

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 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. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

APRIL 14th, 2025

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

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

VI. NEW BUSINESS

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

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

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

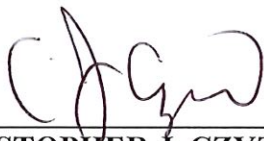
VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

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

XI. ADJOURNMENT



CHRISTOPHER J. CZYZIO, Zoning Administrator

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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www.flushingtowndship.com

PLANNING COMMISSION MINUTES APRIL 14th, 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 6:01 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 and Peck

ABSENT: Bolin

OTHERS PRESENT: Thirty-nine (39) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Raup to approve to agenda.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Moon to approve previous minutes from March 10th, 2025.

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

AYES: Peivandi, Moon, Raup, Peck and Strnad

NAYS: None

ABSENT: Bolin

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:02 P.M.

- N. Swapp – Worried about paying for storage for her RV
B. Bain – Concerned about Township becoming too much like an HOA.
J. Jordan – Mentioned his business with hauling trailers and having them sit in his driveway for 2 days or less. And how it could affect him.
R. Hathaway - Worried that he may not have proper parking for his RV in the winter due to plowing snow.
R. Larson - Brought RV from up north, is now on her property here in the Township and she is now worried about having to get permits.
D. Schmitzer - Looking at building onto his home and was going to stay in his RV during build on. He would like to see setbacks set and be able to keep RV ordinance as is.
S. Elrod - Mentioned that the Township was all sand and she lives on the River. There is no way she would be able to store an RV in her back yard because it's on the River.
G. Gibbs - Lives on 6.5 acres, questioned if RV needs to be invisible and mentioned that she will not be paying for storage.
J. Saldana – Considered moving to a condo but stayed in the township because they like to have toys
D. Russell - Feels that more transparency is needed on RV ordinance. And asked how many complaints are actually made on this matter. Will need to come into office to get questions answered. Would like to see a public forum to get answers and suggestions on Ordinances.
S. Welch - Lives on less than an acre, own RV and has never had any complaints.
K. Edgeworth - Has RV in back yard would like to keep the ordinance to say side yard and backyard.
B. Dalton - Picked up Ordinance from Township Office and went over verbiage before meeting. Built his driveway for his RV and would like to be able to keep it in his driveway.
J. Saldana - Would like notices of Ordinances in mail just like tax and water bills. Wanted to know why this ordinance is being revised. Is not ok with paying for storage.
S. Howe - Ok w/RV Ordinance revisions for keeping our Township beautiful.
K. Pittsley - Resident for 24 years, has RV on 3 acres. Put in RV pad for storage. Wanted to know why ordinance is being revised. Doesn't agree with needing a permit for family staying in RV. Nor 15-day RV permit limit. But does store RV most of the year.

CLOSED FOR PUBLIC COMMENTS 6:38 P.M.

V. UNFINISHED BUSINESS

OPEN TO UNFINISHED BUSINESS: 6:03 PM

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

After some discussion about:

- Agendas are all posted monthly on the website and that this was not the first meeting for revisions on RV ordinance.
- Ordinance procedures.
- Acreage needs to be looked into and how public is concerned w/RV not being in front yard.
- Keeping RV ordinance as is, before revisions.
- Living in RV on property.
- How COVID was a special circumstance. Common sense prevails.
- How most residents at meeting may have not known that the Township had an ordinance on RV's.
- Starting over with ordinance revisions.
- Having Rowe look at where the ordinance should be placed if needing to moved at all in ordinance manual.

TREASURER PECK MOVED, supported by Commissioner Moon to bring Chapter 19 Nuisances Article 3 Section 65 RV's ordinance back to next meeting, starting over from original ordinance.

After some discussion on:

- Going back to original language in existing ordinance.
- Where we could place some kind of language about the storage cover.
- How another section about blight might work better or can be looked at for better language
- Adding something to the junk vehicles section.

The following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Raup, Peivandi, Moon, Peck and Strnad

NAYS: None

ABSENT: Bolin

THE MOTION CARRIED.

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

After discussion on suggested possible changes.

