

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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PLANNING COMMISSION MINUTES MAY 12th, 2025 TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – Vacant

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Matt Strnad

Michael Moon

- 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, Strnad, Raup, Bolin and Peck

ABSENT: None

OTHERS PRESENT: Twenty-Three (23) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Moon to approve the agenda.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Strnad to approve previous minutes from April 14th, 2025 amending the next meeting date as May 12th, 2025.

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:02 P.M.

- N. Swapp – Lives in the country part of Township mentioned wanting to do what she wants with her property.
- S. Whalen-Keillor – Has owned her own business for 46 years. Has horse trailer and RV next to garage. Would like to keep this the same and address unsightliness under blight. Not in agreement with ordinance visitor permits.
- K. Edgeworth – Not moving trailer for anyone
- A. Lavery – Septic in back yard cannot park RV on Septic.
- S. Eichorn – RV shouldn't be just next to house or behind house.
- M. Rutherford – Lives in subdivision, doesn't agree with only keeping RV's in side yard or back yard.
- B. Dalton - Went over some of the Ordinance. And mentioned how he spends a lot of time in his RV in his front yard.
- S. Reinhart - Has lived in township since 1993, Motorhome owner, house built on natural spring limited on where RV can be parked. Is in favor of blight control instead of parking/storing ordinance stipulations.
- R. Bysko - Expressed that he/we are Americans and made comments about land owning and rights.

CLOSED FOR PUBLIC COMMENTS 6:21 P.M.

V. UNFINISHED BUSINESS

OPEN TO UNFINISHED BUSINESS: 6:21 PM

1. Discussion and possible motion on Chapter 19 Nuisances Article 3 Section 65 RV's

After some discussion about:

- What the different colors on draft document represent
- The definition of Recreational Vehicles updated
- One Recreational Vehicle in driveway at a time
- Plates and registration should take care of blight
- Misdemeanor wording was taken out
- Permits to stay in RV's are free at the Township
- Front yard, means on grass
- Reason for Ordinance updates, numerous complaints

TREASURER PECK MOVED, supported by Commissioner Raup to approve proposed revisions for Chapter 19 Nuisances Article 3 Section 65 RV's, and move to June 9th, 2025 Meeting for Public Hearing.

After some discussion on:

- Item G has (township building inspector) needs to be changed to authorized township official.

Treasurer Peck withdrew his motion.

TREASURER PECK MOVED, supported by Commissioner Raup to approve Chapter 19 Nuisances Article 3 Section 65 RV's, and move to June 9th, 2025 Meeting for Public Hearing amending item G (township building inspector, being changed to authorized Township Official.)

The following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

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

Amy from Rowe mentioned this is still being worked on. There is nothing to present this meeting.

COMMISSIONER RAUP MOVED, supported by Commissioner Strnad to move Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting to June 9th, 2025 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

CLOSED TO UNFINISHED BUSINESS: 6:28 PM

VI. NEW BUSINESS

1. Discussion and possible motion on Planning Commission Vice Chair nomination.

Chairperson Peivandi asked if anyone had any nominations for the Vice Chair position.

COMMISSIONER RAUP MOVED, supported by Commissioner Bolin to nominate Commissioner Matt Strnad as Vice Chair for the Planning Commission.

Chairperson Peivandi called 3 times if anyone had any other nominations. No other nominations were made.

Chairperson Peivandi asked Matt Strnad if he accepted the nomination. Commissioner Strnad accepted nomination.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

2. Public Hearing for the purpose of a Special Use Permit to dig a pond at 4465 Duffield Rd, Flushing, MI 48433, Parcel No. 08-30-200-022, pursuant to Special Use Permits Chapter 36 Article XVIII special use permits Section 36-1804 (BB) Ponds.

Vice Chairperson Matt Strnad recused his self, due to being applicant.

Public Hearing opened at 6:40 PM

L. Minarik – Farm owner North of Pond property. Concerned on land being so wet already from sump pump drainage, and not sure where the overflow from the pond would go. Would like to make sure it doesn't make her property worse.

Mr. Czyzio – (Zoning Administrator) I have received 2 resident calls in the neighboring 300 foot concerning water overflow from pond, and natural spring that was hit when house was built.

D. Manley – concerned about overflow. Road was washed out before. Should be a ditch all the way to Duffield Road. There is a spring under the basement.

B. Myers – Is ok with pond. Feels that the Strnad's are the only owners of their home that is trying to improve water on property.

