

# CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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

www.flushingtowship.com

## PLANNING COMMISSION AGENDA January 13th, 2025 TIME: 6:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Matt Strnad

Michael Moon

#### I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

#### II. APPROVAL OF AGENDA

#### III. APPROVAL OF PREVIOUS MINUTES

December 9th, 2024

#### IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

#### V. UNFINISHED BUSINESS

1. Discussion and possible motion on Chapter 19 Nuisances Article 3 Section 65 RV's – Revise to allow front RV use with adjoining property permission for certain time periods no storage or covers allowed
2. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures - Allow in Front with certain frontage or lot depth
3. Discussion and possible motion on Chapter 36 Article 4 Section 408 Fences – Allow privacy fence in front with adjoining property permission
4. 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

**VI. NEW BUSINESS**

1. Discussion and possible motion on special Use Permit to allow a fence that is prohibited by the current Zoning Ordinance at 5221 N. Seymour Road, Parcel No. 08-22-300-004, pursuant to Flushing Township Code of Ordinances *Article XVIII Special Use Permits Chapter 36 Sec. 36-1800, and Fences, Walls, and Other Protective Barriers Chapter 36 Sec. 36-408 (m)*
2. Discussion and possible motion to approve 2024 Planning Commission Report.

**VII. PUBLIC COMMENTS**

Each speaker limited to three minutes

**VIII. ZONING ADMINISTRATOR COMMENTS**

**IX. COMMISSION COMMENTS**

**X. NEXT REGULAR SCHEDULED MEETING**

MONDAY, FEBRUARY 10TH, 2025 AT 6:00 P.M.

**XI. ADJOURNMENT**

---

**CHRISTOPHER J. CZYZIO, Zoning Administrator**

# CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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

www.flushingtowship.com

## PLANNING COMMISSION DRAFT MINUTES DECEMBER 9th, 2024 TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Timothy Lloyd

Michael Moon

- I. MEETING CALLED TO ORDER** at 7:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

### ROLL CALL

**PRESENT:** Moon, Raup, Lloyd, Peck, Peivandi and Bolin

**ABSENT:** Mills

**OTHERS PRESENT:** Two (2) others were present.

### II. APPROVAL OF AGENDA

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

**THE MOTION CARRIED.**

### III. APPROVAL OF PREVIOUS MINUTES

**TREASURER PECK MOVED**, supported by Commissioner Raup to approve the minutes of the July 8th, 2024 meeting as presented.

After no discussion the following motion was made:

### ACTION ON THE MOTION

#### ROLL CALL VOTE

**AYES:** Peivandi, Bolin, Peck, Raup, Lloyd and Moon

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

**IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY**

**OPEN FOR PUBLIC COMMENTS 7:02 P.M.**

No comments made.

**CLOSED FOR PUBLIC COMMENTS 7:02 P.M.**

**V. UNFINISHED BUSINESS**

**OPEN TO UNFINISHED BUSINESS: 7:56 PM**

1. 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

After some discussion on Chapter 36 Article 17 Signs the following Motion was made:

**COMMISSIONER MOON MOVED**, supported by Commissioner Bolin to move item #1 to unfinished business for January 13<sup>th</sup>, 2025 Meeting requesting Rowe Professional services to review and advise of possible revisions.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Moon, Bolin, Peck, Raup and Lloyd

**NAYS:** None

**ABSENT:** Mills

**THE MOTION CARRIED.**

2. Discussion and possible motion on Chapter 19 Nuisances Article 3 Section 65 RV's – Revise to allow front RV use with adjoining property permission for certain time periods no storage or covers allowed.

After some discussion on Chapter 19 Nuisances Article 3 Section 65 RV's, the following motion was made:

**COMMISSIONER RAUP MOVED**, supported by Treasurer Peck to move item #2 to unfinished business for January 13<sup>th</sup>, 2025 Meeting requesting Rowe Professional services to review and advise of possible revisions.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Bolin, Peck, Raup, Lloyd, Moon and Peivandi

**NAYS:** None

**ABSENT:** Mills  
**THE MOTION CARRIED.**

3. Discussion and possible motion on Chapter 36 Article 4 Section 408 Fences – Allow privacy fence in front with adjoining property permission

After some discussion on Chapter 36 Article 4 Section 408 Fences the following motion was made:

**COMMISSIONER BOLIN MOVED**, supported by Commissioner Raup on moving item #3 Chapter 36 Article 4 Section 408 Fences, to January 2025 meeting under unfinished business requesting Rowe Professional services to review and advise of possible revisions.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Raup, Lloyd, Moon, Peivandi and Bolin

**NAYS:** None

**ABSENT:** Mills

**THE MOTION Carried.**

4. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures - Allow in Front with certain frontage or lot depth.

Some discussion on verbiage and what it would include on storage containers for building permit/special use permit. And updating accessory storage ordinance. The following motion was made.

**COMMISSIONER BOLIN MOVED**, supported by Commissioner Moon to move item #4 to the January meeting for further discussion, regarding accessory structure to unfinished business requesting Rowe Professional services to review and advise on possible verbiage restructure.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Raup, Lloyd, Moon, Peivandi Bolin and Peck

**NAYS:** None

**ABSENT:** Mills

**THE MOTION Carried.**

**CLOSED TO UNFINISHED BUSINESS: 8:01 PM**

**VI. NEW BUSINESS**

NONE

**VII. PUBLIC COMMENTS**

**OPEN FOR COMMENTS: 8:01 P.M.**

Clerk Meinburg suggested to stay consistent, make sure verbiage is correct in regards to Hoop Houses and Signs. What should be added to building permits, or if they are temporary, they shouldn't need a permit. We need definition on specifications. Hoop Houses that are temporary structure or agricultural?

**CLOSED FOR COMMENTS: 8:03 P.M.**

### **VIII. ZONING ADMINISTRATOR COMMENTS**

**MR. CZYZIO** – Mentioned future meeting times moving from 7pm to 6pm. The commissioners present were all in agreement with moving the meeting times to 6pm as of January if the Board of Trustees pass this in the December 2024 meeting.

### **IX. COMMISSION COMMENTS**

#### **CHAIRPERSON PEIVANDI**

- Mentioned meetings at 6pm on the second Tuesday of each month instead of 7pm, would work out great.
- Timothy Lloyds last meeting is today, thanking him for his dedication to our Planning Commission.
- New Planning Commissioner will be Matt Strnad.

#### **MR. CZYZIO**

- Thanked Timothy Lloyd for all his hard work.

### **X. NEXT REGULAR SCHEDULED MEETING**

MONDAY, JANUARY 13TH, 2025 AT 7:00 P.M.  
(UNLESS 6:00 P.M. IS PASSED BY BOARD OF TRUSTEES AT DECEMBER 12<sup>TH</sup>, 2024 MEETING.)

### **XI. ADJOURNMENT**

With no further business, the meeting adjourned at 8:07 P.M.

---

VICKI PEIVANDI, Chairperson

---

AMY BOLIN, Secretary

---

Date of Approval

---

Jeanette Sizemore, Recording Secretary

# SPECIAL USE PERMIT REQUEST FORM

RECEIVED

DEC 10 2024

CHARTER TOWNSHIP  
OF FLUSHING

Special Use Permit Request Case No. \_\_\_\_\_  
Permit Fee: \_\_\_\_\_  
Date Paid: \_\_\_\_\_  
Date Notice was Published: \_\_\_\_\_  
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: Timothy Scott Stanke  
Address: 5221 N Seymour Rd  
Phone: [REDACTED] [REDACTED]

B. Owner of property if different than above

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

2. Location of Property:

Street number and name: 5221 N Seymour Rd  
Property tax identification number: 08-22-300-004  
Legal description of property involved: \_\_\_\_\_  
S 18 RODS OF N 44 RODS OF THAT PART OF SW FR 1/4 LYING W OF SEYMOUR RD SEC.22  
5.5 ACRES

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:

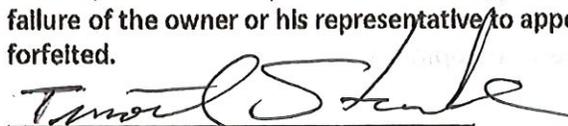
a. **What is the purpose of the request for a Special Use Permit?**

TO IMPROVE THE ASTHETICS OF THE LINE OF SIGHT BETWEEN THE HOUSE AND THE BARN

TO PRESENT A CONTINUATION OF THE LINE OF SIGHT NORTH OR SOUTH ON SEYMOUR ROAD

TO IMPROVE THE VIEW FROM SEYMOUR RD. AND AID IN SECURITY FOR THE REAR OF THE HOME WHERE THE MICHIGAN CHESNUT TREES HAVE BEEN PLANTED