COMMISSIONER RAUP MOVED, supported by Commissioner Moon to have Amy from Rowe to make the changes discussed in clean copy of Chapter 36 Article 4 Section 400 Accessory Structures to next meeting.

After some discussion on easements for electrical and such.

Commissioner Raup withdrew original motion.

COMMISSIONER RAUP MOVED, supported by Commissioner Moon to have Amy from Rowe add “easement” to Section 36-400 (B) (3) to read “... applicable law, code, easement or regulation” and set a date for Public Hearing for next meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Strnad, Peivandi, Moon and Raup

NAYS: None

ABSENT: Bolin

THE MOTION CARRIED.

(Below is the Chapter 36 Article 4 Section 400 Accessory Structures Ordinance discussed.)

CHARTER TOWNSHIP OF FLUSHING

ORDINANCE NO. ____

An ordinance to repeal and replace the below section of Chapter 19 and 36 of the Code of Ordinances.

THE CHARTER TOWNSHIP OF FLUSHING ORDAINS:

Section 1. Repeal and Replace of the below Sections of Chapter 36 the Code of Ordinances as follows:

Sec. 36-200. Definitions.

Accessory Structure means a supplemental building, structure, or other construction (which may be part of the principal building, structure, or residence), located on the same lot, which is intended to remain in a fixed location with permanent attachment to the ground on the lot and which is designed or devoted to an accessory use. An accessory structure includes all components of the structure placed underground or suspended in the air.

Accessory Structure, Temporary is a structure that is similar to an accessory structure but does not require permanent attachment to the ground.

Shipping container is a standardized, reusable container used to transport or store items or cargo.

Sec. 36-400. Accessory Structures

(A) Attached Accessory Structures. An accessory structure attached to the principal building on a lot shall be made structurally a part thereof, and shall comply with the yard requirement of this Ordinance applicable to principal buildings. The footings, foundation, and all aspects of the accessory structure shall be to the same construction code requirements applicable to the principle structure.

(B) Detached accessory Structures.

1. Detached accessory structures are only permitted on parcels with a primary structure.

2. A detached accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this Ordinance.
3. A detached accessory structure may be located in the side or rear yards only, and, unless a greater distance is required by other applicable law, code or regulation, shall not be closer than ten (10) feet to the principle structure, or any other structure location on the property.
4. The total allowable square footage of the primary structure and detached accessory structures on a parcel shall be thirty (30%) percent of the square footage of parcel.

(C) Temporary accessory structures:

1. Not more than one temporary accessory structure, not exceeding two hundred (200) square feet in area and ten (10) feet in height, may be placed in the rear or side yard of a residential lot, on which there is located a principal dwelling, with a zoning permit.
2. Placement of the temporary accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this ordinance.
3. Such temporary accessory structure may be moved on the lot, so long as the required setbacks are maintained and may be removed from the lot and brought back without further permit.
4. Placement of a temporary accessory structure which exceeds two hundred (200) square feet in area or ten (10) feet in height, shall require a permit to be issued by the local building official.
5. Hoop/skeleton like structures with plastic, vinyl or fabric covers are prohibited. If an existing hoop/skeleton like structure or cover becomes damaged reference Sec. 36-312 Destruction of Structure for replacement regulations.

(D) Semi-trailers, railcars, school buses, and shipping containers are not considered accessory structures and are prohibited from being used as such, unless they are in conjunction with an active building permit.

(E) Communications towers as defined in **Error! Reference source not found.** are subject to the specific requirements of Sec. 36-1805 and Sec. 36-1804(NN) of this ordinance.

(F) Play structures shall not be subject to the requirements of this section and shall not be considered an accessory structure.

(G) Parcels that meet the State's Right to Farm Act requirements are not subject to these accessory structure requirements.

(H) A satellite dish is an accessory structure for the purposes of the setback provisions of this Ordinance.

(Ord No. #####, Adopted ##-##-2025)

Section 2. Effective Date.

This Ordinance shall become effective ten (10) days after publication.

At a regular meeting of the Township Board of the Charter Township of Flushing held on _____, 2025, adoption of the foregoing ordinance was moved by _____ and supported by _____.