Public Hearing closed at 6:48 PM

3. Discussion and possible motion for the purpose of a Special Use Permit to dig a pond at 4465 Duffield Rd, Flushing, MI 48433, Parcel No. 08-30-200-022, pursuant to Special Use Permits Chapter 36 Article XVIII special use permits Section 36-1804 (BB) Ponds

Applicant Strnad – Important to be strong representatives of our community. Local Company specializes in Pond digging only (Not the cheapest) was chosen for project. We are more worried about doing things the right way. Sump pump drainage will go into our pond. And we plan on making the pond attractive. Not just a pond.

Chair Peivandi - I would like to have documentation from Genesee County Drain Commissioner and EGLE before approving. Just don't feel comfortable not knowing if overflow will affect neighboring properties. And possible wetland issues.

Applicant Strnad - We have documentation from the Genesee County Drain Commission, just received so we don't have it with us today. EGLE gave us some suggestions in detail on what should be done and said they would come out if pond was ok'd by the Board of Commissioners.

Chairperson Peivandi noted the setbacks for property lines should be 75 feet but are 70 feet and 36 feet on the application plans.

Chair Peivandi - I don't feel comfortable ok'ing the pond without a licensed civil engineer making sure this wouldn't cause more flooding problems for neighbors.

Applicant Strnad - Wetland isn't natural wetland, it was caused from sump pump draining.

Treasurer Peck - North side ditch is filled with trees and debris. Not sure if that was originally meant for drainage.

Applicant Strnad - We don't have ownership of this ditch. But never seen standing water in it either.

Chair Peivandi - Main concern is finding out about Genesee County Drain Commissioner thoughts and EGLE requirements.

Commissioner Raup - Express to EGLE that wetland is not a natural wetland. It was caused from sump pump drainage.

Commissioner Raup – We need an engineer that can make sure the drainage of overflow will not cause anymore problems with the neighbors, before we continue.

TREASURER PECK MOVED, supported by Commissioner Moon to move Special Use Permit to dig a pond at 4465 Duffield Rd, Flushing, MI 48433, Parcel No. 08-30-200-022, pursuant to Special Use Permits Chapter 36 Article XVIII special use permits Section 36-1804 (BB) Ponds, to next Planning Commission meeting on June 9th, 2025 with consult documentation from Genesee County Drain Commission office and any new information gathered and documentation of any all permits.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Moon, Raup, Peck, Bolin and Peivandi

NAYS: None

ABSENT: None

OBSTAINED DUE TO CONFLICT OF INTEREST: Strnad

THE MOTION CARRIED.

4. Public Hearing on Chapter 36 Article 4 Section 400 Accessory Structures - Allow in Front with certain frontage or lot depth.

Public Hearing opened at 7:15 PM

Vice Chairperson Strnad rejoined Planning Commission table to rejoin meeting at this time.

Chairperson Peivandi – Recap to Accessory Structure Ordinance. The changes to this one, we added a clause that play structures will not be regulated as accessory structures. Semi-trailers, rail cars, school busses and shipping containers prohibited unless permitted with active building permit. One temporary detached accessory structure per parcel, but not allowed in front setback without permit, total allowed square footage is limited to 25 percent per parcel. At last meeting it was said that was 30 percent. 25 percent will be set to be consistent. Hoop-like structures with plastic, vinyl or fabric will be prohibited. Per attorney recommendation, the language that was voted on last time the Right to Farm Act clause was removed.

After no other comments

Public Hearing closed at 7:17 PM

COMMISSIONER BOLIN MOVED, supported by Commissioner Raup to move Chapter 36 Article 4 Section 400 Accessory Structures - Allow in Front with certain frontage or lot depth. To June 10th, 2025 Board of Trustees meeting for first reading.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:19 P.M.

R. Bysko – 30 year resident, doesn't live in a HOA, worried about Township getting too restrictive.

N. Swapp – Concerned about the meaning of Recreational Vehicles, only having one in front yard or on property? And worried about residents needing to pay for storage.

B. Dalton – Need to look at item number 5. Will be putting up many bold and crazy signs in his yard and will be permanent. Never taking them down. Concerned about accidents in front of his house.

CLOSED FOR COMMENTS: 7:25 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

MR. CZYZIO –

- Recreational Ordinance has been worked on for 6 months.
- Complaints have come in and what some residents think is acceptable and not acceptable to other residents.
- Definition for Recreational Vehicle was updated due to complaints.
- All information is on Flushing Township website.
- We are not trying to sneak anything by the residents.
- Agendas and all information are on website.
- Only one Recreational Vehicle on your driveway. This doesn't mean you can't have other Recreational Vehicles. You need to keep them in proper areas of yard.
- This has been changed to no time restraints as well. Before it was limited.

IX. COMMISSION COMMENTS

Treasurer Peck –

- Thanked Zoning Administrator (Mr. Czyzio) for all his hard work. He has an office next to Mr. Czyzio and knows how busy he is taking care of our residents.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, JUNE 9TH, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 7:32 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary