

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

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

www.flushingtowship.com

PLANNING COMMISSION MINUTES

DATE: APRIL 10, 2023 TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Craig Davis

Vice Chair – William Mills

Timothy Lloyd

Secretary – Amy Bolin

Michael Moon

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

PRESENT: Lloyd, Bolin, Mills, Bachakes, and Peck

ABSENT: Moon, and Davis

OTHERS PRESENT: Twelve (12) other individuals were present.

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

II. APPROVAL OF AGENDA:

COMMISSIONER PECK MOVED, supported by Commissioner Bolin to approve the amended agenda to insert Zoning Administrator Comments as Item Eight (VIII) and move the other meeting items down accordingly.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES:

1. **COMMISSIONER PECK MOVED**, supported by Commissioner Mills to approve the minutes of the November 14, 2022 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bolin, Mills, Bachakes, Peck, and Lloyd

NAYS: None

ABSENT: Moon and Davis
THE MOTION CARRIED.

2. **COMMISSIONER BOLIN MOVED**, supported by Commissioner Mills to approve the corrected minutes of the September 12, 2022 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Mills, Bachakes, Peck, Lloyd, and Bolin

NAYS: None

ABSENT: Moon and Davis

THE MOTION CARRIED.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:03 P.M.

One public comment was made in regards to the Site Plan on the agenda.

CLOSED FOR PUBLIC COMMENTS 7:05 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Election of Officers

COMMISSIONER PECK MOVED, supported by Commissioner Mills that we have Commissioner Bachakes remain Chair of the Planning Commission.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Mills, Bachakes, Peck, Lloyd, and Bolin

NAYS: None

ABSENT: Moon and Davis

THE MOTION CARRIED.

COMMISSIONER PECK MOVED, supported by Commissioner Lloyd that Commissioner Mills is elected Vice Chair of the Planning Commission.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Peck, Lloyd, Bolin, and Mills
NAYS: None
ABSENT: Moon and Davis
THE MOTION CARRIED.

COMMISSIONER PECK MOVED, supported by Commissioner Mills that Commissioner Bolin is elected Secretary of the Planning Commission.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Lloyd, Bolin, Mills, and Bachakes
NAYS: None
ABSENT: Moon and Davis
THE MOTION CARRIED.

2. Approval of 2023 Planning Commission meeting dates

COMMISSIONER BOLIN MOVED, supported by Commissioner Mills to approve the 2023 Planning Commission meeting dates.

ACTION ON THE MOTION

AYES: 5
NAYS: 0
ABSENT: 2
THE MOTION CARRIED.

3. Discussion and possible motion regarding the Site Plan for Flushing Bibi Villas

Commissioner Bachakes spoke briefly about the history of this project. She stated the developers had come to get the property rezoned to allow for garden apartments or townhouses and the site plans in the packet had been reviewed by Rowe Engineering and were currently being reworked to resolve the issues Rowe had found.

Zoning Administrator Chris Czyzio answered questions the commissioners had. Mr.Czyzio stated it was still being discussed as to whether this development would be rented housing or purchased. He also stated that he would be meeting with the developer again before the next planning Commission meeting. Commissioner Bachakes asked if a change in the type of road for the development would change the amount of housing allowed and Mr.Czyzio confirmed that if that was to happen, they would have to comply with the ordinances involved in such a change.

Treasurer Peck shared that this developer has many similar projects going on, both in and outside of the county. Commissioner Mills thanked Mr.Czyzio for his work in the role of Zoning Administrator and said he's a great asset for our community.

NO MOTION WAS MADE.

4. Introduction to proposed Short-Term Rental Ordinance

Commissioner Bachakes had Zoning Administrator Chris Czyzio speak on this proposed ordinance and answer questions. Commissioner Bachakes asked for further clarification about the amount of permits the Township would allot a year. Commissioner Bolin asked Chris what issues he found other townships have when gathering information on short-term rental regulation. Chris stated most often these ordinances are put in place to protect the community from losing it's character and being overcome by noise violations, traffic, and parking issues, among other things. Commissioner Bolin also asked if there could be changes made to the way the local contact person would be required to give out their information. Commissioner Bachakes asked if clarification could be made for the expiration date of the permits.

Chris Czyzio stated that this draft had also been sent to Rowe Engineering for review. Mr.Czyzio stated the ultimate goal for this ordinance was to protect the township resident experience with the growing short-term rental economy.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:31 P.M.

Four comments were made pertaining concerns about the Flushing Bibi Villas.

CLOSED FOR COMMENTS: 7:53 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio gave a brief list of items he has and will be working on that may come to the Planning Commission for future meetings.

- Roadside stands; they are not currently a problem but they have been in the past and with summer coming we may need to revisit our regulations.
- Accessory structures in the front yard; looking to create a formula to see if a parcel would qualify to have such a structure, to reduce the amount of these cases coming before the Planning Commission.
- Farm animal ordinance; clarification is needed about lot size in relation to the allowed animal units, many calls have been received from frustrated residents when the ordinance is left open to interpretation.
- Split zoning of a property on Mt. Morris Road; the property is currently zoned two different ways, we believe this is the result of a split or merge many years ago, we need to speak with the owner of the property.

IX. COMMISSION COMMENTS

Commissioner Bachakes welcomed Timothy Lloyd to the Planning Commission and stated that the other new member, Michael Moon, was unable to join them tonight. Commissioner Bachakes also told the Planning Commission about the upcoming educational opportunities. Treasurer Peck stated that the state of Michigan is taking over a lot of zoning operations and heavily pressuring counties to create more solar fields. When navigating the solar ordinance Treasurer Peck attended a similar educational class and found it very helpful about that topic, encouraging other Planning Commission members to attend as many classes as possible. Commissioner Bolin thanked Chris Czyzio for all his hard work recently done for the Township.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, MAY 8, 2023 AT 7:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 8:05 P.M.

VICKI BACHAKES, Chairperson

AMY BOLIN, Secretary

Date of Approval

Makenzie Dearlove, Recording Secretary