Voting for:

Voting against:

The Supervisor declared the ordinance adopted.

Wendy D. Meinburg
Township Clerk

Frederick R. Thorsby
Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. _____ which was enacted by the Charter Township of Flushing Township Board at a regular meeting held on _____, 2025.

Wendy D. Meinburg
Township Clerk

R:\Projects\22C0001\Docs\Planning and Zoning Services\Zoning Ordinance and Map\Text Amendment\Accessory Structures\Accessory Structures with track changes 3-10.docx

3. 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 and possible updates.

COMMISSIONER RAUP MOVED, supported by Commissioner Strnad to approve moving Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting to next month’s meeting with proposed revisions.

After little discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peivandi, Moon, Raup, Peck and Strnad

NAYS: None

ABSENT: Bolin

THE MOTION CARRIED.

(Below is the Chapter 36 Article 17 Signs items discussed.)

DRAFT

Flushing Township Sign Table					
Type of Sign	Zoning Districts				
	RSA, RU-1	RU-2, RU-3, RU-4	C-1	C-2, SR	M-1, M-2
Freestanding or Monument Sign	Max Display Area: 32 sq ft	Max Display Area: 32 sq ft	Max Display Area: 32 sq ft	Max Display Area: 64 sq ft	Max Display Area: 50 sq ft
	Max Height: 6'	Max Height: 6'	Max Height: 25 feet	Max Height: 25 feet	Max Height: 25 feet
	Quantity: 1 at each entrance of a subdivision/complex or use - Footnote 1	Quantity: 1 at each entrance of a subdivision/complex or use - Footnote 1	Quantity: 1 (Pole or Monument sign) - Footnote 1	Quantity: 1 (Pole or Monument sign) - Footnote 1	Quantity: 1 (Pole or Monument sign) - Footnote 1
	Setback: Must be setback 10 ft from the right of way line	Setback: Must be setback 10 ft from the right of way line	Setback: Must be setback 10 ft from the right of way line	Setback: Must be setback 25 ft from the right of way line	Setback: Must be setback 10 ft from the right of way line
	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted
Wall Sign	Max Display Area: 24 sq ft	Max Display Area: 24 sq ft	Max Display Area: 32 sq ft	Max Display Area: 60 sq ft	Max Display Area: 50 sq ft
	Max Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.	Max Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.	Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.	Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.	Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.

Commented [AB1]: In Michigan, farm-related signage, particularly for farm markets, is covered under the Right to Farm Act and the General Accepted Agricultural and Management Practices (GAAMP), which requires compliance with local signage regulations.

DRAFT

	Quantity: 1	Quantity: 1	Quantity: 2	Quantity: 2	Quantity: 2
	Projection: Project beyond the wall or permanent feature by more than 1 foot.	Projection: Project beyond the wall or permanent feature by more than 1 foot.	Projection: Project beyond the wall or permanent feature by more than 1 foot.	Projection: Project beyond the wall or permanent feature by more than 1 foot.	Projection: Project beyond the wall or permanent feature by more than 1 foot.
	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted	Illumination: Internally or externally permitted
			Footnote 2	Footnote 2	Footnote 2
Changeable copy sign	Not permitted	Not permitted	?	?	Not permitted
Incidental Sign	Not permitted	Incidental	Incidental	Incidental	Incidental
		nonilluminated signs as required, not to exceed two (2) square feet in area and four (4) feet in height	nonilluminated signs as required, not to exceed two (2) square feet in area and four (4) feet in height	nonilluminated signs as required, not to exceed two (2) square feet in area and four (4) feet in height	nonilluminated signs as required, not to exceed two (2) square feet in area and four (4) feet in height
			Footnote 2	Footnote 2	Footnote 2
Awning and Canopy Sign	Not permitted	Not permitted	Max Display Area: 50% of the portion of the surface containing the sign	Max Display Area: 50% of the portion of the surface containing the sign	Max Display Area: 50% of the portion of the surface containing the sign
			Height: Bottom of awing or canopy must be at least 7' above ground level	Height: Bottom of awing or canopy must be at least 7' above ground level	Height: Bottom of awing or canopy must be at least 7' above ground level

Commented [AB2]: Do you want to allow these in commercial districts?

Commented [AB3R2]: Changeable copy sign means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face of the surface of the sign. A sign on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this article.

Commented [AB4]: When do you apply this? ADA parking signs??

DRAFT

Temporary Sign	Max Display Area: 12 sq ft	Max Display Area: 12 sq ft	Max Display Area: 32 sq ft	Max Display Area: 32 sq ft	Max Display Area: 32 sq ft
	Max Height: 4'	Max Height: 4'	Max Height: 6'	Max Height: 6'	Max Height: 6'
	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1	Quantity: 1
	Illumination: not permitted	Illumination: not permitted	Illumination: not permitted Such sign shall not have exposed or protruding wheels. Time period: Such sign may be displayed up to sixty (60) days in any one year.	Illumination: not permitted Such sign shall not have exposed or protruding wheels. Time period: Such sign may be displayed up to sixty (60) days in any one year.	Illumination: not permitted Such sign shall not have exposed or protruding wheels. Time period: Such sign may be displayed up to sixty (60) days in any one year.
			<i>Footnote 2</i>	<i>Footnote 2</i>	<i>Footnote 2</i>

Footnote:

1. Parcels with more than one street frontage may erect one free-standing or monument sign on each frontage. Free-standing or monument signs located on parcels with more than one street frontage shall be a minimum of 150 feet apart.
2. In the case of a multiple tenant building - Each individual business shall be permitted a separate wall, window, incidental, awning/canopy, suspended sign or temporary signs to identify itself.

CLOSED TO UNFINISHED BUSINESS: 7:49 PM

VI. NEW BUSINESS

None.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:50 P.M.

- B. Bain - Spoke about Farm stands and garage sales.
- N. Swapp - Wanted to know about Public Hearings. And spoke about Farm stands.
- J. Jordan - Happy that RV ordinance was going back to the drawing board.
- B. Dalton - Thinks sign ordinance is crazy and should be able to have any kind of signs and as long as you like. Spoke about residents' rights.
- J. Saldana - Blight is not an issue in our Township. Feels that those that complain are not at the meeting for a reason.
- D. Russell - Thanked Planning Commissioners for following up with some of the questions. Would like to know how many complaints have been made. Glad the RV ordinance is going back to the drawing board and would like to see temporary signage time enforced.

CLOSED FOR COMMENTS: 8:05 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

MR. CZYZIO –

- Encouraged everyone to look at the Township while driving. You will understand why we have complaints.
- Signs cannot be in right of way.
- Farms stands cannot have only things from other places. They need to have 50% of items from residential property it is on.
- SUP Fee Cost does not cover all cost that the Township spends for 300ft letters to neighbors, meeting and all other cost entailed.
- Notifications of Meetings in the mail is not cost effective for Township residents.
- Flushing is a great place to be. We need the residents to show up like tonight for input.
- Ordinances have been looked at for months before tonight.
- Does not like to write citations.

IX. COMMISSION COMMENTS

- Thanked everyone for being here.
- Open spot on the Planning Commission (commissioner Mills resigned) Need nominations for Vice Chair on next Planning Commission Agenda
- Commissioner Class in Frankenmuth on May 7th
- Rowe May 6th Class on Right to Farm Act

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, APRIL 14TH, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 8:16 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

May 12th, 2025
Date of Approval

Jeanette Sizemore, Recording Secretary

RV Ordinance Review for 12May25 – Flushing Township Planning Commission 6pm

Based on resident input at the April 14th Planning Commission Meeting, the initial changes have been reviewed and revised.

In summary, the original current ordinance text will remain unchanged.

36-200 – Updates to the RV definition.

Moving RV storage from Chapter 19 nuisances to Chapter 36 Zoning.

Removing the misdemeanor clause for violations.

36-319 (J) 5, 6, 7 - Allowing and clarifying RV storage on a driveway (highlighted in yellow)

Please see the attached document

MAY 01 2025

CHARTER TOWNSHIP
OF FLUSHING

Article 3 Junk

Sec. 19-61. Legislative findings.

