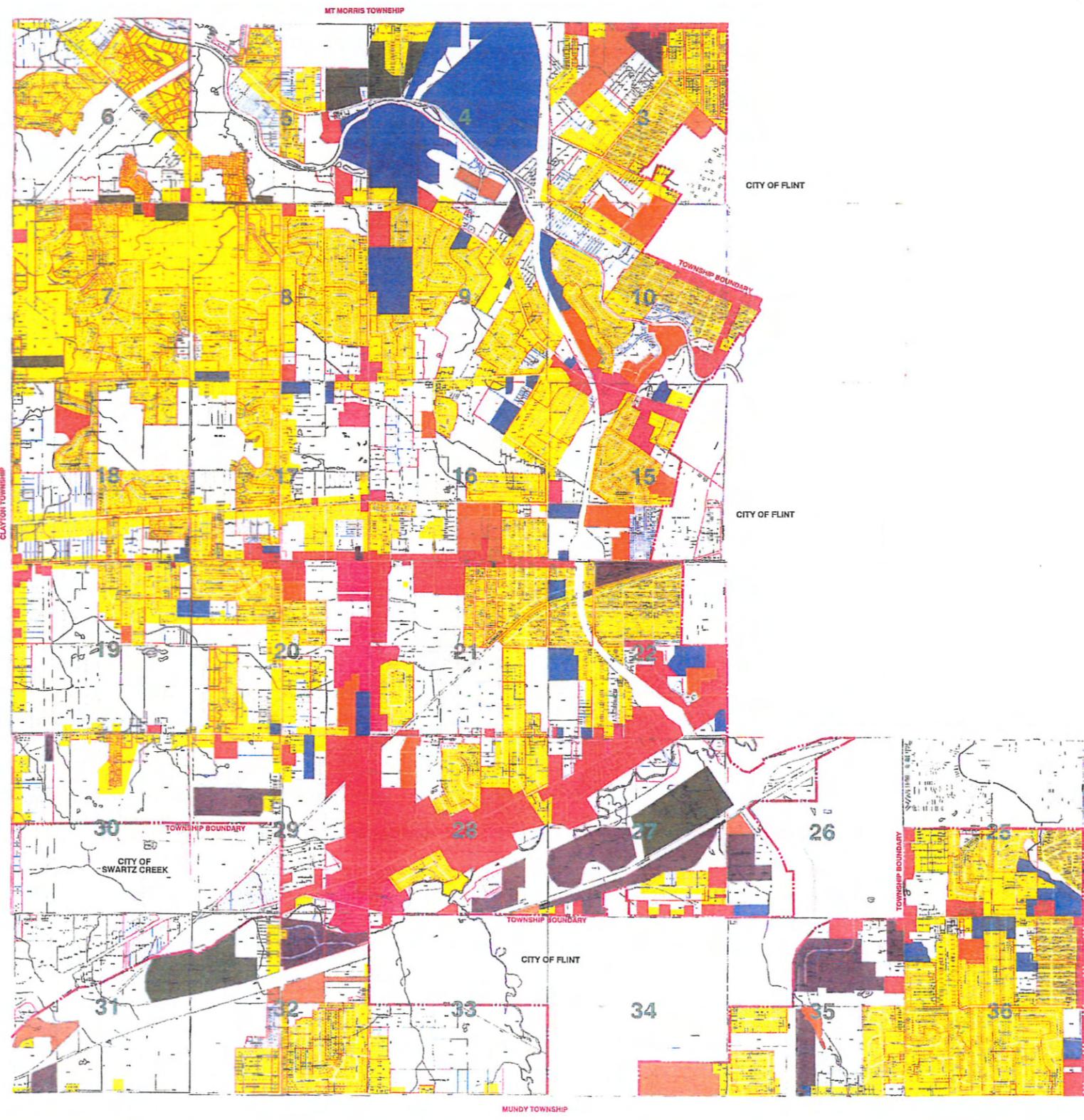
Historical land use data provided in Table C-2 brings forth some interesting trends. These include:

- ▶ On average for the 1980-2002 period, nearly 19 acres of land has been developed to single family residential use.
- ▶ Commercial/office uses during the 12 year, 1990-2002 period increased by 941 acres or 103%. This is a remarkable statistic.
- ▶ An increase over 100 acres in rights of way affirms that the Township has experienced significant physical change during the 1990-2002 period.
- ▶ Vacant land decreased during the 1980-2002 period by just over 2,100 acres or about 95 acres per year.

Description of Land Use Categories

Single-Family Residential. This category includes traditional single family detached dwellings used as permanent residences (30.1%).

Multiple-Family Residential. Includes duplexes, apartments, townhouses, elderly or congregate housing, and fraternal organizations (2.3%).



MAP C-1

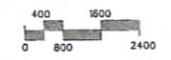
2002 MASTERPLAN

EXISTING LAND USE

CHARTER TOWNSHIP OF FLINT
GENESEE COUNTY, MICHIGAN

LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- RECREATION
- VACANT



BETA

Design Group
 ARCHITECTS
 ENGINEERS
 PLANNERS
 INTERIORS

Date: 07/19/02
 Project No.: 2020302

Mobile Home Residential. Traditional mobile home parks and single site mobile home dwellings are included in this category (1.8%).

Commercial / Office. Included in this category are all types of business uses, retail and service, as well as general and professional office uses. Of note, new office developments within the Township are of

excellent quality and rated Class A occupancy. Office occupancy has brought significant economic vitality to the Township. Professional, technical and managerial occupations are generally higher paying positions. These business owners and employees tend to have higher discretionary or disposable income than blue collar employment. This in turn supports the commercial retail sector. Continuation of office development is a very healthy economic trend for the Township (12.2%).

Industrial. Warehousing, manufacturing and non-manufacturing uses of an industrial nature are included in this use category (2.3%).

Public/Semi-Public. Includes public/private schools, churches, hospitals, clubs and not for profit institutions (4.5%).

Rights of Way. All streets, highways, railroads, public utility ways, and drainage ways are included in this category (11.7%).

Open Land/Vacant/Other. Agricultural uses, fallow lands, and activities not elsewhere classified are represented in this category.

Table C-1 Charter Township of Flint 2002 Land Use

Land Use Category	Area in Acres	Percent of Total Land Area
Single Family Residential	4,585	30.1
Multiple Family Residential	357	2.3
Mobile Home Residential	278	1.8
Commercial/Office	1,852	12.2
Industrial	341	2.3
Public/Semi Public	690	4.5
Rights of Way	1,785	11.7
Vacant	5,347	35.1
Total Area	15,235	100.0

Table C-2 Charter Township of Flint Changes in Land Use 1980-2002

Land Use Category	1980	1990	2002
Single Family Residential	4,172	4,284	4,585
Multiple Family Residential	261	276	357
Mobile Home Residential	182	235	278
Commercial/Office	648	911	1,852
Industrial	268	293	341
Public/Semi-Public	590	600	690
Rights of Way	1,658	1,679	1,785
Vacant	7,456	6,957	5,347

Appendix D - Community Facilities, Services and Natural Features

Public Utility Services

Public wastewater collection and treatment, safe and adequate water supply and proper storm drainage facilities are essential to the health and welfare of a community. Absent any of these utilities, a community would not grow nor would it be able to offer or sustain suburban quality of life.

Sanitary Sewer

The Charter Township of Flint is for all practical purposes fully served by public sanitary sewer. The Genesee County Drain Commissioner, Division of Waste and Water Services operates the public wastewater collection system within the Township.

All wastewater collected within the Township is carried to the treatment plant located in Montrose Township. The Genesee County Drain Commission operates this facility.

The collection system within the Township is very old, having been built primarily in the 1960 and 1970 decades.

Of concern is the actual condition of the network of pipes in the collection system. A regular program of inspection, using cameras to visually inspect the lines, is essential to the continued integrity of these collection lines. The Township should maintain regular liaison with the Drain Commissioner to receive assurances the collection system is being properly maintained.

Public Water Supply

Again, most areas of the Township have public water service, though a considerable number of homes have private water wells. The original water source is the Detroit Municipal system. A major water transmission line from Lake St. Clair brings potable water to Genesee County. The County Waste and Water Division distributes water to the Township. Issues concerning the cost and capacity of supply are now being discussed within the area served in Genesee County.

Storm Drainage

Open drainways, natural drainage course and a system of closed drains serve the Township. In developed areas of the Township, the drainage system is adequate. However, several areas lack capacity to receive significant additional storm water. As such, the Drain Commissioner requires most developments provide storm water detention so the rate of water run-off from a site does not exceed current rates.

Detention of storm water typically requires a portion of the development site be set aside to store or detain storm water during rainfall events. Often, the detention facility retains some water on a more or less permanent basis. In these situations, the on-site storm water facility should be designed and located in harmony with the development. The storm drain facility may be designed as a permanent site feature, adding aesthetic value to the development. As land is developed, a key element of plan review should be how the on-site storm water is managed and the design of the storm water facility.

Fire Protection Facilities

The Township fire Department is funded via the General Fund. Three stations are located strategically within the Township on Flushing Road, adjacent to the Township offices at Linden/Corunna and in the south on Bristol Road. The buildings have age but are well maintained. Issues of equipment replacement exist. The Township's capital improvements program should incorporate a long view (6-10 years) with regards to capital equipment replacement for the Department.

Police Facilities

The general fund supports operation of the police department at a level of approximately 4.25 mils. Currently the department occupies a portion of the Township's municipal offices.

Senior Services

The Flint Township Senior Citizens Center, owned by the Charter Township of Flint, has been in existence for over thirty years. A wide variety of activities and service for senior citizens are offered at the facility, including a public library.

Refuse/Solid Waste Management

Private contractors serving the residents and businesses of the Township carry out all solid waste disposal functions. Ever greater participation in recycling is an encouraging trend, and is given emphasis in the Genesee County Solid Waste Plan.

CHARTER TOWNSHIP OF FLINT PUBLIC OPEN SPACE AND RECREATION

Legend:

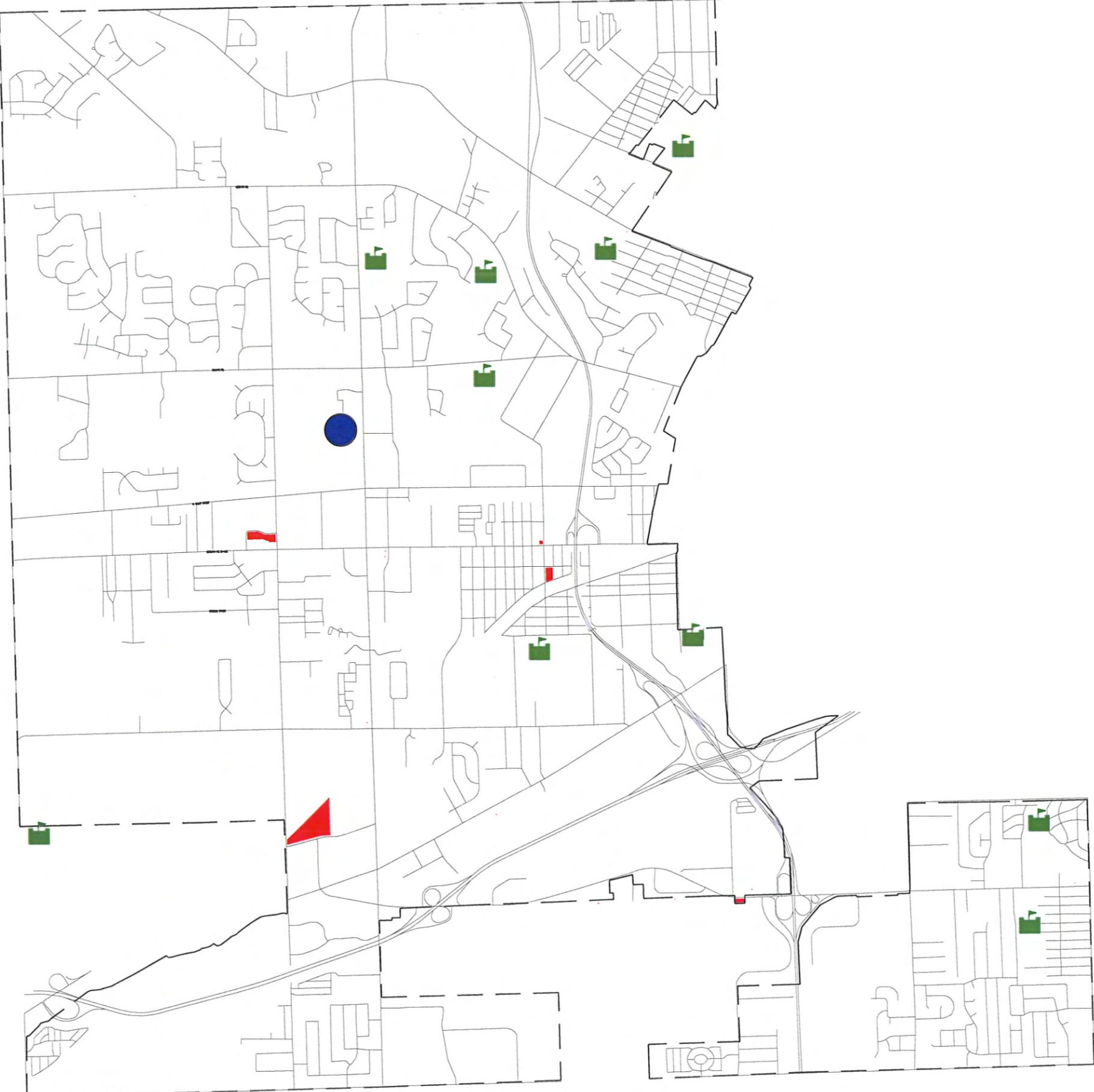
**Township Owned Land
and Facilities**



School Site Recreation



Soccer Fields



MAP D-1



ROWE INCORPORATED

CORPORATE OFFICE P.O. Box 3748 Flint 810-341-7500
 MI. PLEASANT 127 S. Main 517-772-2138
 LAPEER 128 N. Saginaw 810-664-9411

Flint Township Park & Trails

Park Rules

Park Open During Daylight Hours
 No Alcoholic Beverages
 Animals Must Be On Leash
 Owner Responsible for Clean-Up After Animals
 No Littering

