# CHARTER TOWNSHIP OF FLUSHING

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## PLANNING COMMISSION MINUTES
## NOVEMBER 9th, 2026 TIME: 6:00 P.M.

**MEMBERS OF PLANNING COMMISSION**

Chair – Vicki Peivandi
Vice Chair – Matt Strnad
Secretary – Amy Bolin
Board of Trustees Representative – Terry A. Peck
Kyle Raup
Michael Moon
Thomas Nichols

Jeanette Sizemore, Recording Secretary

**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:** Six (6) 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 Moon to approve previous minutes from October 5th, 2026

After no discussion the following motion was made.

**ACTION ON THE MOTION**
**ROLL CALL VOTE**
**AYES:** Nichols, Bolin, Peivandi, Moon, Raup, Peck and Strnad
**NAYS:** None
**ABSENT:** None



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**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

None.

## VI. NEW BUSINESS

1. PUBLIC HEARING on Special Use Permit to place an accessory structure in the front yard at 6506 N. Seymour Rd., Flushing, MI 48433, Parcel No. 08-15-100-060 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A).*

**OPENED PUBLIC HEARING at 6:02 p.m.**

**Chris Czyzio (Zoning Administrator) –** I did not receive any public comments either for or against this special use permit.
**David Lewicki (applicant) –** The request for this permit to build in front of the structure is because the side of the current structure contains a Generac generator, an air conditioner, electrical and gas going into the house. As well as the homeowner prior to us buying the house a year ago has a very well-established garden in area that takes up the entire side area of the house. It goes back with tiered gardens and ponds as well. Our house sets back roughly 800 feet from Seymour Rd. You cannot see us from Seymour Rd. And from the front corner of our lot you see berm and existing trees and things like that. We have an area that is large enough to contain the structure behind the trees and everything else.
**Chairperson Peivandi –** Are these the two trees depicted on the sketch?
**David Lewicki (applicant) –** Yes, everything is on the original drawings. The previous owner won awards on the ponds and things she put back there. The other duplex owners next to us are good with the structure in the front yard. We came from a duplex house and this one has no basement. We are looking to be able to store our lawnmower and such as well. To get things out of the weather.
**Chairperson Peivandi –** Are there any bylaws restrictions?
**David Lewicki (applicant) –** No we are all individual private owners of our units, that share the same drive.
**Chairperson Peivandi –** I think that answers all my questions. Does anyone else have any questions?

**Commissioner Nichols –** If, I am not mistaken there are 3 structures South of you?
**David Lewicki (applicant) –** Yes, and we would like to make sure our structure has the same color of siding and everything to tie it up to our home.
**Commissioner Bolin –** So how long have you lived there?
**David Lewicki (applicant) –** Just over 18 months. We have lived in the City of Flushing for 31 years. We have been acquainted with the community for a very long time.
**Commissioner Bolin –** So, you didn't put the garden in?
**David Lewicki (applicant) –** No, it was the previous owner. She had built all the gardens and ponds, stepping and pavers all back there.

**CLOSED PUBLIC HEARING at 6:10 p.m.**

2. Discussion and possible motion on Special Use Permit to place an accessory structure in the front yard at 6506 N. Seymour Rd., Flushing, MI 48433, Parcel No. 08-15-100-060 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A).*

**TREASURER PECK MOVED,** supported by Commissioner Raup to approve Special Use Permit to place an accessory structure in the front yard at 6506 N. Seymour Rd., Flushing, MI 48433, Parcel No. 08-15-100-060 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A).*

Some discussion on:

- Every Special Use permit request has different situations that may be approved or not approved.

**ACTION ON THE MOTION**
**ROLL CALL VOTE**
**AYES:** Raup, Peivandi, Moon, Nichols, Peck, Strnad and Bolin
**NAYS:** None
**ABSENT:** None
**THE MOTION CARRIED.**

3. PUBLIC HEARING on Special Use Permit to allow an existing accessory structure to be located in the front setback of a future primary residence at 8229 W. Mt. Morris Rd, Flushing, MI 48433, Parcel No. 08-11-200-002 pursuant to *Special Use Permits Article XVIII, Section 36-104 (A).*