It is hereby determined that there exists on privately owned parcels of land within the township accumulations of junk, junk cars and/or garbage and such accumulation of junk, junk cars and/or garbage constitute a hazard to the public health, safety and welfare of the residents of the township for the reasons that they provide a habitat conducive to breeding and nesting of rats, mice and other vermin and also that they contain objects with sharp edges and other hazards which could injure small children who would be attracted to play thereon without appreciating the danger thereof, and that the regulations contained in this article are the minimum regulations required to eliminate the foregoing undesirable conditions and protect the public health, safety and welfare.

(Ord. No. 54, § I, 9-28-89)

Sec. 19-62. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Garbage means any accumulation of trash, refuse or litter, specifically including, but not limited to, containers once containing edible, drinkable or usable materials, as well as dead animals (or parts thereof) and discarded edible or drinkable items.

Junk means any unused or unusable building materials, furniture, machinery, appliances, or parts thereof, including junk motor vehicles.

Junk motor vehicle means any motor vehicle which is in such condition of disrepair that it shall not be legally operable upon public roads of this state or which is unlicensed for a period of six (6) months or longer after the last days of licensing of motor vehicles in the state.

~~Recreational vehicle means any vehicle which is not an automobile, truck, or other device primarily used for transport on public highways, including but not limited to, boats, motorhomes, travel trailers, recreational vehicle trailers, campers, truck toppers, ATVs, snowmobiles, jet skis, motorcycles, motor bikes, and motorized carts.~~

Rubbish means wastepaper, tinware, or aluminum ware, tin or aluminum cans, tin or aluminum cuttings, boxes, glass, straw, shavings, barrels, lumber, paper cartons, brush, lawn cuttings and hedge trimmings.

(Ord. No. 54, § II, 9-28-89)

Sec. 19-63. Storage of junk.

No owner, occupant or possessor of land within the township shall keep or permit to be kept, at any time, on such parcel any accumulation of junk, unless the same is within a completely enclosed building.

(Ord. No. 54, § III(A), 9-28-89; Ord. No. 54-B, 2-25-93; Ord. No. 54-D, 1-13-94)

Sec. 19-64. Storage of rubbish and garbage.

No owner, occupant or possessor of land in the township shall keep or permit to be kept at any time on such parcel any rubbish or garbage unless the same is kept within a closely covered can or other metal, plastic or rubber container designed for same and sufficient to prevent entry of rats, mice or other vermin.

(Ord. No. 54, § III, 9-28-89)

Sec. 19-65. Storage of junk motor vehicles (automobiles) restricted.

(A) Except as provided below, no junk motor vehicle (automobile) shall be kept for any period of thirty (30) days or longer upon any premises within the township, which premises are not a licensed junk yard of which premises are not a public motor vehicle repair garage regularly used and occupied, as a legal commercial public motor vehicle repair garage.

(B) This section shall not prohibit the keeping of farm tractors or other motorized farm equipment upon any farm on which such tractor or farm equipment is regularly used for farming operations nor shall it prohibit the keeping of motorized construction equipment upon commercial premises legally devoted to such construction business if such construction equipment is regularly used or in a usable condition.

~~(C) — No owner, occupant or possessor of land within the Township shall keep or permit to be kept at any time on such land, any recreational vehicle unless the recreational vehicle is properly stored, as provided in this ordinance. In addition, a recreational vehicle may be kept in the rear yard (as defined in Sec. 36-200 of the Charter Township of Flushing Zoning Ordinance) and only in the rear yard if the frontage of the property is less than 125 feet. If the frontage of the property is equal to or more than 125 feet, the recreational vehicle may be kept in the rear yard or the side yard as defined in the zoning ordinance. A recreational vehicle may be kept on a driveway for a period of appropriate seasonal use, provided, as located on the driveway, the recreational vehicle is a minimum of one hundred (100) feet from any window or door of any residence adjoining or across the street from the property where the vehicle is kept. Any violation of Section 19-65 (C), as amended, shall be a misdemeanor punishable by fine not to exceed Five Hundred Dollars (\$500) and/or imprisonment not to exceed 90 days.~~

(D) The owner, occupant or possessor of land within the township may keep and store no more than four (4) junk motor vehicles (automobiles) upon the following conditions:

1. The owner, occupant or possessor of the land on which the junk vehicles (automobiles) are stored intends to repair or restore same or to use all or part of the stored junk vehicles (automobiles) in the repair or restoration of other vehicles (automobiles).
2. The issuance of a permit by the township police department setting forth that the junk vehicles (automobiles), as described in the permit, may be stored within an area enclosed by a six-foot high privacy fence, which prevents the junk motor vehicles (automobiles) from being visible outside the storage area.

Note-Fence construction requires permit from the building department.

3. The storage area shall consist of an area no larger than eight hundred (800) square feet, located in the back yard of the premises and located a minimum of twenty-five (25) feet from the back lot line and each side lot line of the premises.
4. Requests for a permit shall be submitted annually in writing to the police department and shall include the applicant's name, address and telephone number, and proof of ownership; a description of the junk motor vehicles (automobiles) to be stored including VIN number; the address of the premises where the junk motor vehicles are to be stored and a diagram of the specific area on the premises where the junk motor vehicles are to be stored; and a statement as to the intended final disposition of each junk motor vehicle. A non-refundable application fee established by the Township Board shall be paid to the township police department when the application is submitted. Fees shall be payable to the Township or its authorized agent. A schedule of fees as approved by the Township Board shall be maintained on file at the Township offices.
5. Upon receipt of the application, the township police department shall review the application and inspect the premises and storage area and, if the police department finds the junk motor vehicles to be stored within the proposed storage area will not be visible from the outside of the storage area and that the storage of the junk motor vehicles will not pose a threat to the public health, safety and welfare, the township police department may issue a permit. The permit shall be good for a period of one (1) year. The permit may be renewed at the discretion of the police chief, but only, if reasonable progress toward the repair or restoration of the junk motor vehicles was made during the period of the prior permit.

(Ord. No. 54, § IV; 9-28-89; Ord. No. 54-D, 1-13-94)

Sec. 19-66. Abandoned vehicles.

Abandoned vehicles are covered under state law, MCL 257.252a, MSA 9.1952(1).

(Ord. No. 54-A, 11-9-89)

Sec. 19-67. Violation.

A violation of Sec. 19-61 through Sec. 19-66 of the Code shall be a township civil infraction.

(Ord. No. 61-3-94, § 7, 10-27-94)

Sec. 36-200. Definitions.

~~Recreational vehicle means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.~~

Recreational vehicle means any vehicle designed to be used primarily for recreational purposes to move one or more persons over the ground, air, water, ice or snow, and which is either self-propelled or connects to a vehicle which is self-propelled, including, but not limited to, house trailers, recreational trailers, trailer coaches, campers, fifth wheels, pickup campers, motor homes, folding tent trailers, boats and boat trailers, golf carts, all-terrain vehicles, off-road recreational vehicles, aircraft; provided, however, that any such vehicle or unit which is 40 feet or more in overall length and connected to water or sewer facilities shall be considered a mobile home and shall be subject to all regulations of all ordinances applicable to a mobile home.

Recreational vehicle park or campground means a tract of land upon which two (2) or more recreational vehicle sites or campsites are located, established or maintained for occupancy by recreational vehicles or vacation campers of the general public as temporary living quarters for recreation or vacation purposes.

Recreational vehicle site or campground site means a plot of ground within a recreational park or campground, or other individual camping area for use on a temporary basis.

Sec. 36-319. Temporary Travel Trailer or Recreational Vehicle Parking

(A) No person shall park, or cause to be parked, any travel trailer or other recreational vehicle over forty-eight (48) hours on any street, alley, highway or other public place or any site, lot, field or tract of land not specifically licensed as a travel trailer or recreational vehicle park without a Temporary Trailer Special Use Permit as outlined in Sec. 36-1803(C).

(B) No travel trailer or other recreational vehicle shall at any time be parked between the established setback line and the curb line on any lot.

(C) No travel trailer or other recreational vehicle shall be used or occupied unless there is a clear unoccupied space of at least ten (10) feet on all sides thereof.