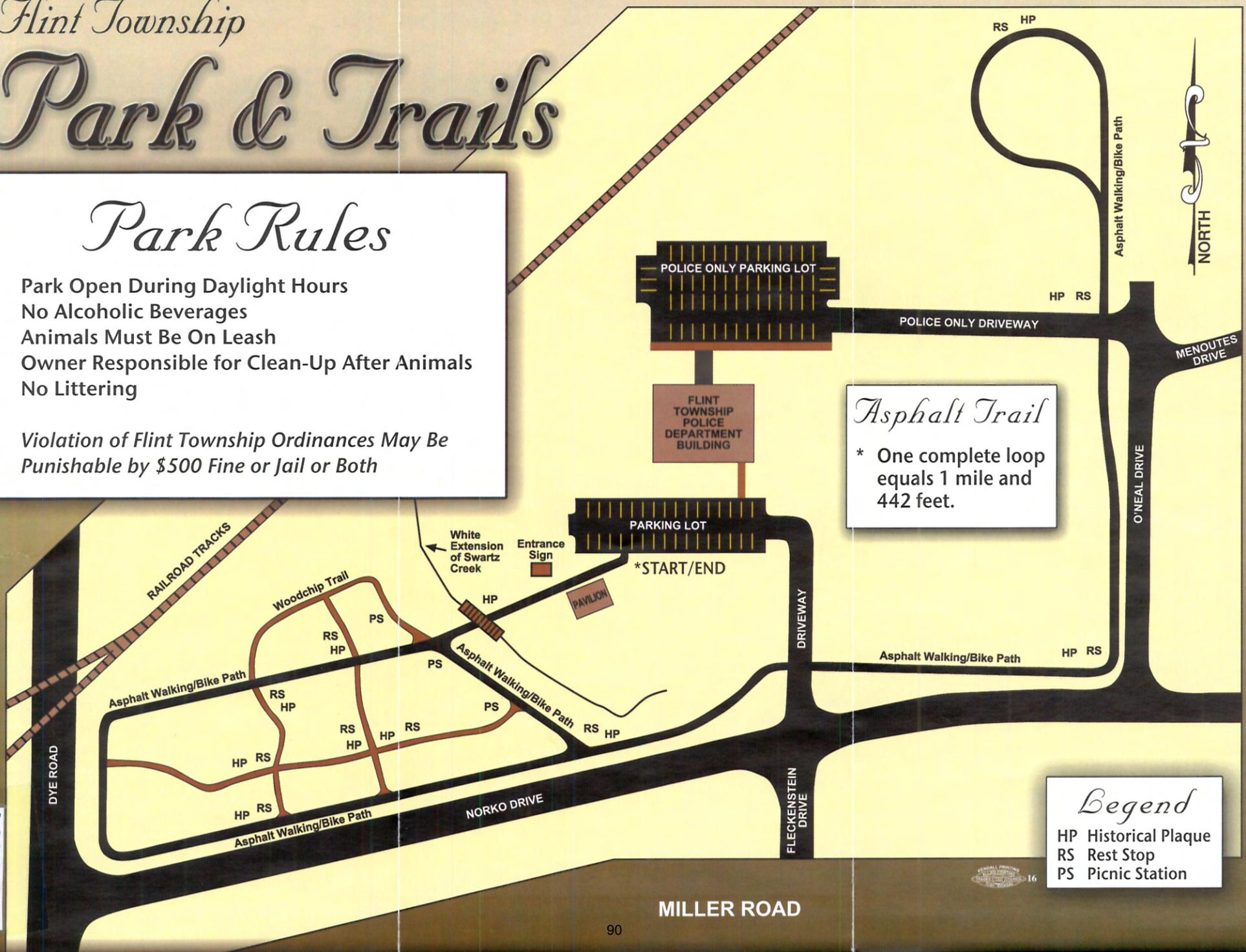
Violation of Flint Township Ordinances May Be
 Punishable by \$500 Fine or Jail or Both

Asphalt Trail

* One complete loop equals 1 mile and 442 feet.

Legend

HP Historical Plaque
 RS Rest Stop
 PS Picnic Station



MAP D-2



**Flint
Area
Narcotics
Group**

Food Stamps/EBT Violations

FOR IMMEDIATE RELEASE

January 14, 2009

Genesee County, MI- The Flint Area Narcotics Group announced today that a 15 month investigation was concluded with the execution of multiple search and arrest warrants. According to D/F/Lt. Mitch Krugielki-Section Commander at FANG, A cooperative investigation began in October of 2007 with the Michigan State Police Bridge Card Enforcement Team, Special Agents from the USDA-OIG and the Michigan Department of Human Services-OIG. The long term investigation focused on the investigation of Food Stamp Trafficking wherein store owners and employees who are alleged to have been exchanging food stamp benefits for cash. According to D/F/Lt. Krugielki, “food stamp fraud costs Michigan millions of dollars each year, not only have these suspects taken advantage of Michigan taxpayers, but they also prey upon the most disadvantaged of Michigan’s citizens and in some cases those who suffer from drug addictions.” The investigation revealed an estimate of more than \$200,000 dollars in fraudulent food stamp transactions between the stores listed below. Properties and bank accounts related to the stores and store owners were seized as a result of the investigation. In all, FANG executed 12 search warrants today. The following stores are under investigation:

Sunny's Party Store
4496 Beecher Road-Flint

Golden Spot Liquor
1909 E Court-Flint

KC's Market
201 W Carpenter

KC's Market
1716 DuPont St-Flint

AJ's Marathon
1780 Dort Hwy-Flint

Dan's Quick Stop
1015 N Saginaw-Flint

The suspects arrested will be facing the following charges when arraigned:

Racketeering – 20 Years and/or \$100,000 fine
Food Stamp Trafficking-10 Years and/or \$250,000 fine
Conspiracy-5 Years and/or \$10,000 fine
Fraudulent Use of EBT Card-4 Years and/or \$5,000 fine

Agencies assisting FANG include Burton City Police Department, Fenton City Police Department, Flushing City Police Department, Flint Township Police Department, Grand Blanc Township Police Department, Flint City Police Department, Michigan State Police, ATF, Michigan State Attorney General's Office, and USDA.

D/F/Lt. Krugielki stated no information will be released on the individuals arrested until all have been arraigned.

Contact: Rusty Hills or Matt Frendeway-(517)373-8060 Attorney General's Office
D/F/Lt. Mitch Krugielki-(810)233-3689

To Report Drug/Crime Contact: Flint Area Narcotics Group- 1-810-233-3689

Paul Bueche

From: Michigan Municipal League [amessinger@mml.org]
Sent: Friday, January 09, 2009 3:01 PM
To: Paul Bueche
Subject: Revenue Estimating Conference: \$200M Deficit for '09

Issue Advisory**Revenue Estimating Conference Leaders Settle on \$200M Deficit in 2009 - Much Larger for 2010**

1/9/2009 - Today, the three leaders who determine the state's budget figures, the heads of the House and Senate Fiscal Agencies and the state treasurer, settled on a deficit of \$200 million for the remainder of this year and \$1.4 billion for Fiscal Year 2010.

These figures present continuing evidence of the state's structural budget problems, just over one year after a business tax restructuring and income tax increase. The one bright spot regarding the budget news is a report that the state has closed books on the 2007-08 fiscal year with \$712 million in the bank. This news, in addition to the expected stimulus package of several hundred million dollars will undoubtedly cushion this budget hole in the short-term. However, to what extent is still unknown.

The continuing state budget problems underscore the need for local officials to speak with state legislators about the important role Michigan communities play in moving the state's economy forward and the need for funding programs such as revenue sharing.

For more information on the reports presented today, checkout the [House Fiscal Agency](#) website and the [Consensus Revenue Agreement Executive Summary](#).

Contact: [Summer Minnick](#)

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Better Communities. Better Michigan.



Adam Zettel

From: Michigan Municipal League [amessinger@mml.org]
Sent: Wednesday, January 21, 2009 3:46 PM
To: Adam Zettel
Subject: What to Know About the Economic Recovery Bill

Issue Advisory



Economic Recovery Bill Introduced

Funding for Infrastructure: Just One Piece of the Broad Proposal

Last week the [American Recovery and Reinvestment Act of 2009](#) (HR 1) was introduced in Congress. The 256-page bill provides more than \$800 billion in tax cuts and funding for investments in several areas including: roads, bridges, transit, water, sewer, energy, science and technology, education, healthcare, job training and unemployment assistance.

As written, HR 1 would make funds available through September 30, 2010 and require funds to be used within a specific timeframe for each program. In general, half of all infrastructure funding is to be spent on projects that can be initiated within 120 days of enactment. Furthermore, if funding cannot be used within the specified timeframe, it will be returned to the federal government for redistribution.

Since the introduction of the bill and release of the project listing gathered by the League, the Granholm Administration contacted us to assist with coordinating a list of projects. While many of you already devoted time and resources to submit a list to the League, the Administration is asking you to complete a more detailed spreadsheet ([click here](#) for the template) so it can gather the most complete inventory of state and local projects (other than transportation projects) possible. Please forward the completed spreadsheet to [Arnold Weinfeld](#).

Important Note Concerning Transportation Projects

It is now apparent that funding for transportation related projects will follow already established federal guidelines. Metropolitan planning organizations and rural task forces will therefore be prioritizing local projects. Moving forward, please refer your transportation projects to your local organization that coordinates with the Michigan Department of Transportation.

This information is of course subject to change as the bill begins to wind its way through the House and Senate. Hearings are scheduled yet this week in the House with floor consideration expected next week and projected enactment in mid-February. A sample resolution for councils to adopt and send to federal representatives is available below. Please continue to contact your federal legislators through the League's [Action Center](#) and urge them to: (a) provide funding that will allow communities to improve infrastructure directly to locals and (b) add language to the bill making funding available in the form of grants and not loans.

Links to Additional Information Available at mml.org:

[Summary of Key Programs of Interest to Local Communities](#)
[State Inventory Template Requested by the Granholm Administration](#)

[Sample Resolution – For Councils to Adopt / Send to Federal Representatives](#)
[Sample Resolution \(MS Word version\)](#)
[American Recovery and Reinvestment Act of 2009 – Full Summary](#)
[American Recovery and Reinvestment Act of 2009 – HR 1](#)
[American Recovery and Reinvestment Act of 2009 – Discussion Draft](#)

Contact

[Arnold Weinfeld](#)

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Better Communities. Better Michigan.



Adam Zettel

From: Michigan Municipal League [amessinger@mml.org]
Sent: Tuesday, January 20, 2009 4:16 PM
To: Adam Zettel
Subject: MML Link - 01/20/2009



January 20, 2009

State Affairs Report

Promise Zones Created for Cities – The governor signed legislation that will allow certain communities to create “promise zone” areas. The bills, HB 5375 ([PA 550 of 2008](#)) and SB 861 ([PA 549 of 2008](#)), provide funding for at least two years of college education for students graduating from schools in certain communities that create these zones. Districts or cities that qualify (up to 10 communities with high rates of poverty) can use a portion of the State Education Property Tax to match private dollars for the grants. Sponsors believe this will be a major economic development tool because it is modeled on the Kalamazoo Promise, which provides dollars from a private fund for the college education of students that graduate from Kalamazoo schools. According to the sponsors, the Kalamazoo Promise lead to parents and students moving into Kalamazoo, and expect this will happen for other areas as well. Contact: [Andy Schor](#)

Personal Property Tax Abatements Expanded to Border Communities with Services – SB 1281 has been signed into law and is now [PA 573 of 2008](#). This legislation expands the usage of personal property tax abatements (called PA 328 exemptions) to certain specific communities. Any community in a county that is a border to Michigan or Canada can use this if they are served by 4 of the following 6 services: police, fire, sewer, water, garbage, recycling. There is debate whether this means just communities in counties with land borders (bordering Ohio, Indiana, Wisconsin) or if it means communities in counties with bridges or tunnels or other borders to Canada. The League is working on clearing this up. Contact: [Andy Schor](#)

Video: 2 Minutes with Rep. Kevin Elsenheimer – In his interview ([watch online now](#)) with the League, House Republican Caucus Leader Kevin Elsenheimer discusses his background, priorities and observations for the future. The League is looking forward to bringing you more exclusive interviews with caucus leaders and freshman representatives as the legislative session unfolds. Contact: [Andrea Messinger](#)

The Buzz

[Rethinking Sidewalks in the City](#)
 Capital Gains, 1/14/2009

What's New

[Video: 2 Minutes with House Republican Caucus Leader Kevin Elsenheimer](#)

[Urge Lawmakers to Send Stimulus Funding Directly to Communities!](#)

Save the Date

[Cleanup & Redevelopment Program Redesign \(III\)](#)
 Jan. 22, Grand Rapids

[Concrete Repair Seminar](#)
 Jan. 28, Howell
 June 4, Marquette

[Essential Skills for Elected Officials](#)
 Jan. 14, Cadillac ([EOA](#))

[EOA Core Weekender & Advanced Weekender](#)
 Feb. 20-21, Frankenmuth

[Capital Conference](#)
 March 3-4, Lansing ([EOA](#))

[Essential Skills for Elected](#)

Mayors' Exchange Day, Register Now – The Michigan Association of Mayors (MAM) Mayors' Exchange program is an opportunity for mayors and village presidents to swap communities and learn something new. Each year, the League and the MAM team up to pair MAM member communities for the Exchange Day experience. Register by February 11, 2009 to take advantage of this service! Go [online](#) for details and to register for our pairing service. Contact: [Nikki Brown](#)

Transit Town Hall Meeting in Royal Oak – The League has been invited to attend a Town Hall Meeting hosted by State Representative Marie Donigan (D-Royal Oak) who has been our best advocate for improving transit in Michigan. The event will be held on Thursday, January 22, 2009 at 6:30 p.m. at St. John's Episcopal Church (26998 Woodward Ave., Royal Oak, MI). Contact: [Dave Worthams](#)

Pre-Conference Workshop Offers Essential Skills for Elected Officials – Join us for the [Essential Skills for Elected Officials](#) pre-conference workshop, March 3 from 9 a.m. to 4 p.m. in Lansing, immediately followed by the Capital Conference kick-off. The workshop will clarify your questions regarding the Freedom of Information Act, advocacy of local government interests, the Open Meetings Act, tips for working with the media and the laws regarding ethical standards for public officials. Check-in begins at 8:30 a.m. in the Lansing Center, Lansing. Details and the pre-conference registration form are available [online](#).

2009 National Preservation Award Nominations – Do you know of an individual, organization or agency that is doing exemplary work in historic preservation? Each year the National Trust for Historic Preservation celebrates the best of preservation by presenting National Preservation Awards to individuals and organizations whose contributions demonstrate excellence in historic preservation. [Click here](#) to nominate an individual, organization, agency or project for a National Preservation Award. The due date for award submissions is March 2, 2009.

Community Development Funds Available – The Michigan Legislature appropriated \$2.1 million in 2008 for the [Michigan Housing Community Development Fund](#). The League was successful in working with former House Majority Floor Leader Steve Tobocman, Sen. Mark Jansen and the Michigan State Housing Development Authority (MSHDA) to add local governments to the list of those entities that can receive funding and to ensure that funding for community development projects in downtowns and adjacent neighborhoods is one of the [eligible activities](#). The primary purpose of the fund is for developing and coordinating public and private resources to meet affordable housing needs. MSHDA will be hosting [five public hearings](#) on the program to receive public comments on the proposed allocation plan and notice of funding availability. Contact: [Arnold Weinfeld](#)

Free Workshop: LEED & Form-Based Codes –

[Officials](#)
March 3, Lansing ([EOA](#))

[Saving Money through Risk Management](#)
March 3, Lansing ([EOA](#))

[Making MI. a Box Office Hit](#)
March 3, Lansing ([EOA](#))

[MI Municipal Attorneys Annual Advanced Institute](#)
March 3, Lansing

[Regional Seminars](#)
Friday's April - June,
Seven Locations
Statewide ([EOA](#))

Grants & Projects

[High Risk Rural Roads](#)
Apply by Feb. 27

[Safety Program Projects](#)
Apply by March 27

[Federal Brownfield Funding](#)

Related Links

[MI Legislature](#)

[MI Senate](#)

[MI House of Reps](#)

[Resources](#)

Register today for a free workshop on LEED building and form-based codes, February 9 and 10 at the League's Capital Office, Lansing. The League, along with the Center for New Urbanism Michigan Chapter and Michigan Association of Planning, is hosting the workshop. The event will begin with an evening reception [February 9](#) featuring a presentation by Gavin Gardi, Sustainable Programs Manager for the Christman Company. The League Capital Office is located in the Christman Building, the world's first double platinum LEED (Leadership in Energy and Environmental Design) certified building. LEED is a rating system of the U.S. Green Building Council. The workshop will continue the morning of [February 10](#) with presentations by: League CEO and Executive Director Dan Gilmartin on how communities can lead the way in the state's economic turnaround and; John Norquist, former mayor of Milwaukee and president and CEO of the Congress for New Urbanism on the principles of "new urbanism" and how design can be used to create vibrant downtowns and neighborhoods and as an antidote to sprawl. [February 9 agenda & registration](#) / [February 10 agenda and registration](#). Contact: [Arnold Weinfeld](#)

Federal Update

* A League issue advisory with detailed information regarding the federal stimulus package is coming soon!

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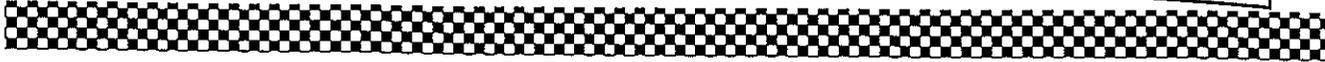
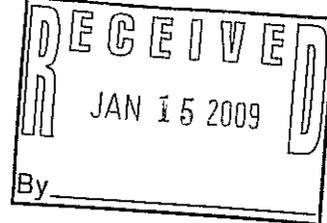
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Michigan Municipal League, 1675 Green Road, Ann Arbor, MI 48105



DATE: JANUARY 19, 2009
TIME: 7:00 PM
LOCATION: STATION 2
SUBJECT: SWARTZ CREEK AREA FIREBOARD AGENDA



- I. CALL TO ORDER
 - A. PLEDGE OF ALLEGIANCE
 - B. ROLL CALL
 - C. ADDITIONS/CHANGES/DELETIONS AND AGENDA APPROVAL:
 - D. SPECIAL PRESENTATIONS/ANNOUNCEMENTS:

- II. APPROVAL OF MINUTES
 - A. DECEMBER 15, 2008 MEETING:

- III. CORRESPONDENCE:
 - A. DECEMBER INCIDENT SUMMARY REPORT:

- IV. PROFESSIONAL SERVICE REPORTS:
 - A. DECEMBER FINANCIAL REPORT:
 - 1. Line item transfer list attached:

 - B. DECEMBER BILLS LIST:

- V. COMMITTEE REPORTS:
 - A. BY-LAWS COMMITTEE - Chairman Rick Clolinger, Boots Abrams, Richard Derby, Bill Cavanaugh and Brent Cole:
 - 1. Equipment disposal

 - B. HEALTH AND SAFETY SUBCOMMITTEE: Chairman Greg Childers (Members Chief Cole, Assistant Chief Merriam, Captain Tabit, Lieut. Jones & FF VanArsdale)

 - C. FIRE CHIEF PERFORMANCE EVALUATION: (Chairman Ray Thornton, Richard Derby and David Hurt)

- VI. OLD BUSINESS:
 - A. APPARATUS UPDATE from Battalion Chief Jack King-
 - 1. Monthly apparatus status report attached

 - B. FEMA GRANT STATUS: Attached is the denial to our amendment. The new SCBA have arrived, but have not received the invoice from Douglass Safety, as of January 12, 2009. We are currently evaluating what items need to be purchased within the \$5,000 allowed by FEMA above the cost of the SCBA.

 - C.

VII. NEW BUSINESS:

A. NEW MEMBERS FOR PLACEMENT ON PROBATION: none

B. MEMBERS ELIGIBLE TO COME OFF PROBATION: none

C. MEMBERS RESIGNING/TERMINATING: none

D. MEMBERS ELIGIBLE FOR REINSTATEMENT: none

E. 2008 FUND BALANCE REIMBURSEMENT: Currently, after the annual audit, the operating fund balance is refunded to the municipalities. Chief Cole would like to discuss an alternate designation for the fund balance.

F.

G.

VIII. GENERAL INFORMATION:

A. MUNICIPAL BILLINGS for December.

B. The flower fund balance is currently \$30.00.

C. 2008 Alarm Breakdown by Month & Category from the SCAFD web site.

D. 1999 through 2008 Statistics By Category from the SCAFD web site.

E. SCAFD Organizational Chart as of January 12, 2009.

F. 2008 Inventory

G.

H.

IX. OPEN TO THE PUBLIC:

X. COMMENTS OF FIRE DEPARTMENT PERSONNEL (THROUGH THE CHIEF AND/OR HIS DESIGNATE:

XI. CHAIN OF COMMAND APPEAL TO THE FIREBOARD:

XII. COMMENTS FROM FIREBOARD MEMBERS:

XIII. MEETING ADJOURNMENT:

REGULAR MEETING

DECEMBER 15, 2008

SWARTZ CREEK

The regular meeting of the Swartz Creek Area Fire Board was held at Station #1, December 15, 2008. Chairman, Mike Messer, called the meeting to order at 6:00p.m.

I. CALL TO ORDER:

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL

Board Members Present:

- Chairman, Mike Messer
- Secretary/Treasurer, Boots Abrams
- Clayton Representative, Richard Derby
- City Representative, Ray Thornton
- City Representative, Rick Clolinger
- City Representative, Dave Hurt

Board Members Absent:

- Clayton Representative, Greg Childers

Staff Present:

- Fire Chief, Brent Cole
- Acct./Clerical, Kim Borse
- Attorney, Bill Cavanaugh

Staff Absent:

- Asst. Chief, Eric Merriam

Others Present:

- Jack King, Batt. Chief
- Karen Merriam, Firefighter
- Rich Tesner, Lieutenant
- Dave Jones, Lieutenant
- Greg Baker, Firefighter
- Bob Plumb, Firefighter
- Natalie Dennings, Clayton Twp

C. AGENDA: ADDITIONS/CHANGES/DELETIONS/APPROVAL:

- **Resolution 121508-01**
Motion by Ray Thornton
Second by Dave Hurt

The SCAFD Board does hereby approve the agenda, as presented

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer

NO: None Motion declared carried

II. APPROVAL OF MINUTES

A. NOVEMBER 17, 2008 BOARD MEETING

- **Resolution 121508-02**
Motion by Dave Hurt
Second by Boots Abrams

The SCAFD Board does hereby approve the minutes of the November 17, 2008 board meeting, as presented.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer

NO: None Motion declared carried

III. CORRESPONDENCE:

A. NOVEMBER INCIDENT SUMMARY REPORT:

- **Resolution 121508-03**
Motion by Rick Derby
Second by Dave Hurt

The SCAFD Board does hereby accept the November 2008 Incident Summary, as presented

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer

NO: None Motion declared carried

IV. PROFESSIONAL SERVICE REPORTS:

A. NOVEMBER FINANCIAL STATEMENT:

- **Resolution 121508-04**

Motion by Dave Hurt
 Second by Rick Clolinger

The SCAFD Board does hereby approve the November 2008 financial statement, as presented

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

B. NOVEMBER BILLS LIST:

- **Resolution 121508-05**

Motion by Rick Derby
 Second by Boots Abrams

The SCAFD Board does hereby approve the November 2008 bills list, as presented.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

V. COMMITTEE REPORTS:

A. BY-LAWS COMMITTEE MEETING:

1. *Equipment Disposal: no report*

B. MIOSHA, RIGHT TO KNOW COMMITTEE:

- **Resolution 121508-06**

Motion by Ray Thornton
 Second by Boots Abrams

The SCAFD Board does hereby disband the Right to Know Committee and make the Health & Safety a stand alone committee.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

1. *Health & Safety Subcommittee*

C. FIRE CHIEF PERFORMANCE EVALUATION: Committee working on it

VI. OLD BUSINESS

A. APPARATUS UPDATE:

1. *Monthly report from Batt. Chief King*

B. 2009 BUDGET STATUS: No official report

C. DRESS UNIFORM BIDS:

- **Resolution 121508-07**

Motion by Dave Hurt
 Second by Rick Clolinger

The SCAFD Board does hereby approve Option B, the purchase of dress uniforms from Nye Uniforms in the amount of \$1,173.52.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

VII. NEW BUSINESS

A. NEW MEMBER(S) TO BE PLACED ON PROBATION: NONE

B. MEMBER TO COME OFF PROBATION: NONE

C. MEMBERS RESIGNING/TERMINATING: B. VanWormer

- **Resolution 121508-08**

Motion by Boots Abrams
 Second by Dave Hurt

The SCAFD Board does accept the voluntary resignation, pursuant to By Laws section L, of Brian VanWormer effective December 15, 2008.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

D. MEMBERS ELIGIBLE FOR REINSTATEMENT: None

E. INTERNET PHONE SERVICE FOR STATION 2:

- **Resolution 121508-09**

Motion by Boots Abrams
 Second by Dave Hurt

The SCAFD Board does hereby approve the addition change if phone service from Verizon to Charter Communications for Station 2.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
 NO: None
 Motion declared carried

F. 2009 FIREBOARD MEETING SCHEDULE:

• Resolution 121508-10

Motion by Ray Thornton
Second by Dave Hurt

The SCAFD Board does hereby approve the 2009 Fireboard meeting schedule as presented.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
NO: None Motion declared carried

G. FEMA GRANT FOR SCBA ACCEPTANCE::

• Resolution 121508-11

Motion by Ray Thornton
Second by Rick Clolinger

The SCAFD Board does hereby approve participating in the FEMA grant as presented.

YES: Abrams, Clolinger, Derby, Hurt, Thornton, Messer
NO: None Motion declared carried

VIII. GENERAL INFORMATION

- A. MUNICIPAL BILLINGS
- B. FLOWER FUND IS CURRENTLY \$30.00
- C. CHRISTMAS PARADE: 12/06/08 6:00[M
- D. SOG 614

IX. OPEN TO THE PUBLIC: NONE

X. COMMENTS OF FIRE DEPARTMENT PERSONNEL, THROUGH THE CHIEF: NONE

XI. CHAIN OF COMMAND APPEAL TO THE FIRE BOARD: NONE

XII. COMMENTS OF THE FIREBOARD:

- Hurt: None
- Clolinger: Congratulations on receiving the FEMA grant
Thank you to Lt. Tesner on uniform presentation
Merry Christmas
- Abrams: Echoes Clolinger comments
Happy New Year
- Derby: Christmas parade was good, always enjoys Lt. Tesner as M.C.
Thank you to Lt. Tesner on presenting options for uniform purchase
Merry Christmas & Happy New Year
- Thornton: Thank you for uniform presentation
Congrats on FEMA grant
Thank you for the cookies
- Messer: Thank you for a safe 2008, looking forward to 2009
Merry Christmas, Happy New Year

XIII. ADJOURNMENT OF MEETING:

Meeting adjourned at 6:45 p.m.
The next regular meeting will be 01/19/09 at Station 2 at 7:00 pm

MIKE MESSER
CHAIRMAN
SWARTZ CREEK AREA FIRE BOARD

KIM BORSE
ACCOUNTING/CLERICAL SPECIALIST
SWARTZ CREEK AREA FIRE DEPT.

SWARTZ CREEK AREA FIRE DEPT, SWARTZ CREEK MICHIGAN 48473

Incident Log for 12/01/2008 through 12/31/2008

Printed: 01/12/2009

Inc. No. - Exp. Location	Date	Disp. Time	Sta. Incident Type	Owner Name	No. Resp Prop. Loss	Disp. to Enrte. Min.	Resp. Min. Cont. Loss	Total Hr:Min:Sec
Involved Name					Officer in Charge			
0000166-000 Seymour and Beecher Teresa Faith	12/01/2008	09:01	2 444 Power line down; unfounded		14 \$ 0	0.00 \$ 0	9.00	0:33:00
					MERRIAM, ERIC M - ASSISTANT			
0000167-000 4404 S Elms RD MR Jesse Wilson	12/03/2008	15:46	1 561 Unauthorized burning	MR Jesse Wilson	17 \$ 0	0.00 \$ 0	9.00	0:37:00
					KING, JACK L - BATT CHIEF			
0000168-000 8433 W Cook RD	12/04/2008	07:18	12 611 Dispatched & canceled en route		12 \$ 0	0.00 \$ 0	4.00	0:17:00
					TREIGER, MICHAEL P - LIEUTENANT			
0000169-000 11300 E Wilkinson RD	12/04/2008	12:53	12 111 Building fire; AMA to Venice		20 \$ 0	0.00 \$ 0	11.00	2:37:00
					MERRIAM, ERIC M - ASSISTANT			
0000170-000 4966 Schafer DR Sharde Teer	12/09/2008	21:38	1 113 Cooking fire, confined to container		26 \$ 0	0.00 \$ 0	10.00	0:22:00
					KING, JACK L - BATT CHIEF			
0000171-000 In front of 7439 Grove ST	12/16/2008	15:04	1 411 Flam liq spill in storm sewer		19 \$ 0	7.00 \$ 0	8.00	2:06:00
					TABIT, STEPHEN D - CAPTAIN/EM			
0000172-000 8095 Civic DR MR Ivan Smith	12/16/2008	19:04	1 600 Good intent call, odor of natural		15 \$ 0	0.00 \$ 0	8.00	0:16:00
					KING, JACK L - BATT CHIEF			
0000173-000 Miller/Elms and Miller/WO Elms MR Dan Warson	12/19/2008	17:55	1 611 Dispatched & canceled en route	MR Dan Warson	15 \$ 0	0.00 \$ 0	5.00	0:22:00
					KING, JACK L - BATT CHIEF			
0000174-000 5266 Deland RD	12/22/2008	19:04	12 611 AMA to Flushing, cancelled		18 \$ 0	0.00 \$ 0	8.00	0:16:00
0000175-000 320 Terrace DR	12/23/2008	07:22	12 611 AMA to Flushing, cancelled		19 \$ 0	0.00 \$ 0	0.00	0:14:00
					TREIGER, MICHAEL P - LIEUTENANT			
0000176-000 2188 Eberly ST	12/23/2008	17:27	12 111 Structure; MA to Flint Twp		22 \$ 0	0.00 \$ 0	19.00	7:08:00
					TREIGER, MICHAEL P - LIEUTENANT			
0000177-000 Directions E Interstate 69; Nichols Rd	12/23/2008	22:16	1 551 Asst PD w/freeing veh from cable		16 \$ 0	0.00 \$ 0	15.00	0:35:00
					TABIT, STEPHEN D - CAPTAIN/EM			
0000178-000 In front of 6104 Miller RD	12/23/2008	22:51	1 412 Gas leak (natural gas or LPG)		17 \$ 0	3.00 \$ 0	11.00	0:27:00
					TABIT, STEPHEN D - CAPTAIN/EM			

Incident Log for 12/01/2008 through 12/31/2008

Inc. No. - Exp. Location	Date	Disp. Time	Sta. Incident Type	No. Resp Prop. Loss	Disp. to Enrte. Min.	Resp. Min. Cont. Loss	Total Hr:Min:Sec
Involved Name	Owner Name	Officer in Charge					
0000179-000 5331 Reuben ST	12/24/2008	07:13	12 571 Cover assignment, standby, moveup	13 \$ 0	0.00	19.00 \$ 0	1:22:00
							MERRIAM, ERIC M - ASSISTANT
0000180-000 4449 Windsor CT MR Darrel Johnson	12/24/2008	19:23	1 113 Cooking cnfind to container	20 \$ 0	0.00	8.00 \$ 0	0:21:00
							KING, JACK L - BATT CHIEF
0000181-000 2142 Caranome DR MS Diana Heartherington	12/27/2008	15:55	2 111 Building fire	26 \$ 10,000	0.00	10.00 \$ 3,000	1:40:00
							MERRIAM, ERIC M - ASSISTANT
0000182-000 In front of 8045 Ingalls	12/27/2008	18:03	1 444 Power line arcing	21 \$ 0	0.00	7.00 \$ 0	0:32:00
							KING, JACK L - BATT CHIEF
0000183-000 11415 Miller RD MR Robert Belts	12/27/2008	18:35	12 444 Power line arcing	22 \$ 0	0.00	0.00 \$ 0	1:00:00
							COLE, BRENDT J - LIEUTENANT
0000184-000 Morrish and Miller	12/28/2008	05:00	1 213 Wind storm	23 \$ 0	0.00	10.00 \$ 0	0:39:00
							KING, JACK L - BATT CHIEF
0000185-000 8100 - B Civic DR	12/28/2008	05:45	12 215 Severe weather or natural disaster	29 \$ 0	0.00	0.00 \$ 0	5:45:00
							MERRIAM, ERIC M - ASSISTANT
0000186-000 Directions Potter; & N. McKinley Rd.	12/28/2008	09:17	12 211 AMA to Flushing, cancelled	6 \$ 0	0.00	0.00 \$ 0	0:17:00
0000187-000 In front of 7421 Beecher RD	12/28/2008	12:34	2 444 Phone line down across road	19 \$ 0	0.00	5.00 \$ 0	0:11:00
							MERRIAM, ERIC M - ASSISTANT
0000188-000 10010 Miller RD MR Jeff Pinkston	12/30/2008	13:19	1 745 Alarm system activation, no fire -	11 \$ 0	0.00	6.00 \$ 0	0:14:00
							KING, JACK L - BATT CHIEF
0000189-000 4237 Elms RD	12/30/2008	14:11	1 412 Gas leak (natural gas or LPG)	12 \$ 0	0.00	4.00 \$ 0	0:29:00
							KING, JACK L - BATT CHIEF
0000190-000 M-13/Sheridan and Just N of Corunna MRS Christine Waterman-Rathd	12/30/2008	21:33	2 352 Extrication of victim(s) from	23 \$ 0	0.00	7.00 \$ 0	1:54:00
							COLE, BRENT D - CHIEF
0000191-000 7346 Adelle ST	12/31/2008	13:22	12 611 AMA to Flushing, cancelled	17 \$ 0	0.00	0.00 \$ 0	0:43:00
							PLUMB, DAVID J - CAPTAIN/EM

Incidents by Shift Including Exposures									
No. Resp.	Total Hr:Min	Prop. Loss	Cont. Loss	0	1	2	3	4	
Totals:	472	30:59:00	\$ 10,000	\$ 3,000	0	12	12	2	0

The total number of incidents, including exposure fires is 26.05

The number of exposure fires is 0.

5

Prior to adjustments

SWARTZ CREEK AREA FIRE DEPARTMENT
Income/Expense Report
For the Twelve Months Ending December 31, 2008

Revenues	Description	Current Mth	Y-T-D	Budget	Remain. Budget	% Budget
3582	OPERATING CONTRIBU	15,617.91	258,066.72	252,350.00	(5,716.72)	(1.02)
3583	EQUIPMENT CONTRIBU	0.00	45,350.00	45,350.00	0.00	(1.00)
3628	MISC. INCOME (SUNDR	7,075.00	7,102.00	0.00	(7,102.00)	0.00
3664	INVESTMENT INCOME	13.05	186.70	300.00	113.30	(0.62)
3673	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00
	Total Revenues	22,705.96	310,705.42	298,000.00	(12,705.42)	(1.04)
Expenses						
4703	SOCIAL SECURITY	1,896.12	12,520.00	12,000.00	(520.00)	1.04
4704	STAFF SALARIES	4,687.19	41,905.66	45,000.00	3,094.34	0.93
4705	MAIN/TRAIN-SALARIES	1,980.10	14,412.36	14,100.00	(312.36)	1.02
4706	OFFICER SALARIES	2,500.00	15,000.00	15,000.00	0.00	1.00
4707	FIREFIGHTERS SALARY	15,617.99	79,785.44	74,000.00	(5,785.44)	1.08
4708	DEFERRED COMPENSA	677.25	3,354.25	3,450.00	95.75	0.97
4709	MEDICAL-FIREFIGHTER	0.00	5,611.00	6,650.00	1,039.00	0.84
4727	OFFICE SUPPLIES	912.51	2,245.41	2,900.00	654.59	0.77
4728	BUILDING SUPPLIES	126.32	534.92	900.00	365.08	0.59
4740	OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00
4741	EQUIPMENT SUPPLIES	1,540.93	7,121.88	9,500.00	2,378.12	0.75
4801	CONTRACT SERVICES	2,440.00	7,272.42	8,000.00	727.58	0.91
4820	80th Anniversary	0.00	0.00	0.00	0.00	0.00
4850	COMMUNICATIONS	435.37	3,754.35	4,650.00	895.65	0.81
4910	INSURANCE	0.00	25,720.00	29,900.00	4,180.00	0.86
4920	UTILITIES	2,249.45	14,345.36	16,000.00	1,654.64	0.90
4960	EDUCATION & TRAININ	7,880.50	13,146.05	11,200.00	(1,946.05)	1.17
4970	OFFICE EQUIPMENT	0.00	84.99	240.00	155.01	0.35
4976	FIRE EQUIPMENT	11,653.27	15,922.02	15,060.00	(862.02)	1.06
4978	FIRE EQUIP.-MAINT/REP	355.30	8,258.61	17,725.00	9,466.39	0.47
4979	FIRE EQUIPMENT-UPGR	0.00	79.95	10,275.00	10,195.05	0.01
4981	APPARATUS	0.00	0.00	0.00	0.00	0.00
4982	Loose Equip. New Apparatu	0.00	0.00	0.00	0.00	0.00
4983	Misc. Upgrades	0.00	0.00	0.00	0.00	0.00
4984	COMPUTER EQUIPMEN	120.53	860.26	900.00	39.74	0.96
4988	COMPUTER SOFTWARE	0.00	645.29	550.00	(95.29)	1.17
4999	RESERVE	0.00	0.00	0.00	0.00	0.00
	Total Expenses	55,072.83	272,580.22	298,000.00	25,419.78	0.91
	Net Income/<Loss>	(32,366.87)	38,125.20	0.00		
3400	FUND BALANCE-Beginni	0.00	0.00	0.00		
	Fund Balance-End of Year	(32,366.87)	38,125.20	0.00		

Adjustments

FROM ACCOUNT	DESCRIPTION	TO ACCOUNT	DESCRIPTION	AMOUNT
4704	STAFF SALARIES	4960	EDUCATION/TRAINING	1,946.05
		4976	FIRE EQUIPMENT	862.02
		4988	COMPUTER SOFTWARE	95.29
4709	MEDICAL-FF	4703	SOCIAL SECURITY	520.00
4850	COMMUNICATIONS	4705	MAIN/TRAIN SALARIES	312.36

6

After adjustments

SWARTZ CREEK AREA FIRE DEPARTMENT
Income/Expense Report
For the Twelve Months Ending December 31, 2008

	Description	Current Mth	Y-T-D	Budget	Remain.Budget	% Budget
Revenues						
3582	OPERATING CONTRIBU	15,617.91	258,066.72	252,350.00	(5,716.72)	(1.02)
3583	EQUIPMENT CONTRIBU	0.00	45,350.00	45,350.00	0.00	(1.00)
3628	MISC. INCOME (SUNDR	7,075.00	7,102.00	0.00	(7,102.00)	0.00
3664	INVESTMENT INCOME	13.05	186.70	300.00	113.30	(0.62)
3673	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00
	Total Revenues	22,705.96	310,705.42	298,000.00	(12,705.42)	(1.04)
Expenses						
4703	SOCIAL SECURITY	1,896.12	12,520.00	12,520.00	0.00	1.00
4704	STAFF SALARIES	4,687.19	41,905.66	42,096.64	190.98	1.00
4705	MAIN/TRAIN-SALARIES	1,980.10	14,412.36	14,412.36	0.00	1.00
4706	OFFICER SALARIES	2,500.00	15,000.00	15,000.00	0.00	1.00
4707	FIREFIGHTERS SALARY	15,617.99	79,785.44	74,000.00	(5,785.44)	1.08
4708	DEFERRED COMPENSA	677.25	3,354.25	3,450.00	95.75	0.97
4709	MEDICAL-FIREFIGHTER	0.00	5,611.00	6,130.00	519.00	0.92
4727	OFFICE SUPPLIES	912.51	2,245.41	2,900.00	654.59	0.77
4728	BUILDING SUPPLIES	126.32	534.92	900.00	365.08	0.59
4740	OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00
4741	EQUIPMENT SUPPLIES	1,540.93	7,121.88	9,500.00	2,378.12	0.75
4801	CONTRACT SERVICES	2,440.00	7,272.42	8,000.00	727.58	0.91
4820	80th Anniversary	0.00	0.00	0.00	0.00	0.00
4850	COMMUNICATIONS	435.37	3,754.35	4,337.64	583.29	0.87
4910	INSURANCE	0.00	25,720.00	29,900.00	4,180.00	0.86
4920	UTILITIES	2,249.45	14,345.36	16,000.00	1,654.64	0.90
4960	EDUCATION & TRAININ	7,880.50	13,146.05	13,146.05	0.00	1.00
4970	OFFICE EQUIPMENT	0.00	84.99	240.00	155.01	0.35
4976	FIRE EQUIPMENT	11,653.27	15,922.02	15,922.02	0.00	1.00
4978	FIRE EQUIP.-MAINT/REP	355.30	8,258.61	17,725.00	9,466.39	0.47
4979	FIRE EQUIPMENT-UPGR	0.00	79.95	10,275.00	10,195.05	0.01
4981	APPARATUS	0.00	0.00	0.00	0.00	0.00
4982	Loose Equip. New Apparatu	0.00	0.00	0.00	0.00	0.00
4983	Misc. Upgrades	0.00	0.00	0.00	0.00	0.00
4984	COMPUTER EQUIPMEN	120.53	860.26	900.00	39.74	0.96
4988	COMPUTER SOFTWARE	0.00	645.29	645.29	0.00	1.00
4999	RESERVE	0.00	0.00	0.00	0.00	0.00
	Total Expenses	55,072.83	272,580.22	298,000.00	25,419.78	0.91
	Net Income/<Loss>	(32,366.87)	38,125.20	0.00		
3400	FUND BALANCE-Beginni	0.00	0.00	0.00		
	Fund Balance-End of Year	(32,366.87)	38,125.20	0.00		

7

**SWARTZ CREEK AREA FIRE DEPARTMENT
BILLS PAID LIST**

					31-Dec-08
DATE:	CHECKS	PAYEE:	AMT	ACCT	TRANSACTION DESCRIPTION
12/1/2008	14902	DOUGLASS SAFETY	\$7.80	4978	SCBA REPAIR
			\$6.42	4727	SHIPPING
12/1/2008	14903	ICMA	\$69.42	22023	DF COMP EE PORTION
12/1/2008	14904	INTERSTATE BATTERY	\$325.90	4741	TRUCK BATTERY
12/1/2008	14905	MI FIRE SVC INSTR ASSOC	\$60.00	4960	2009 MEMBERSHIP
12/1/2008	14906	OUR DESIGNS	\$7.30	4741	HELMET DECALS
			\$6.50	4727	SHIPPING
12/1/2008	14907	PAYROLL	\$1,074.41	1002	PAYROLL-STAFF
12/8/2008	14908	ALPHA SOURCE	\$48.00	4741	PAGER BATTERIES
			\$9.95	4727	SHIPPING
12/8/2008	14909	BATTERY ZONE	\$350.00	4741	RADIO BATTERIES
			\$7.95	4727	SHIPPING
12/8/2008	14910	CHASE	\$3,259.96	22021	11/08 SOC SEC
12/8/2008	14911	CLAYTON TWP	\$28.06	4920	10/08 SEWER-STA 2
12/8/2008	14912	DOUGLASS SAFETY	\$2,810.00	4976	TRAFFIC SIGNS
			\$106.63	4727	SHIPPING
12/8/2008	14913	SCAFA	\$451.00	22024	ASSOC. DUES
			\$54.00	22025	ASSOC. PAGERS
12/8/2008	14914	FRIEND OF THE COURT	\$19.78	22026	FRIEND OF THE COURT
12/8/2008	14915	GILL ROYS	\$61.96	4741	EQUIPMENT SUPPLIES
12/8/2008	14916	ICMA	\$431.80	22023	DF COMP EE PORTION
	(INTERNTL CITY/COUNTY MGT ASSOC.)		\$305.50	4708	DF COMP ER PORTION
12/8/2008	14917	TRUDY ONORE	\$60.00	4801	CLEAN STA 1
12/8/2008	14918	P&W PAGING	\$347.50	4978	PAGER/RADIO REPAIR
			\$12.75	4727	SHIPPING
12/8/2008	14919	PAYROLL	\$5,931.20	1002	PAYROLL-FF
12/8/2008	14920	STATE OF MICHIGAN	\$509.87	22022	11/08 STATE TAX
12/8/2008	14921	SUBURBAN AUTO	\$20.07	4741	EQUIPMENT SUPPLIES
12/8/2008	14922	VALLEY PETROLEUM	\$118.65	4741	FUEL
12/15/2008	14923	CONSUMERS ENERGY	\$469.73	4920	UTILITIES-STA 2 11/08
12/15/2008	14924	FIRE ENGINEERING	\$179.55	4960	9 SUBSCRIPTIONS
12/15/2008	14925	GENESEE CO FIRE CHIEFS	\$225.00	4960	2009 DUES
12/15/2008	14926	ICMA	\$69.42	22023	DF COMP EE PORTION
12/15/2008	14927	MI STATE FIREMENS ASSOC	\$1,290.00	4960	2009 INDIVIDUAL DUES
12/15/2008	14928	PAYROLL	\$985.90	1002	PAYROLL-STAFF
12/15/2008	14929	SCAFA	\$12.00	4850	CHIEFS' PAGERS
12/15/2008	14930	VISA	\$33.93	4727	SHIPPING/OFFICE SUPPLIES
			\$10.98	4984	COMPUTER HARDWARE
			\$219.75	4976	STOP/SLOW SIGNS
			\$350.00	4741	TIRES 41-26
			\$25.95	4960	TRAINING SUPPLIES
12/22/2008	14931	ALLIED ONLINE SERVICES	108 \$325.00	4850	DOMAIN NAME & HOSTING