**OPENED PUBLIC HEARING at 6:15 p.m.**

**Audrey Huber (Applicant's daughter) –** I came just in case anyone opposed the request.
**Chairperson Peivandi –** Is the applicant not here?
**Audrey Huber (Applicant's daughter) –** She is in Florida.
**Mr. Czyzio (Zoning Administrator) –** Commented that he received two calls in support of the application.
**Chairperson Peivandi –** I see an existing dwelling, is that your mother's house and two existing accessory structures? So, your desire is to split the parcel so that her dwelling and one accessory structure is on her tax parcel? And one of the existing accessory structures would be on the new parcel? Who would own the second parcel that would be potentially going to be split off?
**Audrey Huber (Applicant's daughter) –** I think she is going to sell it to my sister.
**Chairperson Peivandi –** So, she wants to build a home behind the current accessory structure. Am I understanding the request?
**Audrey Huber (Applicant's daughter) –** Yes.
**Chairperson Peivandi –** From what I am seeing one accessory structure would stay with the existing home. And the second accessory structure will go with the new parcel split if approved. How many acres there?
**Mr. Czyzio (Zoning Administrator) –** I do not know exactly how many it would be.
**Chairperson Peivandi –** It looks like the existing dwelling they are proposing a 180 foot of frontage on Mt. Morris Rd with a 170-foot depth on that but the barn is pretty close to that, so there would be no room for a dwelling in front.
**Vice Chairperson Strnad –** So, the accessory structure was originally there.
**Audrey Huber (Applicant's daughter) –** Yes.
**Treasurer Peck –** This is right behind Kathy Valet's house.
**Audrey Huber (Applicant's daughter) –** Yes.
**Treasurer Peck –** She used to be one of our clerks.
**Commissioner Bolin –** Does your mom own the property? Because I see on this there is a different name.
**Audrey Huber (Applicant's daughter) –** Yes. John Goodyear would be my dad.
**Commissioner Bolin –** Ok.
**Treasurer Peck –** I have a comment that we do not want accessory structures on a vacant piece of land. But we can approve this pending a building permit for a house.
**Chairperson Peivandi –** And contingent on the approval of the parcel split by the assessor.
**Commissioner Raup –** What would the parcel split size be? How big is the parcel and the pole barn?
**Chairperson Peivandi –** On the diagram, it shows from the east property line to the proposed new house was 269 feet and then from that house to the west is another 132 feet. So, it is pretty wide.
**Commissioner Bolin –** Do you know how soon they want to start building?
**Audrey Huber (Applicant's daughter) –** I know that they went and got some quotes for the home that they want to bring in and they have a place picked out.
**Commissioner Bolin –** So, it's not going to be a stick built, it's going to be manufactured?
**Audrey Huber (Applicant's daughter) –** I believe so.
**Commissioner Raup –** Will it be on a cement slab or basement?
**Audrey Huber (Applicant's daughter) –** I don't think they can have a basement.
**Treasurer Peck –** A basement isn't prerequisite for doing this.

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**Commissioner Raup –** No. I was just curious.

**CLOSED PUBLIC HEARING at 6:23 p.m.**

4. Discussion and possible motion on Special Use Permit to allow an existing accessory structure to be located in the front setback of a future primary residence at 8229 W. Mt. Morris Rd, Flushing, MI 48433, Parcel No. 08-11-200-002 pursuant to *Special Use Permits Article XVIII, Section 36-104 (A).*

**TREASURER PECK MOVED,** supported by Commissioner Strnad to approve Special Use Permit to allow an existing accessory structure to be located in the front setback of a future primary residence at 8229 W. Mt. Morris Rd, Flushing, MI 48433, Parcel No. 08-11-200-002 pursuant to *Special Use Permits Article XVIII, Section 36-104 (A).* Pending approval of the land split and building permit applications.

After no discussion.

**ACTION ON THE MOTION**
**ROLL CALL VOTE**
**AYES:** Peck, Strnad, Bolin, Nichols, Peivandi, Moon and Raup
**NAYS:** None
**ABSENT:** None
**THE MOTION CARRIED.**

5. Bill Vandercook Rowe Professional Services Planner for Flushing Township needs.

**Mr. Czyzio (Zoning Administrator) –** Introduced Bill Vandercook to the Planning Commissioners.

6. Discussion on Data Center Moratorium and ordinance.

Much discussion was made on drafts for a Data Center Moratorium and Ordinance options such as:

- Planning Commissioners need to do any mark ups.
- Present to Bill from Rowe. Have him do updates on drafts.
- Have the Township Attorney go over updated drafts.

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- Bring to December Planning Commission Meeting.

7. Discussion on Escrow fee for potential gas station site plan and engineering reviews.

After some discussion on Escrow fees and the need to update them.

**COMMISSIONER RAUP MOVED,** supported by Commissioner Strnad to approve Gas Station escrow of $5,000 as recommended by Zoning Administrator for First Stop Properties located at 8490 W. Mt. Morris Rd.

After no more discussion.

**ACTION ON THE MOTION**
**ROLL CALL VOTE**
**AYES:** Peivandi, Moon, Raup, Peck, Strnad, Bolin and Nichols
**NAYS:** None
**ABSENT:** None
**THE MOTION CARRIED.**

## VII. PUBLIC COMMENTS

**OPEN FOR COMMENTS:** 6:50 P.M.

One comment.

**CLOSED FOR COMMENTS:** 6:52 P.M.

## VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio – future ordinances and discussion:
- Master Plan Review
- Battery Storage ordinance
- Signs
- Accessory structures
- Conflict of Interest clause
- Annual Report

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## IX. COMMISSION COMMENTS

**Commissioner Moon –** For the record I will have to remove myself from any renewable energy (solar, wind and battery) but nothing to do with Data Centers. (As conflict of interest)

## X. NEXT REGULAR SCHEDULED MEETING

MONDAY, December 14th, 2026 AT 6:00 P.M.

## XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:57 P.M.

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VICKI PEIVANDI, Chairperson

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AMY BOLIN, Secretary

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Date of Approval

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Jeanette Sizemore, Recording Secretary

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