(D) No person shall park, or permit the parking on, any occupied travel trailer or other recreational vehicle, or use, occupy or permit the use or occupancy of any travel trailer or other recreational vehicle on any site, lot, field or tract of land not specifically licensed as a travel trailer or recreational vehicle park, except as otherwise provided in this chapter.

(E) No person shall remove or cause to be removed the wheels or tires from any occupied travel trailer or other recreational vehicle, except for the purpose of repair, nor shall any person elevate, block, or stabilize any trailer or vehicle other than with jacks designed, provided, and intended for that purpose. No parked travel trailer or other recreational vehicle shall be occupied for sleeping purposes by a greater number of persons in any one (1) twenty-four-hour period than such vehicle is designed and arranged to accommodate at one (1) time.

(F) No person shall spill or drain any waste water or liquid waste of any kind upon the surface of the ground or upon any paved area.

(G) The township building inspector shall have the authority to enter at any reasonable time any premises upon which a travel trailer or other recreational vehicle is parked, used, or occupied for the purpose of ascertaining that the owner, operator, or occupant thereof is complying with all the statutes, ordinances, and rules and regulations governing the same.

(H) No permanent or movable accessory walled structure shall be attached to any trailer; and no trailer shall be parked in front on the setback line established by this ordinance.

(I) For those travel trailers and other recreational vehicles shall have properly designed and approved self-contained waste disposal and/or containment facilities, or shall have access to and unlimited use of the sanitary facilities of the dwelling located on the same zoning lot.

(J) No owner, occupant or possessor of land within the Township shall keep or permit to be kept at any time on such land, any recreational vehicle unless the recreational vehicle is properly stored, as provided in this ordinance.

1. A recreational vehicle may be kept on a driveway provided the recreational vehicle is a minimum of one hundred (100) feet from any window or door of any residence adjoining or across the street from the property where the vehicle is kept.
2. A recreational vehicle may be kept in the rear yard if the frontage of the property is less than 125 feet.
3. If the frontage of the property is equal to or more than 125 feet, the recreational vehicle may be kept in the rear yard or the side yard as defined in the zoning ordinance.
4. A recreational vehicle may not be parked in the required front yard setback.
5. A parcel shall be limited to having one RV parked in the driveway at a time.
6. While on the driveway, the recreational vehicle must be operable and display a current license plate or appropriate registration.
7. Any cover placed on a recreational vehicle must be free of rips or tears and securely fastened at all times.

Sec. 36-413. Storage in Front Yard

Nothing in this chapter shall permit the storage or parking of any vehicle or non permanent structure within the required front yard of any lot within a residential district, except that the parking of an operable passenger vehicle on a driveway located on private property shall not be prohibited.

RECEIVED

APR 16 2025

CHARTER TOWNSHIP
OF FLUSHING

SPECIAL USE PERMIT REQUEST FORM

Special Use Permit Request Case No. _____
 Permit Fee: \$650.00 MD
 Date Paid: 4-16-25 # 41009
 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: Matthew Strnad
 Address: 4465 Duffield Rd
Flushing MI 48433
 Phone: [REDACTED]

B. Owner of property if different than above

Name: _____
 Address: _____
 Phone: _____

2. Location of Property:

Street number and name: 4465 Duffield Rd
 Property tax Identification number: 08-30-200-022
 Legal description of property involved: _____
A POL BEG S 0 DEG 31 MIN 14 SEC W 666.66 FT & N 89 DEG 54 MIN 07 S
EC W 1339.35 FT FROM NE COR OF SEC TH S 0 DEG 50 MIN 09 SEC W 600.04 FT
TH N 89 DEG 54 MIN 07 SEC W 394.51 FT TH N 1 DEG 10 MIN 57 SEC E 600.10 FT
TH S 89 DEG 54 MIN 07 SEC E 390.88 FT TO POB SEC 30 T8N R5E 5.41 A (02)

List deed restrictions and easements: _____

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?

Dig pond on property

The pond will be used for water storage and also for recreational

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.