**SWARTZ CREEK AREA FIRE DEPARTMENT
BILLS PAID LIST**

12/22/2008	14932	BILL CAVANAUGH	\$2,380.00	4801	2008 ATTY FEES
12/22/2008	14933	CITY OF SWARTZ CREEK	\$883.88	4920	UTILITIES-STA 1 11/08
12/22/2008	14934	OFFICEMAX	\$30.90	4727	OFFICE SUPPLIES
12/22/2008	14935	OUR DESIGNS	\$3.70	4741	HELMET DECALS
12/29/2008	14936	FRONT LINE	\$38.60	4741	O RINGS
			\$5.60	4727	SHIPPING
12/29/2008	14937	ICMA	\$69.42	22023	DF COMP EE PORTION
12/29/2008	14938	MI STATE FIREMENS ASSOC	\$75.00	4960	2009 DEPT DUES
12/29/2008	14939	PAYROLL	\$1,029.11	1002	PAYROLL-STAFF
12/29/2008	14940	VALLEY PETROLEUM	\$53.16	4741	FUEL
12/29/2008	14941	VERIZON	\$98.37	4850	PHONE STA 2
12/31/2008	14942	CLAYTON TWP	\$28.06	4920	SEWER STA 2 11/08
12/31/2008	14943	DOUGLASS SAFETY	\$7,450.00	4976	TURN OUT GEAR
			\$14.92	4727	SHIPPING
12/31/2008	14944	VALLEY PETROLEUM	\$43.83	4741	FUEL
			(\$3,259.96)	22021	11/08 SOC SEC
			(\$509.87)	22022	11/08 STATE TAX
			\$3,109.64	22021	12/08 SOC SEC PAYABLE
			\$442.96	22022	12/08 STATE TAX PAYABLE
			\$919.82	4703	ACCRUE 12/08 PAYROLL
			\$975.82	4705	ACCRUE 12/08 PAYROLL
			\$1,250.00	4706	ACCRUE 12/08 PAYROLL
			\$9,797.70	4707	ACCRUE 12/08 PAYROLL
			\$371.75	4708	ACCRUE 12/08 PAYROLL
			\$6,025.00	4960	ACCRUE 2008 FF CLASSES
			\$1,173.52	4976	ACCRUE DRESS UNIFORMS
			\$119.76	4741	ACCRUE EQUIPMENT SUPPLIES
			\$612.94	4727	ACCRUE OFFICE SUPPLIES
			\$126.32	4728	ACCRUE BUILDING SUPPLIES
			\$109.55	4984	ACCRUE COMPUTER HARDWARE
			\$64.02	4727	ACCRUE SHIPPING
			\$28.06	4920	ACCRUE 12/08 SEWER-STA 2
			\$811.66	4920	ACCRUE 12/08 UTILITIES-STA2
		TOTAL	\$55,072.83		

VOID CHECKS:

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AS OF: January 12, 2009
TO: Swartz Creek Area Fireboard
RECORDED BY: Fire Chief Brent Cole
SUBJECT: Current Apparatus Readiness Status

Unit	Type	Assignment	Status
11	98 Pumper	Station 1	In service.
12	91 Pumper	Station 2	In service.
16	91 Squad	Station 1	In service.
17	79 Grass Rig	Station 1	Out of service. Dec. 10: BC King working on various repairs.
21	99 Pumper	Station 2	In service.
23	92 Tanker	Station 2	In service.
26	93 Squad	Station 2	In service.
27	79 Grass Rig	Station 2	In service.

Fire Chief Brent Cole

From: Vanessa.Pert@dhs.gov
Sent: Thursday, January 01, 2009 08:05
To: brentcole@scafd.com
Subject: {Spam?} Amendment Request Denied, Award Number: EMW-2008-FO-01683

Your amendment is being denied based on page 62 of the 2008 program guidance. You may use up to \$5,000 of excess funds to purchase additional equipment. The \$5,000 must include your matching funds. If you have any questions, call the AFG Help Desk at 866-274-0960. Please see Appendix 7 of the program guidance about Excess Funds: Occasionally, due to successful competitive bid processes, some grantees have funds remaining after the completion of the obligations outlined above. Fire department grantees that complete the approved scope of work prior to the end of the performance period, and still have grant funds available, have three options for the use of the excess funds: (1) Grantees may use the greater of 1 percent of their award amount or \$5,000 to continue, or expand, the activities for which they received the award. For example, if a grantee has funds remaining after completion of the activities listed in their grant agreement, the grantee may use excess funds (subject to the above limitation) to purchase other eligible items without seeking DHS approval.

(2) Grantees may use excess funds to create, or expand, a fire or injury prevention program. Excess funds above the amounts discussed in paragraph (1) above must be used for fire or injury prevention activities or returned to DHS [See option (3) below]. In order to use excess funds for fire or injury prevention activities, a grantee must submit an amendment to its grant. The amendment request should explain the following: i) fire or injury prevention efforts currently underway in your organization; ii) where the use of excess funds would fit within your existing efforts, if applicable; iii) what is the fire or injury problem that you are trying to address with these funds; iv) the target audience for your fire or injury prevention project(s), and how this audience was identified; v) how you will implement/deliver your project(s); and vi) how you will evaluate the effectiveness of the request.

(3) Grantees may use excess funds to return to DHS. To exercise this option, a grantee must close out its award and state in the final performance report that the remaining funds are not necessary for the fulfillment of grant obligations. The grantee must also indicate that it understands that the funds will be deobligated and unavailable for 62 U.S. Department of Homeland Security Assistance to Firefighters Grants future expenses. Deobligation of excess funds will decrease the Federal portion of the grant and the amount of the grantee's match. Fire department grantees that complete the approved scope of work prior to the end of the performance period, and still have grant funds available, may also use excess funds in a combination of activities from options (1) and (2). Nonaffiliated EMS organizations that have excess funds may exercise the same options for use of excess funds as that of a fire department, however, EMS organizations are restricted to uses that only involve injury prevention. EMS organizations may not expend grant funds for fire prevention activities.

SWARTZ CREEK AREA FIRE DEPARTMENT
 93 B CIVIC DRIVE
 SWARTZ CREEK, MI 48473

Voice 810/635-2300
 Fax 810/635-7461

INVOICE

Invoice Number 011209
 Invoice Date Jan 12, 2009
 Page 1
 Duplicate

SWARTZ CREEK AREA FIRE DEPARTMENT
 8100 B CIVIC DRIVE
 SWARTZ CREEK, MI 48473

Voice 810/635-2300
 Fax 810/635-7461

INVOICE

Invoice Number 011210
 Invoice Date Jan 12, 2009
 Page 1
 Duplicate

Bill To:
 CITY OF SWARTZ CREEK
 983 CIVIC DRIVE
 SWARTZ CREEK, MI 48473

Ship to:

Bill To:
 CLAYTON TOWNSHIP
 2011 MORRISH ROAD
 SWARTZ CREEK, MI 48473

Ship to:

Customer ID
 CITY01
 Sales Rep ID

Quantity	Item
413.50	FIRE02

Customer PO	Shipping Method	Carrier	Payment Terms	Ship Date	Due Date	Description	Unit Price	Amount
	Courier		Due at end of Month	1/31/09		FIRE SERVICE 12/08	12.06	4,988.29

Subtotal 4,988.29
 Sales Tax
 Total Invoice Amount 4,988.29
 Payment/Credit Applied
TOTAL 4,988.29

Check/Credit Memo No

Customer ID
 CLAY01
 Sales Rep ID

Quantity	Item
399.50	FIRE02

Customer PO	Shipping Method	Carrier	Payment Terms	Ship Date	Due Date	Description	Unit Price	Amount
	Courier		Due at end of Month	1/31/09		FIRE SERVICE 12/08	12.07	4,809.42

Subtotal 4,809.42
 Sales Tax
 Total Invoice Amount 4,809.42
 Payment/Credit Applied
TOTAL 4,809.42

Check/Credit Memo No

4988.29

4809.42

12

2008 Alarm Breakdown By Month & Category

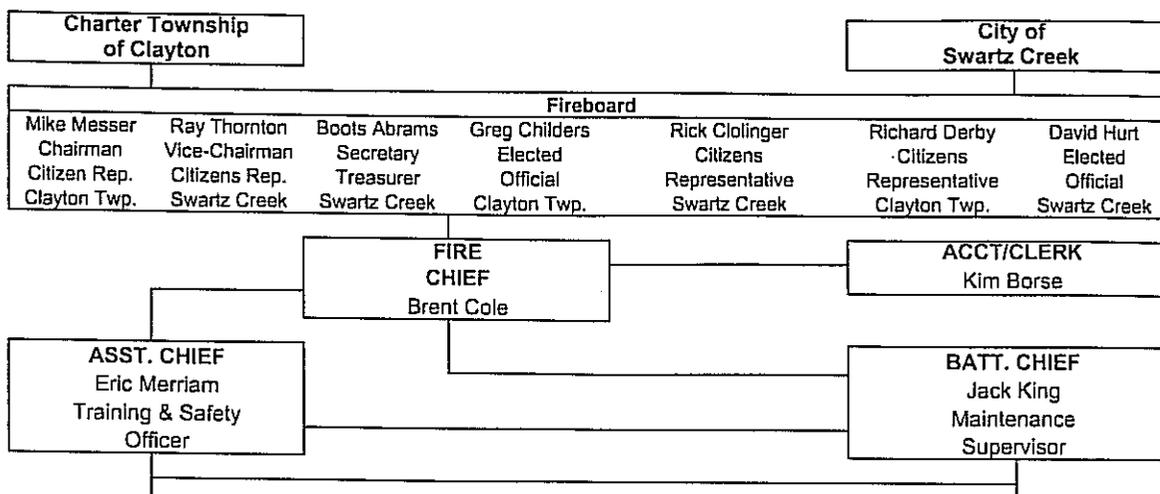
Category	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2008	Clayton Township	Swartz Creek
1. Structure Fires (in our fire district); + those dispatched as structures, but determined to be something else.	1	2	1	2	1	1	3	1	1	2	4	4	23	8	15
2. AMA's given to the Flushing Fire Dept (started 5/10/99)	7	1	3	2	4	0	1	0	3	2	2	4	29	N/A	N/A
3. AMA's given to Gaines Township Fire Dept (started 11/13/99)	0	2	1	1	0	1	0	1	0	2	0	1	9	N/A	N/A
4. AMA's given to Venice Township Fire Dept (started 03/11/02)	0	0	0	0	0	0	0	0	0	0	0	1	1	N/A	N/A
5. Mutual Aid responses not involving AMA	0	3	2	0	1	1	0	1	0	1	2	3	14	N/A	N/A
6. Vehicle fires & those out on arrival	1	2	1	0	0	0	1	0	0	1	0	1	7	3	4
7. Vehicle fires (false; steam/unfounded)	0	0	0	0	2	0	0	0	0	1	1	0	4	4	0
8. Misc. minor fires	0	0	0	1	0	0	1	0	0	1	1	0	4	3	1
9. Grass and/or brush fires	0	1	1	6	1	2	2	1	1	1	1	0	17	17	0
10. Open burns (permit/authorized & unauthorized/unattended)	0	0	1	2	1	1	2	0	2	0	1	0	10	7	3
11. Smoke investigations/smoke scares	1	0	0	0	0	2	0	1	0	0	0	0	4	3	1
12. Fire alarms (false, unfounded or burnt food)	0	0	0	1	2	2	0	0	0	3	3	1	12	7	5
13. Vehicle extrications & entrapments	0	1	0	0	1	0	0	0	1	0	1	1	5	5	0
14. Electrical problems, no fire	0	0	0	0	0	1	1	0	0	0	0	0	2	1	1
15. Spillage of vehicle fluids	0	1	0	1	3	0	2	1	1	0	0	1	10	6	4
16. Lines down and/or arcing (power and/or phone)	1	0	2	2	0	8	1	1	0	0	0	3	18	8	10
17. Assist ambulance with lifting, public assist & etc.	0	0	0	0	0	0	1	0	0	1	0	0	2	0	2
18. Misc. non fires (CO, gas odor, unfounded, etc. or situations that don't catalog above)	1	0	0	2	2	0	1	0	1	3	0	5	15	6	9
19. Weather watches	1	0	0	1	0	2	0	0	0	0	0	1	5	N/A	N/A
ALARMS TOTALS	13	13	12	21	18	21	16	7	10	18	16	26	191	78	55

1999 Through 2008 Statistics By Category

Category	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
1. Structure (or dispatched as) Fires (In our fire district); Received Automatic Mutual Aid (AMA)	14	19	16	16	27	21	21	16	13	23
2. AMA's given to the Flushing Fire Dept (started 5/10/99)	20	25	24	29	23	28	19	35	33	29
3. AMA's given to Gaines Township Fire Dept (started 11/13/99)	0	8	4	6	13	7	11	9	12	9
4. AMA's given to Venice Township Fire Dept (started 03/11/02)	N/A	N/A	N/A	1	1	1	0	2	2	1
5. Mutual Aid responses not involving AMA	20	29	20	34	22	17	21	11	18	14
6. Vehicle fires & those out on arrival	28	15	21	17	12	8	10	14	12	7
7. Vehicle fires (false; steam/unfounded)	2	12	12	5	7	21	9	4	6	4
8. Misc. minor fires	3	4	15	6	7	1	6	2	7	4
9. Grass and/or brush fires	22	8	12	17	15	9	17	14	17	17
10. Open burns (permit/authorized & unauthorized/unattended)	6	20	11	14	7	13	12	9	18	10
11. Smoke Investigations/smoke scares	10	7	11	8	12	15	4	4	9	4
12. Fire alarms (false, unfounded or burnt food)	34	30	28	35	15	18	24	21	23	12
13. Vehicle extrications & entrapments	12	8	6	7	9	7	12	7	3	5
14. Electrical problems, no fire	2	1	3	1	4	4	2	1	1	2
15. Spillage of vehicle fluids	9	6	13	11	11	12	11	12	17	10
16. Lines down and/or arcing (power and/or phone)	10	9	10	9	15	14	6	15	12	18
17. Assist ambulance with lifting, public assist & etc.	3	11	15	5	5	2	3	6	2	2
18. Misc. non fires (CO, gas odor, unfounded, etc. or situations that don't catalog above)	23	17	14	24	21	12	17	30	20	15
19. Weather watches	1	3	4	3	3	5	1	1	3	5
ALARMS TOTALS	219	232	239	248	230	215	206	213	228	191

Swartz Creek Area Fire Department

Organization Chart



STATION 1				STATION 2			
Capt. Steve Tabit - Quarter Master				Capt. Dave Plumb - Asst. Qtrmstr, Coordinator, Run % Monitor			
Lt. Mike Treiger - Fire Prevention & Station 1 Assignments				Lt. Dave Jones - Vehicle Inspections & Station 2 Assignments			
Lt. Brendt Cole - Medical & Rehab Supplies				Lt. Rich Tesner - Uniforms			
Leave Expires	Dir. Res. Start	Off Prob.		Leave Expires	Dir. Res. Start	Off Prob.	
<i>FF Rod Armstrong</i>				<i>FF Greg Baker</i>			06/16/09
<i>FF James Bowers</i>		06/16/09		<i>FF James Barr II</i>			
<i>FF Rick Castano</i>		06/16/09		<i>FF Robert Brandt</i>	06/11/01		
<i>FF Tiffany Forbes</i>				<i>FF Jarrad Brooks</i>	07/16/07		
<i>FF Jerrud Howard</i>		06/16/09		<i>FF Ann Christofferson</i>			
<i>FF Jeffery Jarrad</i>				<i>FF Anthony Davis</i>	01/18/05		
<i>FF Jeffrey Kelley</i>				<i>FF Lori McKerracher</i>	05/31/01		
<i>FF Todd Kimbrue</i>				<i>FF Tim McKnight</i>			04/21/09
<i>FF Scott Martin</i>				<i>FF Karen Merriam</i>			
<i>FF Walter Melen</i>				<i>FF Mark Merriam</i>			06/16/09
<i>FF Brian Scott</i>				<i>FF Bill Samida</i>			
<i>FF Brian Sipes</i>				<i>FF Steve Webster</i>			06/16/09
<i>FF Ryan Spillane</i>				<i>FF Joe Yambrick</i>			04/21/08
<i>FF Kevin VanArsdale</i>	04/15/04						
<i>FF Bryan Wistuba</i>		04/21/09					
<i>FS Joe Edgerton</i>							
<i>FS Bob Plumb</i>							
<i>RO Valerie Dow</i>							
<i>RO Rebecca Tabit</i>							
On personal leave/Medical=		0		On personal leave/Medical=		0	
Suspended=		0		Suspended=		0	
Non-Probationary Total =		10		Non- Probationary =		8	
Probationary Total =		5		Probationary =		5	
Firefighter Subtotal =		15		Firefighter Subtotal =		13	
Radio Operators =		2		Radio Operators =		0	
Support =		2		Support =		0	
Station Personnel Total =		19		Station Personnel Total =		13	
				Officers =		9	
				Active non-probationary =		18	
				Active probationary =		10	
				Active Radio Operators =		2	
				Support		2	
				Suspended=		0	
				Medical or extended leave =		0	
				Total dept. force =		41	

(1) probation to be extended due to medical leave

Total Officers =	9
Total Firefighters=	28
Support	2
Radio Operators =	2
Total active =	41

Name in italics = probationary status

Font = Suspension

Font = Leave of absence or sick leave

Firefighters with run direct status= 14 (9 Officers & 5 Firefighters)

Updated: 1/12/2009

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Let's make one thing
Perfectly Clear.

January 2009

our water

Genesee County Community Water Quality Consortium

NPDES Phase II Newsletter

Protecting and improving the watersheds
within and around Genesee County

What is NPDES and why are you involved?

The Federal Clean Water Act of 1972 requires municipalities to obtain stormwater permits under the National Pollution Discharge Elimination System (NPDES) permit program. By 1990, it became apparent that non-point source pollution was contributing to the decreased water quality in our streams and rivers. Non-point source pollution is pollution that comes from diffuse sources. As rain water and snowmelt travel overland, they pick up man-made and natural pollutants, like spilled motor oil and phosphorus, and deposit them into our local water bodies.

In an effort to reduce non-point source pollution, Phase I of the NPDES program was established. It required permit coverage for municipalities with populations of 100,000 or more. In 1999, Phase II of the NPDES program was created. Phase II permits are necessary for certain small municipal separate storm sewer systems (MS4s) and small construction sites. In addition to drain permitting, there are other NPDES elements. These include public education and participation; watershed management; new construction standards; monitoring and mapping; and the Storm Water Pollution Prevention Initiative (SWPPI). In Michigan, the Michigan Department of Environmental Quality (MDEQ) administers the NPDES program under the supervision of the U.S. Environmental Protection Agency (EPA). When communities in Genesee County were faced with meeting the NPDES Phase II mandate, they requested that the County take the lead. The Genesee County Drain Commissioner's Office coordinates and implements these programs under the County Public Improvement Agreement (P.A. 342). They help local units of government and public organizations collaborate to protect our local natural resources and provide the most effective program for Genesee County using the least resources possible.



Our Water booth reaches about 4000 people in 2008

The Genesee County Water Quality Consortium has an active public education campaign. We go to popular events with our education booth to teach people about the watershed, and how to care for it. A watershed is the area of land that drains to a stream or river. Our challenge is to find interesting ways to teach people about it.

Throughout 2008, we took the booth

on water quality.

This year, booth staffers kept track of where visitors live, to help us target educational needs. Maps of Genesee County were used to help visitors identify where they live in the watershed. Visitors also took a short survey to determine their knowledge of the watershed and their awareness of the *Our Water* Campaign. Of the 909 visitors, 99 (10.9%) completed the survey. For a full report on this survey, see the "Phase II Annual Report for 2008, Appendix F" on the Genesee County Drain Commissioner's Office Surface Water Management website: <http://www.gcdcswm.com/PhaseII/AnnualReport/AnnualReport.htm>.

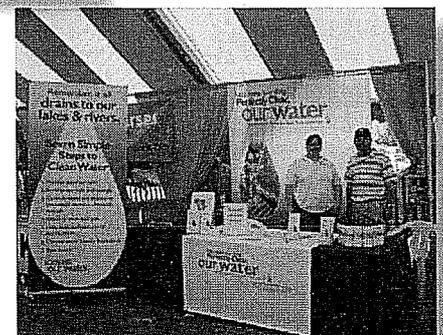


Our Water promotional bags, water bottles and piggy banks were used to draw visitors to the information booth at the 2008 Genesee County Fair.

to nine events, reaching more than 4,000 people with the *Our Water* Campaign's educational messages.

Our largest event was the Genesee County Fair in August. The booth was located in the Farm Bureau tent. Municipal volunteers, drain office staff and staff with the University of Michigan-Flint Center for Applied Environmental Research worked seven days at the booth. We interacted with nearly twice as many people this year as last year -- 909 vs. 532!

Booth staffers drew visitors to the tent with tote bags and coloring books. These items, and educational brochures, were given to any visitor who tried to answer a question

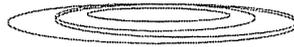


The Our Water information booth and the dedicated volunteers and staff that educated 909 visitors at this year's County Fair.

A special thank you to all the volunteers who helped make this event a success!

Genesee County Drain Commission
Surface Water Management
4608 Beecher Road • Flint MI 48532

Phone: 810-732-1590
Fax: 810-732-1474
After Hours Emergency: 810-732-2940



Why you received this newsletter

You are receiving a copy of this newsletter because of your involvement with Genesee County's NPDES Phase II Program. Through this newsletter we will keep you informed of the status of the public education campaign, the best management practices committee and the illicit discharge elimination program and help you stay up-to-date on statewide changes relevant to NPDES permitting. New editions of this newsletter will be sent out periodically.

The University of Michigan - Flint Center for Applied Environmental Research (CAER) has partnered with the Genesee County Drain Commissioner's Office to provide assistance with the coordination, implementation and evaluation of the Phase II public education campaign. As part of this collaboration, CAER designs and writes this newsletter on behalf of the Genesee County Drain Commissioner's Office.

CAER's primary contact for the NPDES Phase II Program is Danielle Gartner. If you are interested in contributing an article for publication in future editions of the newsletter, you can contact Danielle by email at danyg@umflint.edu or by phone at (810) 424-5456.

Who's involved in Genesee County's Phase II program?

The following communities have partnered for Phase II permitting services: Argentine Township, Burton, Clio, Davison, Davison Township, Fenton, Fenton Township, Flint Township, Flushing, Flushing Township, Genesee Township, Grand Blanc, Linden, Mt. Morris, Mount Morris Township, Mundy Township, Swartz Creek, Vienna Township, Genesee County Drain Commissioner, and the Genesee County Road Commission.

Other education and coordination partners include the Genesee County Conservation District, the Flint River Watershed Coalition, the University of Michigan-Flint's Center for Applied Environmental Research, and the Genesee Intermediate School District.

Discussions with the City of Flint are underway for partnering on future education programs.

The NPDES Phase II's decision-making structure

The Genesee County Storm Water Advisory Committee (SWAC) guides the implementation of the entire Phase II Program. Many communities in Genesee County are members of the SWAC, including those that are part of the NPDES Phase II Program and/or members to the Genesee County Storm Water System Service District under P.A. 342.

The SWAC has three sub-committees. Each community serving on the SWAC also serves on at least one of these sub-committees. For a list of sub-committees

and their duties, see "Sub-committees oversee construction, monitoring and public education" on page 3. Sub-committees meet regularly along with stakeholders and/or individuals with specialized knowledge to implement the Public Education Plan and the Illicit Discharge Elimination Plan (IDEP) and to oversee other NPDES Phase II Program activities.

Members of SWAC also serve on the Watershed Planning Committee for the watershed in which their community is located. Work conducted by the Watershed Planning Committee is used to develop the Lower Flint, Middle Flint, and Shiawassee River Watershed Management Plans (WMPs).

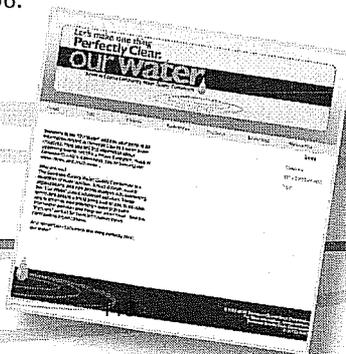
Check out our perfectly clear website!

www.cleargeneseeater.org

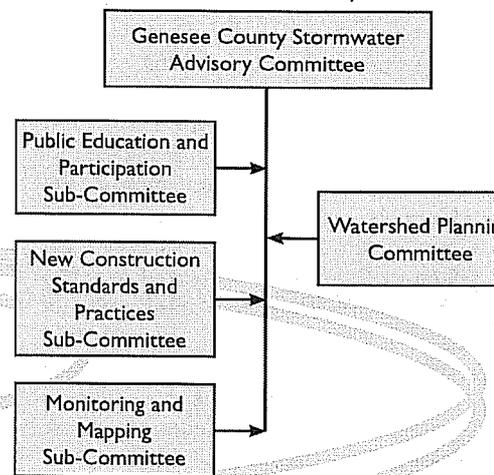
Have you been to the *Our Water* Campaign website lately?

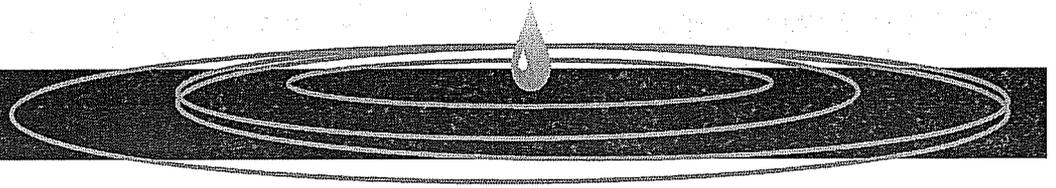
The site is continually updated, so keep checking back. Many of the updates are organizational in nature. Modifications include a new masthead and layout, additional informational tabs and links at the homepage, and easy-to-follow navigation tools. If you come across any information relevant to the *Our Water* Campaign that you feel should be on the website, send

your thoughts to Danielle Gartner at UM-Flint's Center for Applied Environmental Research. Danielle can be reached by email at danyg@umflint.edu or by phone at (810) 424-5456.



NPDES Decision-Making Relationships in Genesee County





Sub-Committees oversee construction, monitoring and public education

Construction Standards and Practices (CSP) Sub-Committee:

This sub-committee oversees new construction standards, post construction practices and updating ordinances to ensure compliance with the U.S. Environmental Protection Agency (EPA) requirements. Throughout the last reporting cycle, the CSP sub-committee has been working with communities to establish a Storm Water Ordinance for communities within Genesee County. The ordinance is currently in draft form and is ready for legal review. The CSP sub-committee is developing a Best Management Practices (BMP) manual as a companion piece to the ordinance. The manual will deal with minimum standards for construction and post construction BMPs. The manual is slated for completion in the summer of 2009.

Monitoring and Mapping (M&M) Sub-Committee:

This sub-committee oversees organization and implementation of watershed monitoring, field sampling protocols, and mapping guidelines. The M&M sub-committee manages several water quality monitoring programs such as the Road-Stream Crossing Survey, 319 Nonpoint Source Grant Projects, Project GREEN, and the Benthic Macroinvertebrate Study. They also monitor the Illicit Discharge Elimination Plan (IDEP) Program and oversee the Hot-spot Water Quality Monitoring Program. In 2008, field crews found less than 40 illicit connections in the Lower Flint River, the Middle Flint River, and the Shiawassee River Watersheds.

Public Education and Participation (PEP) Sub-Committee

This sub-committee oversees the implementation of the Public Education Plan. In the last reporting cycle, the PEP sub-committee and partners presented actions for cleaner water to 14 community groups; developed an educational brochure; purchased and gave away promotional premiums; set up the *Our Water* informational booth at nine community events; gave EnviroScape watershed model demonstrations to 11,000 individuals and students; added 210 river/stream crossing and/or watershed signs; and continued the catch basin stenciling program. Look forward to the continuation of these programs and the creation of informational guides, classroom maps, and evaluation plans in 2009.

How the Flint River Watershed Coalition partners with us

In this and subsequent editions of the Newsletter, we will highlight the valuable work of one of the partners in the Phase II Program.

The Flint River Watershed Coalition (FRWC) is a non-profit organization formed in 1997. The FRWC engages residents of Genesee County in watershed and stormwater education and activities. Some programs offered by the FRWC in conjunction with the *Our Water* Campaign include:

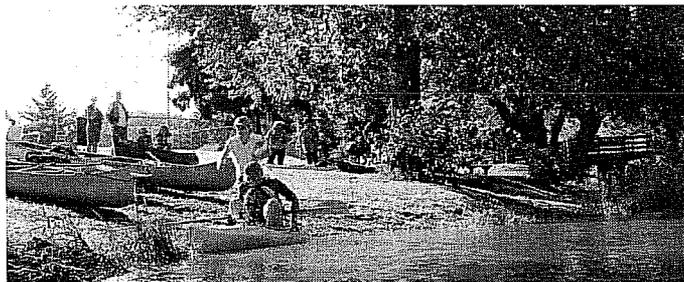
Storm Drain Stenciling:

The FRWC works with community and neighborhood groups to stencil catch basins to help keep pollution out of storm drains. The FRWC organizes and provides the training and supplies.

River Walks: The FRWC hosts walks that focus on the value of the Flint River watershed, simple steps to protect our

local water resources, and recreational opportunities available. The walks are free and open to the public; six walks were held in 2008.

Canoe Trips: In 2008, the FRWC hosted



Water enthusiasts learn about our local rivers by taking their canoes and kayaks out on the water with the FRWC.

two canoe trips to encourage people to become familiar with local rivers.

Public Education Presentations: Through their Speakers Bureau program, the FRWC gives presentations on your local watershed and steps that can be taken to protect and improve it. In 2008, the FRWC spoke to 11

organizations, reaching 219 individuals.

Water Quality Monitoring: The FRWC also conducts the Project Global Rivers Environment Network (Project GREEN), reaching more than 1,100 area students, and benthic macroinvertebrate monitoring with the Phase II Monitoring and Mapping sub-committee.

Contact the FRWC at www.flintriver.org or (810) 767-6490 to participate in these programs.



Two volunteers investigate the insects and other invertebrates living at the bottom of the stream.



Low Impact Development has high impact on cost savings

As a municipal leader, you are asked to save money on infrastructure and find ways to make your community more marketable. You are expected to learn about and comply with federal regulations for water quality and storm water management. Fortunately, you don't have to do this alone.

A cutting-edge strategy called Low Impact Development (LID) can help you meet your community's obligations and objectives.

LID is a set of ecologically friendly practices for site development and storm water management. LID minimizes impact on the environment with design and planning techniques that conserve water. Many U.S. cities have successfully used Low Impact Development in municipal development codes and storm water management plans.

There are many benefits to municipalities that implement Low Impact Development. For instance:

- ◆ Site water quality is protected by reducing sediment and nutrient-loading.
- ◆ Costs to maintain infrastructure and utilities are reduced.
- ◆ Local plants and animals are protected.
- ◆ Environmental protection and growth

are kept in balance.

- ◆ Public and private collaborations are increased.
- ◆ Your community's marketability is enhanced.

Interested in learning more? Feel free to attend the next Construction Standards and Practices Sub-Committee meeting on February 3, 2009. The next NPDES Phase II Newsletter will explore how other communities successfully use LID practices to meet Phase II mandates and save money.

Additionally, a LID manual specific to the State of Michigan was just released. A PDF version of the document can be found at www.semco.org.

Information for this article was gathered from the US EPA's "Low Impact Development (LID): A Literature Review," published in October 2000. A PDF of the document is available at the following website: http://www.lowimpactdevelopment.org/pubs/LID_litreview.pdf

Common LID practices include, but are not limited to:

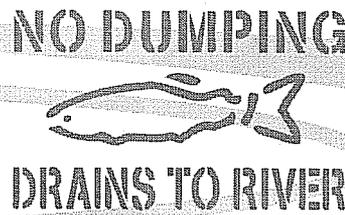
- ◆ Creating bioretention areas
- ◆ Building grass swales
- ◆ Installing vegetated roof covers (i.e. green roofs)
- ◆ Reducing impervious surfaces
- ◆ Redirecting rooftop runoff



This driveway with permeable/porous covering helps reduce polluted runoff by allowing stormwater to soak into the ground.

Stenciling connects storm drains to stream health

The Genesee County Drain Commissioner's Office has a catch basin stenciling program to help keep pollution out of storm drains. Since November 1, 2006, more than 900 stencils have been painted on roads within Genesee County. Many of these were done by the Drain Commissioner's staff as they cleaned out the catch basins. About 400 of these were painted since October 2007. Stencil volunteers place doorknob



hangers on residential homes adjacent to the stenciling locations. These door hangers educate residents about the connection between storm drains and our lakes and streams. Recently, the Flint River Watershed Coalition began coordinating the volunteer stenciling program. Although building support for the program has been challenging, the FRWC already has at least 14 volunteer groups organized for next year's storm drain stenciling.

Upcoming Events

Look forward to the next edition of the NPDES Phase II Newsletter featuring articles on:

- ◆ Stormwater Pollution Prevention Initiative (SWPPI) requirements
- ◆ Low Impact Development case studies
- ◆ Illicit discharge elimination
- ◆ Household Hazardous Waste disposal
- ◆ New updates and partner highlights

PLANNING COMMISSION RULES OF PROCEDURE
City of Swartz Creek, Michigan
January 6, 2009

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ARTICLE I: GENERAL STATUTES, ORDINANCES AND RULES OF PROCEDURE

The City of Swartz Creek Planning Commission, hereinafter referred to as the “Commission” has been created pursuant to Act 285 of the Public Acts of 1931, as amended and is governed by the statutes, ordinances, and rules cited in the document.

The City of Swartz Creek Planning Commission has adapted these rules for the transaction of its business and as provided by law. The rules of the Commission are available to the public, upon request, at the city office. The office is located at the Swartz Creek City Hall, 8083 Civic Drive, Swartz Creek, Michigan 48473-1498, which is open for business during hours specified by the City. All communications to the Commission shall be addressed to its Chairperson through the administrative offices located at the above location.

ARTICLE II: COMMISSION POWERS AND MEMBERSHIP

2.1 Powers of commission, Numbers of Members and Term of Office

The Commission exercises powers delegated to it by law. The Commission shall consist of nine (9) members, based on the methods of appointment, qualifications, term of office, procedure for removal, procedure for filling vacancy and terms of members appointed to fill vacancies as set forth in the City Charter and Ordinances.

2.2 Causes for Removal from Commission

Causes for removal of members from the Commission in the manner provided by the City Charter and applicable laws include inefficiency, wrong doing and malfeasance in the office.

2.3 Resignations of Office

A member wishing to resign should give a one (1) month notice of resignation or intent to resign to the Mayor, City Council, City Clerk and/or Chairperson in such a manner as to allow time for appointment of a replacement.

Upon learning of the death or resignation of a member, the Chairperson should promptly notify the Mayor. If a member is unable to perform the duties of office, moves from the jurisdiction, or is no longer qualified for office and fails to resign, the Chairperson should notify the Mayor of such relevant facts and request that appropriate investigation and action be taken.

ARTICLE III: OFFICERS, COMMITTEES AND DUTIES

3.1 Election and Term of Chairperson, Vice-Chairperson and Secretary

On an annual basis, and generally at the regular meeting in February, the Commission shall elect from its membership a Chairperson, Vice-Chairperson and Secretary. They shall take office immediately upon election and shall hold

office for a term of one (1) year, ending after the regular meeting in February and until their successors are elected and assume office.

3.2 Succession of Office

If the Chairperson resigns his/her office or is no longer a member of the Commission, the Vice-Chairperson shall succeed him/her in office for the remainder of the term. If the Vice-chairperson resigns his/her office, is no longer a member of the Commission, or succeeds to the office of Chairperson, the Secretary shall succeed him/her in office for the remainder of the term. If the Secretary resigns his/her office, is no longer a member of the Commission or succeeds to the office of Vice-Chairperson, a special election shall be held at the next regular meeting to elect a Secretary to complete the remainder of the term.

3.3 Duties of Officers

A. Chairperson

The Chairperson shall preside at all meetings and hearings of the Commission. If the Chairperson is absent or unable to preside, the Vice-Chairperson shall preside. If both are absent or unable to preside, the Secretary shall preside. If all officers are absent, the members present shall, by a majority vote, choose a member present to preside.

In accordance with these and other applicable rules, the presiding officer shall decide all points of procedure and order. The Chairperson shall maintain order and decorum, and to that end may order removal of persons who have actually committed a breach of the peace at a meeting.

The Chairperson may appoint up to three (3) members to serve on subcommittees to address specific issues such as:

- Annual Planning Commission Education Budget
- Annual Zoning Board of Appeals Case Review
- Site Plan Approval
- Annual Review of Rules of Procedure
- Master Plan
- Zoning Ordinance Update
- PUD Reviews
- Others for purposes and terms set by the Commission

B. Vice Chairperson

The Vice-Chairperson shall perform all duties delegated by the Chairperson as necessary to insure Commission functions are performed in a timely manner. The Vice-Chairperson shall perform all duties so delegated, and in the case of absence or incapacity of the Chairperson, on approval by majority of the Commission, shall perform any or all duties of the Chairperson, whether or not delegated.

C. Secretary

The secretary monitors the maintenance of the records of the Commission with the assistance from staff or consultants, including correspondences, notices, records and minutes of meetings, resolutions, transactions, findings, determinations, committees, and general clerical work of the commission. The secretary should maintain a book for the Planning Commission Rules of Procedure which shall be kept current. All amendments shall refer to the date and page of the minutes where recorded.

ARTICLE IV: CONDUCT OF COMMISSION IN MEMBERS AND STAFF

4.1 Conflicts of Interest

The Commission recognized that in the performance of its duties, matters will be presented and considered upon which one (1) or more members may have or perceive that they have a conflict of interest due to economic, personal or other reasons; the existence of which will or may be perceived by other members of the commission or general public as having the potential for interfering with or influencing the member's unbiased consideration and vote. It is the policy of the commission to require and encourage a full and accurate disclosure of such conflicts or potential conflicts at the earliest possible time, so that the Commission may determine whether a member may or should abstain from participation and voting.

Consistent with this policy, each member has a duty to disclose any conflicts or potential conflicts and the relevant facts to the extent it does not violate a confidence, to the Commission at the first meeting at which the matter creating the potential conflict is considered. The member's disclosure shall include an indication of whether the potential conflict disclosed will interfere or influence their consideration and vote and whether the member wishes to abstain from voting.

After a disclosure of potential conflict is made by a member, and discussed by the Commission, whether the member may or shall abstain from discussion and voting shall be decided by motion and majority vote of the members in attendance at the meeting, excluding the member of discussion.

Any questions or claims that a member has failed to disclose a potential conflict of interest shall be presented at the first meeting after the matter alleged to create the conflict was considered by the commission. If such questions or claims are made, and after the member with the alleged conflict has had the opportunity to respond, which shall include a statement on whether they wish to vote or abstain, the Commission shall resolve the claim and the member's voting rights by motion to permit or require the member to abstain from consideration and voting. If the member has indicated a desire to participate and vote on the matter, a concurring vote of the majority of the Commission is required to permit said participation and voting.

ARTICLE V: APPLICATIONS

All requests requiring Commission consideration or approval shall be filed in accordance with procedures and requirements set forth in the applicable ordinances.

Completed applications shall be considered at the next available meeting date and may be decided at the same meeting, at another regular meeting of the Commission or at a special meeting.

Items shall be placed on the agenda generally according to the date and time the completed application has been received. However, when preparing the proposed agenda the order may be changed for the purpose of efficiency, expediency or convenience to the public.

The Commission may require such surveys, plans or other information it considers necessary for proper evaluation or consideration of a matter. Where information is lacking or inadequate, the commission may postpone the matter until such time as the required information has been furnished.

When a public hearing is required, notice of the public hearing will be issued in the time and manner specified by law.

ARTICLE VI: MEETINGS

6.1 Regular Meetings

Regular meetings of the Commission are generally held at the Swartz Creek City Hall, 8083 Civic Drive, Swartz Creek Michigan on the first Tuesday of the month, with exceptions required by City holidays, facility scheduling or as noticed in the annual meeting calendar adopted by the Commission. In the event a regular meeting falls upon an official City holiday, such meetings shall be scheduled on the next Tuesday.

6.2 Special Meetings

Special meetings for any purpose may be scheduled by the secretary and City staff and held at the call of the Chairperson, or upon request of two (2) or more members of the commission for a date and time when a quorum is likely that allows at least eighteen (18) hours prior notification.

6.3 Recess or Adjournment

Any regular or special meeting may be adjourned to another specific date, time and place, or to the date, time and place of any previously announced regular or special meeting. Alternatively, the meeting may be adjourned without date. Any such adjournment will terminate the meeting at the point of the motion, and a new meeting will commence at the specified date, time or place, if so stated, or at the next regularly scheduled meeting. Any regular or special meeting may also recess for a brief specific time period. Following the recess, the meeting shall continue from the point when the motion to recess was made.

6.4 Cancellation

If no business is scheduled or if it is determined that there will be insufficient members to achieve a quorum, a meeting may be cancelled or rescheduled by the Chairperson or designate by giving notice to all members and by posting notice for the public at least eighteen (18) hours before the time set for such meeting (or such other time as required by law). Any regular meeting rescheduled under this section must be rescheduled and held on a day in the same month. If a meeting is called to order and it is determined that there is no quorum, the commission may adjourn to the next regularly scheduled meeting without rescheduling another meeting within the same month.

6.5 Quorum

Five (5) members of the commission shall constitute a quorum. Unless otherwise required by law, five (5) affirmative votes shall be required to pass any motion.

6.6 Regular Meeting Agenda and Order of Business

Call to order
Pledge of Allegiance
Roll Call and determination of quorum
Agenda review and approval
Action on minutes of previous meeting(s)
Communications
Meeting Opened to the Public
Old Business and postponed items
New business
Meeting Opened to the Public
Commissioners' comments
Adjournment

6.7 New Business and Public Hearing Procedures

A. Recitation of the Following Rules for a Public Hearing

1. Each person who wishes to address the Commission will be first recognized by the Chairperson and requested to state his/her name and address.
2. Individuals shall be allowed five (5) minutes to address the Commission, unless special permission is otherwise requested and granted by the Chairperson.
3. There shall be no questioning of speakers by the audience; however, the Commission may question the speaker upon recognition of the Chairperson.
4. No one shall be allowed to address the Commission more than once unless special permission is requested, and granted by the Chairperson.
5. One spokesperson for a group attending together will be allowed five (5) minutes to address the Commission unless special permission has been requested, and granted by the Chairperson.
6. Those addressing the Commission shall refrain from being repetitive of information already presented to the Commission.
7. All comments and/or questions shall be directed to and through the Chairperson.

B. The Order of Business Shall Be As Follows:

1. Applicant's presentation.
2. Staff/Staff Consultant presentation.
 - a. Correspondence received relative to the request
 - b. Special studies or other reports
 - c. Recommendations
3. Chairperson opens public hearing (if applicable), or otherwise seeks comments from the public.
4. Chairperson closes public hearing and/or public comment section.
5. Applicant response.
6. Planning Commission deliberation.
7. Motion.
8. Discussion on motion.
9. Vote.

6.8 Miscellaneous Requirements

Except as otherwise specified by these Rules, parliamentary procedures of the Commission during meetings shall generally be in accord with most recent Robert's Rules of Order, as necessary for the orderly, efficient and understandable transaction of business.

All meetings of the Commission are subject to the Open Meetings Act.

6.9 Applicant Presentations

At meetings and/or hearings, any applicant or person may appear or be represented by authorized agents. Such agents shall, upon request, present sufficient written evidence of their authorization. If the applicant or authorized agent is not present at a meeting, the Commission may refuse to hear or take action on the case unless required by law. This section shall not prohibit the commission from conducting a hearing or receiving testimony if public notice of a hearing has been given. This section shall not prevent the commission from taking action on a case if the applicant or authorized agent is not present.

6.10 Conduct at Meetings

The Chairperson shall control the conduct of the meeting. Commission members or staff may, through the Chairperson, direct questions to the applicant or any person from the audience to bring out pertinent facts. The Chairperson or Commission members may call for pertinent facts from the staff, or make appropriate comments pertinent to the case. All questions or comments shall be directed to or through the Chairperson, unless otherwise permitted by the Chairperson. Commission members should not debate or argue with persons in the audience.