**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? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

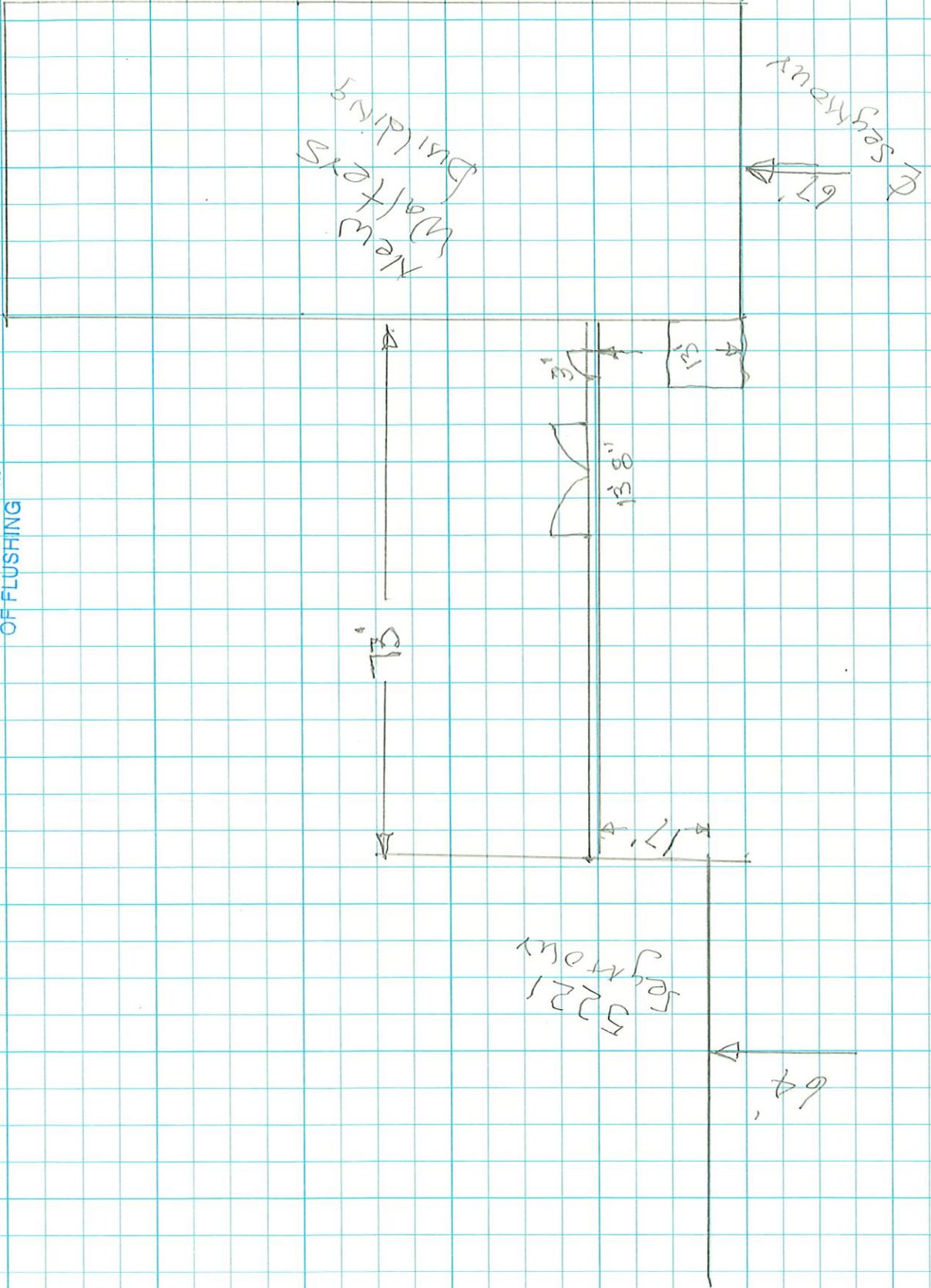
Date: \_\_\_\_\_

\_\_\_\_\_  
Chairperson

RECEIVED

DEC 10 2024

CHARTER TOWNSHIP  
OF FLUSHING





OFFICIAL  
RECEIPT

CHARTER TOWNSHIP OF FLUSHING  
GENESEE COUNTY, MICHIGAN

40903

RECEIVED FROM Timothy Stanku \$ 650.00 DOLLARS

IN PAYMENT FOR Planning Comm. Meeting

TO BE DEPOSITED IN	ACCOUNT NO.	AMOUNT
General Fund	<u>CK# 2090</u>	<u>650.00</u>

DATE 12-10-24  
MS Authorized Signature