

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowndship.com

PLANNING COMMISSION AGENDA

FEBRUARY 9th, 2026 TIME: 6:00 P.M.

MEETING LOCATION: FLUSHING AREA SENIOR CENTER

106 ELM ST., FLUSHING, MI 48433

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – Matt Strnad

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Thomas Nichols

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

NOVEMBER 10th, 2025

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

1. PUBLIC HEARING on Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.
2. Discussion and possible motion for Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel

No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, MARCH 9TH, 2026 AT 6:00 P.M.
(Location to be determined)

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

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PLANNING COMMISSION MINUTES NOVEMBER 10th, 2025 TIME: 6:00 P.M.

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- I. MEETING CALLED TO ORDER** at 6:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

ROLL CALL

PRESENT: Peivandi, Moon, Nichols, Strnad, Raup, Bolin and Peck

ABSENT:

OTHERS PRESENT: Four (4) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Strnad to approve agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Raup to approve previous minutes from September 8th, 2025

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

AYES: Raup, Peivandi, Moon, Nichols, Peck, Strnad and Bolin

NAYS: None

ABSENT: None

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:01 P.M.

No comments

CLOSED FOR PUBLIC COMMENTS 6:02 P.M.

V. UNFINISHED BUSINESS

1. Public Hearing on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting

PUBLIC HEARING OPENED at 6:02 P.M.

No discussion was made.

PUBLIC HEARING CLOSED at 6:02 P.M.

2. Discussion and possible motion on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting

Chairperson Peivandi went over the following:

- Worked on Sign Ordinance for a few months.
- Updated some definitions as needed.
- Amy from Rowe converted everything from paragraph form into a chart for sign requirements by zoning district.
- Any verbiage was removed that would be in violation of the First Amendment.
- Added time limits for temporary signs. We were very mindful of luminated signs, flashing, scrolling etc.
- Very few changes were made to the right to appeal in violations and enforcement sections.

TREASURER PECK MOVED, supported by Commissioner Moon to approve clean copy of Chapter 36 Article 17 Signs and forward to Board of Trustees for First Reading.

After no more discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peivandi, Moon, Raup, Peck, Strnad, Bolin and Nichols

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. NEW BUSINESS

None.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:05 P.M.

None.

CLOSED FOR COMMENTS: 6:05 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Updating Zoning Map
- ZBA had a Solar Roof application for variance last meeting.
- ZBA also had an application for variance on splitting a property.
- Some Ordinances may need to be modified to match changes to Federal and State Fire Code.
- Review of 5-year plan will be coming up in the near future, probably in January.

IX. COMMISSION COMMENTS

Chairperson Peivandi – Thanked everybody that attended the MTA 2-day retreat 2 weeks ago. There were 4 from the Planning Commission, 1 Zoning Board of Appeals and our Zoning Administrator went. They covered Topics such as:

- The Master Plan
- Township Roles
- Pending Legislation related to Planning and Zoning
- Renewable Energy issues
- Short term rentals and other hot topics

It was a very good class. They do the 2-day retreat every other year, so in 2027 they will announce another one and hopefully we can all go again. They do have hot topic issues in the spring a lot of times for one day. In the packet they gave us, there are online publications and books for Township Planning and Zoning. If you go to the MTA website and look at the publication library and if you are interested in anything, get with Wendy because she might have a couple on hand for you or may be able to order one for you.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, December 8th, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:15 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

CHARTER TOWNSHIP OF FLUSHING

6524 North Seymour Road
Flushing, Michigan 48433
(810) 659-0800 Fax (810) 659-4212
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Supervisor- Frederick R. Thorsby
Clerk – Wendy D. Meinburg
Treasurer –Terry A. Peck

Trustees
Bill Bain
Linda Minarik
Joshua Upleger
Andrew Eichorn

January 8, 2026

Re: Planning Commission Meeting

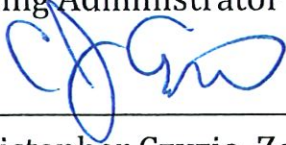
Dear Property Owner:

Scott and Tonya Aschenbrenner has petitioned the Charter Township of Flushing Planning Commission for the purpose of The Charter Township of Flushing Planning Commission will hold public hearing at the Flushing Area Senior Center, 106 Elm St., Flushing, Michigan, 48433 at 6:00 P.M. on **Monday, February 9, 2026** to consider:

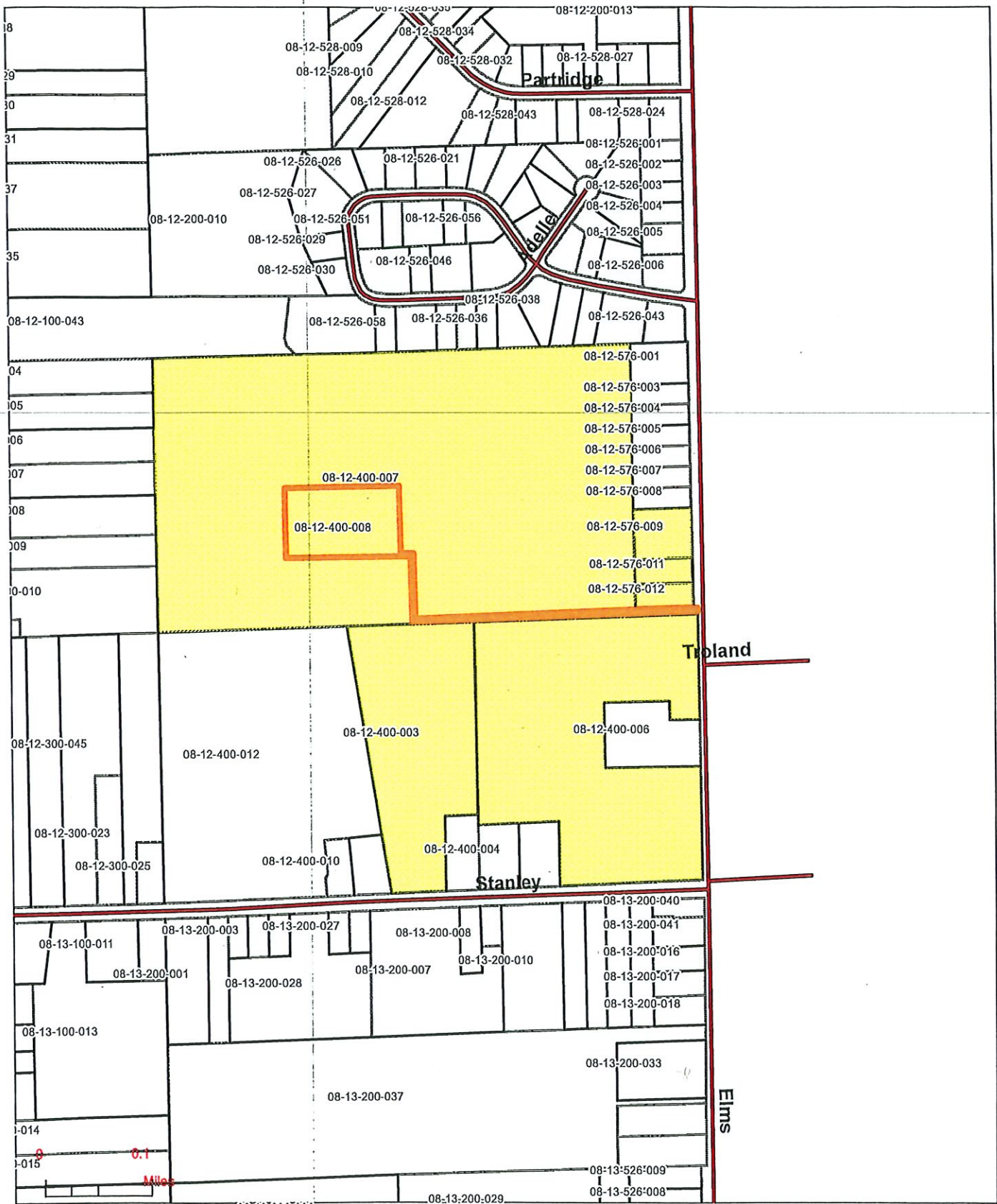
- Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.

As you own property within 300 feet of the request, you are hereby notified of a Meeting of the Flushing Township Planning Commission to be held on **Monday, February 9, 2026** at the Flushing Area Senior Center, 106 Elm St., Flushing, Michigan, 48433 at 6:00 P.M.

You may attend this meeting if you desire, but if you are unable to attend, you may submit your position in writing to the address listed above, Attention: Zoning Administrator or call 810-659-0800.



Christopher Czyzio, Zoning Administrator
Charter Township of Flushing



SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Case No. 41180
Permit Fee: \$650
Date Paid: 1-7-20
Date Notice was Published: February 10, 2020
Date of Public Hearing: _____
Affidavit Attached: _____

FLUSHING TOWNSHIP PLANNING COMMISSION SPECIAL USE PERMIT REQUEST

Required information from owner or person having interest in requesting Planning Commission (PC) review and opinion.

1. Name of applicant/owner requesting PC review and opinion.

A. Applicant

Name: SCOTT & TONYIA Aschenbrenner
Address: 7123 N. ELMS RD
FLUSHING MI 48433
Phone: _____

B. Owner of property if different than above

Name: same
Address: _____
Phone: _____

2. Location of Property:

Street number and name: 7123 N. ELMS RD
Property tax identification number: 08-12-400-008
Legal description of property involved: _____

List deed restrictions and easements: NONE

Present zoning of property: RESIDENTIAL

3. With all requests, a site plan must be submitted (see attached site plan form)

4. Answer the following questions of the affidavit:

- a. What is the purpose of the request for a Special Use Permit?

TO BUILD a STORAGE BARN ON PROPERTY
40X50 ON NORTH SIDE OF PROPERTY LINE.

ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.


Signature of Applicant

Signature of Owner
(If different than applicant)

PLANNING COMMISSION:

The Planning Commission (PC) having reviewed the submitted data do hereby:

() APPROVE () DISAPPROVE the application for the following reasons: _____

If approved, are there conditions? _____

Date: _____

Chairperson

NORTH PROPERTY LINE

Woods

83'

Gravel Area
62' x 12'

Pole Barn
40' x 50'
2,000 Sq Ft

Gravel Area
12' x 40'

Gravel Area
62' x 10'

DRIVEWAY

78'

Cement Driveway

WELL

Single Family Home
~4,400 SQ FT

Woods

~1,856'

Farm Field

H O O M E S

E L M S R D

7123 N. ELMS RD, Flushing MI
08-12-400-008