Commission members shall never conduct private conversations at any time during the meeting. Full attention shall be given to the individual holding the floor.

If an important question arises or clarification is needed during the applicant's presentation, the presentation may be politely interrupted through the

Chairperson. If the speaker yields, then the question or point of clarification may be asked. However, the comments must pertain directly to the subject matter and must be for clarification purposes only. Comments, opinions and other discussion should be deferred to the times allotted for the Commission members.

During Commission deliberations, the Chairperson will individually recognize each member in order to make sure all members have been considered. Comments should be kept as brief and concise as possible.

Before a motion is made, adequate time for broad discussion should be allowed. After the motion is made and seconded, discussion should be limited to the motion only. While not required, it is preferred that motions be stated in the positive relative to the request. This assures that a yes vote means approval and a no vote means disapproval. Commission members may vote against his/her own motion, if necessary.

ARTICLE VII: COMMISSION DECISIONS

Decisions of the Commission are recorded in the Commission minutes, including the findings made by the Commission. The minutes are subject to the Commission's approval.

All decisions, resolutions, findings, determinations and actions by the Commission shall be by motion. All votes on motions shall be by roll call or other method that allows the vote of each member to be recorded.

ARTICLE VIII: WITHDRAWAL OF APPLICATIONS/TABLING AND POSTPONMENT CONSIDERATIONS

On written request from the applicant or authorized agent, an application may be withdrawn at any time before the Commission makes its decision on the case. A verbal request may be made at the scheduled public meeting.

On its own motion, or upon receipt of a request by an applicant or the applicant's authorized agent, the Commission may table consideration of cases indefinitely or postpone to a certain date.

ARTICLE IX: AMENDING OR WAIVING RULES

These rules may be amended by a majority vote of the members of the Commission, except where such amendment would be contrary to requirements or limitations set by law. An amendment may be proposed at any regular meeting of the Commission, and shall not be acted upon until the following regular meeting.

Unless prohibited by law, a Rule of Procedure may be suspended or waived at any meeting by unanimous vote Commission members present.

ARTICLE X: SEVERABILITY

These Rules of Procedure and each of the various parts, sections, sub-sections, provisions, sentences and clauses are severable. If any part, section, sub-section, provision, sentence or clause is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, such finding shall not affect the validity of the remainder of these Rules of Procedure, which shall remain in full force and effect.

ARTICLE XI: ADOPTION AND REPEAL

These Rules of Procedure shall become effective immediately upon adoption by the Planning Commission of the City of Swartz Creek, and all previous Rules of Procedure shall be repealed.

These Rules were adopted by the City of Swartz Creek Planning Commission on the 6th day of January, 2009; and shall take effect immediately.

Chairperson

Secretary

Effective Date:_____

CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
PLANNING COMMISSION
ZONING BOARD OF APPEALS
2008 ANNUAL REPORT

To: The Honorable Richard Abrams & The Swartz Creek City Council
From: The Swartz Creek Planning Commission
Subject: 2008 Annual Report

Greetings,

Introduction

In addition to the Planning Commission minutes that are delivered monthly to the City Council, the following is a summary report of the activities of the Planning Commission and Zoning Board of Appeals for the calendar year of 2008. This report is not to be confused with the monthly building report. Rather, this document is intended to summarize the general status and open-meeting decisions made by the Planning Commission (PC) and Zoning Board of Appeals (ZBA).

Summary Findings

The present state of both the PC and ZBA are quite good. Attendance and participation are high, resources are adequate, and all plans, procedures, and policies are up to date. Furthermore, it has not been as slow of a year for these bodies as one might expect. The Planning Commission reviewed some substantial commercial and institutional projects and oversaw a second review of the Meijer project. This activity level is consistent with or even greater than that of the previous years. There was even one request for housing in the city this year with Cedar Creek. However, requests for rezones or industrial projects have been non-existent.

The ZBA on the other hand met for the first time in two years! In conjunction with this rare meeting I conducted a training session that I feel was helpful and well received by the Commissioners. I should note that the inquiries for variances to staff have been constant, but almost all potential applicants decline to submit an official application after learning of the Zoning Ordinance requirements for variance approval. The fact of the matter is that variances are tough to get, and most projects would not even come close to qualifying. As such, I have made it a point to try to 'weed' out applications that, in my opinion, would only waste the applicants' time and money. This explains the lack of ZBA meetings.

Concerning membership, both boards have lost some members this year. The PC lost a good Commissioner in Tom Kolhoff due to resignation. The ZBA also lost both alternates in Ken Keyes and James Florence. Of course, this means that we added some new faces

this year as well. Congratulations and a warm welcome go out to James Florence (PC), John Gilbert (ZBA), and Bradley Stiff (ZBA).

Facts & Figures on Projects

Below is an exhaustive list of projects that were reviewed by the Planning Commission and Zoning Board of Appeals.

Project	Type	Review	Location	Size/Units	Value	Month	Approval	Status
Kroger	PC Commercial Dev	Site Plan	7084 Miller	11,500 Sq Ft	~\$1M	Jan	Yes	Near Completion
Cedar Creek	PC Multi-Family/Condo	Second Site Plan	9279 Miller	15 Units	~\$1.5M	May	Yes	Site Development
NCVW Assisted Living	PC Multi-Family/Assisted Living	Site Plan & Special Use	7276 Miller	51 Unit	~\$5M	Jul	Yes	Approved, No Permits
Meijer Inc.	PC Supermarket	Second Site Plan	4013 Morrish	157K Sq Ft	~\$20M	Aug	Yes	2010 Start
ITT Inc.	PC Parking Area	Site Plan	6399 Miller	57 Spaces	~\$800K	Aug	Yes	Approved, No Permits
Woods Collision	ZBA Expansion	Setback & Use Variance	5015 Third	500 Sq Ft	~\$30K	Nov	Yes	Approved, No Permits

Boardmembers & Commissioners

Below is the current list of the PC and ZBA membership.

PLANNING COMMISSION	
Robert Florine	5914 Cross Creek
James Florence	4296 Springbrook
Kathy Ridley	3414 Elms
Carl Conner	4061 Elms
Douglas Stephens (Chairperson)	5250 Birchcrest
Bud Grimes	5171 Oakview Drive
C. David Hurt	9214 Chesterfield
Paul Bueche	8083 Civic Dr
Richard Abrams	5352 Greenleaf Dr

ZONING BOARD OF APPEALS	
Douglas Stephens	5250 Birchcrest
Ronald Smith, Secretary	9194 Chesterfield
Curt Porath Council Rep	4485 Frederick St.
Ronald Schultz, Chairperson	4279 Springbrook
James Packer, Vice Chairperson	7216 Miller Rd.
Bradley Stiff (Alternate)	9040 Chesterfield Dr.
John Gilbert (Alternate)	7459 Miller Rd.

Conclusions - Looking Forward

In the coming year, it really does look like there will not be a lot going on concerning development or other reviews for these two bodies. However, it is expected that the Zoning Appendix and Master Plan shall need to be revisited, and this is quite a bit of work. In fact, a public hearing is proposed for February in which to hear comments on proposed changes to the Zoning text and map.

I also wish to budget some money to send members of both boards to training. I also plan on attending additional training courses in an effort to improve upon my skills and retain my certification.

That's it for now. This concludes the first ever report on the PC and ZBA. Pretty awesome huh? Please contact me directly if you have any comments or inquiries on the matter. We are happy to receive comments in person, in writing, over the phone, or via e-mail. Please visit the city website at www.cityofswartzcreek.org for more contact information.

Sincerely,

Adam H. Zettel, AICP
Assistant City Manager
City of Swartz Creek

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION MEETING
January 6, 2009**

Meeting called to order at 7:00 p.m. by Chairperson Stephens.

Pledge of Allegiance.

ROLL CALL:

Commissioners present: Abrams, Bueche, Conner, Florence, Grimes, Hurt, Stephens.

Commissioners absent: Florine, Ridley.

Staff present: Adam Zettel, Zoning Administrator.

Others present: None.

APPROVAL OF AGENDA:

Resolution No. 090106-01

(Carried)

Motion by Commissioner Hurt, support by Commissioner Conner, the Swartz Creek Planning Commission approves the agenda for the January 6, 2009 Planning Commission meeting as presented.

Unanimous voice vote.

Motion declared carried as presented.

APPROVAL OF MINUTES:

Resolution No. 090106-02

(Carried)

Motion by Commissioner Abrams, support by Commissioner Hurt, the Swartz Creek Planning Commission approves the Minutes for the August 5, 2008 Planning Commission meeting.

Unanimous voice vote.

Motion declared carried.

MEETING OPENED TO THE PUBLIC (NON-PUBLIC HEARING ITEMS): None.

OLD BUSINESS: None.

NEW BUSINESS:

Resolution No. 090106-03

(Carried)

Motion by Commissioner Hurt, second by Commissioner Conner, the Swartz Creek Planning Commission approves the attached amended Rules of Procedure 2009.

There was a discussion.

YES: Bueche, Conner, Florence, Grimes, Hurt, Stephens, Abrams.

NO: None. Motion Declared Carried.

Resolution No. 090106-04

(Carried)

Motion by Boardmember Conner
Second by Boardmember Florence

Whereas, the Swartz Creek Planning Commission approves the attached 2009 Planning Commission meeting schedule.

Discussion Took Place.

YES: Conner, Florence, Grimes, Hurt, Stephens, Abrams, Bueche.

NO: None. Motion declared carried.

Resolution No. 090106-05

(Carried)

Motion by Boardmember Conner
Second by Boardmember Hurt

Whereas, The Swartz Creek Planning Commission approves the attached 2008 Planning Commission Annual Report, as amended.

Discussion Took Place.

YES: Florence, Grimes, Hurt, Stephens, Abrams, Bueche, Conner.

NO: None. Motion Declared Carried.

Resolution No. 090106-06

(Carried)

Motion by Boardmember Conner
Second by Boardmember Hurt

Whereas, The Swartz Creek Planning Commission hereby sets a public workshop to hear comments on proposed changes to the Zoning Appendix A to be held at the regular meeting in February on February 3, 2009 at 7:00 pm here in the City Council Chambers.

Discussion Ensued.

Yes: Grimes, Hurt, Stephens, Abrams, Bueche, Conner, Florence.
No: None. Motion Declared Carried.

MEETING OPENED TO THE PUBLIC:

None.

REMARKS BY PLANNING COMMISSION MEMBERS:

Commissioner Conner questioned whether there was any update on the gas station at Miller and Elms. Commissioner Bueche stated that Mr. Kline came in to see him and Assistant City Manager Zettel recently. Mr. Bueche stated that they are close to another deal to sell the property and construct something new there, although there are apparently problems with possible foreclosure.

Commissioner Florence stated that he is pleased to be sitting on the Planning Commission.

Commissioner Hurt stated that he is glad to hear that something may be happening with the Marathon station. Environmental issues were discussed.

Commissioner Grimes stated that he will be happy when something does happen with the Marathon station, not just the promise of it.

Commissioner Abrams stated that he feels that the 2002 Planning fees should be paid by the Marathon station before anything else is approved.

Commissioner Stephens talked about the Meijer's project being postponed and asked for more detail. Mr. Bueche stated that it was actually back to the original schedule. He stated that Meijer's was still committed to redoing Morrish Rd. Mr. Bueche stated that he believes that there is too much money invested by Meijer's for them to just walk away from the project.

ADJOURNMENT:

Resolution No. 090106-07

(Carried)

Motion by Commissioner Conner, support by Commissioner Hurt, the Swartz Creek Planning Commission adjourns the January 6, 2009 Planning Commission meeting.

CITY OF SWARTZ CREEK, MICHIGAN
MINUTES OF PLANNING COMMISSION – January 6, 2009

Unanimous voice vote.

Meeting adjourned at 8:23 pm.

Paul Bueche,
Secretary

**CITY OF SWARTZ CREEK
SWARTZ CREEK, MICHIGAN
MINUTES OF THE DOWNTOWN DEVELOPMENT AUTHORITY
DATE 01/08/2009**

The Regular Meeting was called to order at 6:07 by Board Member Nemer in the Swartz Creek City Council Chambers, 8083 Civic Drive.

Board Members Present: Abrams, Bueche, Hull, Eckerdt, Mardlin, Mattson, Nemer ,
Raffaelli.

Board Members Absent: Gardner.

Staff Present: Adam Zettel

Others Present: None.

APPROVAL OF MINUTES:

Resolution No. 090108-01

(Carried)

Motion by Board Member Abrams
Second by Board Member Mardlin

The Swartz Creek City Downtown Development Authority approves the Minutes of the October 9, 2008 DDA Meeting to be circulated and placed on file.

YES: Unanimous Voice Vote.
NO: None. Motion declared carried.

APPROVAL OF ADGENDA:

Resolution No. 090108-02

(Carried)

Motion by Board Member Hull
Second by Board Member Eckerdt

The Swartz Creek City Downtown Development Authority approves the Agenda for the January 8, 2009 DDA Meeting

YES: Unanimous Voive Vote.
NO: None. Motion declared carried.

MEETING OPEN TO THE PUBLIC:

None.

BUSINESS:

Façade Program

Mr. Zettel began by informing the DDA that there are no applicants at this time for the program and the deadline is quickly approaching. Mr. Zettel stated that he is contemplating hand delivering notices again as the newspaper ads and word of mouth have not generated any interest. Mr. Zettel stated that he anticipates the Blacksmith Shop submitting an application. Board Member Bueche suggested sending letters to targeted businesses.

Resolution No. 090108-03

(Carried)

Motion by Boardmember Abrams
Second by Boardmember Bueche

The Swartz Creek Downtown Development Authority approves sending letters to targeted businesses within the DDA to incite interest in entering the Façade program.

YES: Unanimous Voice Vote
NO: None. Motion Declared Carried.

Resolution No. 090108-04

(Carried)

Motion by Board Member Raffaelli
Second by Board Member Hull

The Swartz Creek DDA approves the revised DDA Rules of Procedure dated January 8, 2009.

Discussion Took Place.

YES: Unanimous Voice Vote.
NO: None. Motion declared carried.

Projects

Mr. Zettel talked about the status of the Meijer project. He spoke about the plans for the project being delayed one year. Mr. Zettel stated that as a result, no big spending projects will be moved up as planned. Different ideas for smaller scale improvements were discussed. More discussion will take place in the February meeting. Mr. Zettel stated that he will put together a tentative plan for ideas such as new light poles, trees to line the streets, etc.

CITY OF SWARTZ CREEK, MICHIGAN
MINUTES OF DOWNTOWN DEVELOPMENT AUTHORITY – January 8, 2009

MEETING OPEN TO PUBLIC:

None.

REMARKS BY BOARD MEMBERS:

Boardmember Abrams stated that it was encouraging that Meijers was going to continue with the road project.

Boardmember Bueche said that it would be tough for Meijer to walk away from the project now with all of the money that they currently have invested in it.

ADJOURNMENT:

Resolution No. 090108-05

(Carried)

The Swartz Creek Downtown Development Authority unanimously declared the meeting adjourned at 7:12 p.m.

Mark Nemer
Chairman

Paul D. Bueche
Secretary