Matthew Strnad

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

APR 21 2025

CHARTER TOWNSHIP
OF FLUSHING**POND SITE PLAN REVIEW CHECKLIST
ORDINANCE REQUIREMENTS AND COMMENTS**

Matthew Strand

Name of Applicant: _____

4465 Duffield Rd Flushing, MI 48433

Address: _____**Name and Address of Designer:** Schlicht Ponds 13126 Sheridan Rd Montrose, MI 48457

4465 Duffield Rd Flushing MI 48433

Location of Property: _____

Dig new pond for water storage and Recreational use

Proposed Use: _____**NOTE: "Site Plan shall be drawn to scale"**

LOCATION SITE PLAN MAP	X
EXISTING ZONING	X
TOTAL LOT SIZE OF PROPERTY	X
SIZE & LOCATION OF ALL BUILDINGS ON PROPERTY	X
LOT WIDTH	X
POND SETBACK PER ORDINANCE (See #9, 10, and 11 General Provisions and Conditions and #1, 2, and 3 of Design Requirements & Limitations)	X
LANDSCAPING, BERMS, BUFFERS, AND FENCES	X - silt fence
EXTENT OF USE OF POND	Water Storage / Recreational use
ACCESS DRIVES	na
LOCATION OF SEPTIC AND/OR WELL AND PUBLIC FACILITIES	X
SURFACE GRADING, GENERAL	
SOIL CONDITIONS: TOPSOIL, CLAY LINING, ETC.	Loam
TOPOGRAPHY MAP, WOODLANDS, ETC. (See #8 General Provisions and Conditions)	X
IS THIS ACCOMPANYING AN EARTH REMOVAL PERMIT?	NO
OTHER PERMITS REQUIRED	EGLE, County SESC or Waiver
EVIDENCE OF WATER SOURCE ON SITE (See #3, Application and Review Procedures)	X
POND GRADE SLOPES (See #4 Design Requirements)	X - slope 3:1
TYPE OF GRASSES USED FOR PREVENTION OF EROSION AND FOR GENERAL MOWINGS	X
ANY POND OCCUPYING MORE THAN ONE PARCEL (See #1, Limitations)	n/a

ALL FOLLOWING REQUESTED INFORMATION MUST BE ON THE SUBMITTED SITE PLAN

POND - A natural or manmade body of water used to provide water for livestock, fish and wildlife, recreation, fire control, crop and orchard spraying and irrigation and other related uses for the personal use of the property owner and/or tenants. Special Use Permits Article XVIII

For purposes of this section, pond shall not include a landscape, garden or ornamental pond with less than 100 square feet of surface area and a depth of 3 feet or less.

a. Intent:

The regulations set forth in this section are designed to provide for the regulation of a pond and to specify the conditions and circumstances under which such ponds may be developed to protect the health, safety and general welfare of the residents of the community, preserve ecologically important features, and to prohibit development which, unregulated, may have an adverse effect upon the existing general and aesthetic character of the township.

b. General Provisions and Conditions

1. It shall be unlawful for any person, firm, corporation, partnership, or other organization or entity to construct a pond within the Township without first securing a construction permit from the building official. A site plan has to be approved by the Planning Commission for conditions and site approval. A pond shall be a special use permitted on property zoned RSA.
2. A pond shall not be constructed on a lot or parcel of land that is less than 2 acres in size.
3. Water shall be maintained in all pond excavations, and built in a spring or natural water drainage area according to current County topography maps and drain districts, showing existing property grades and also future pond grades.
4. Ponds shall be engineered and designed according to all provisions and conditions of this Ordinance, including engineered drawings, drawn to scale by a qualified designer showing all site buildings, easements, size, setbacks, etc. Such plot plan shall be approved by the Building Inspector before a hearing shall be scheduled.
5. All soil and similar materials excavated during the construction of the pond shall remain on the property, unless an Earth Removal Permit has been obtained.
6. If a pond exceeds 4.9 acres it would be classified as a lake, and could be cause for other permit requirements.

Special Use Permits Article XVIII

7. The parcel should contain natural land forms which are so arranged that the change of elevation within the site includes slopes of ten (10) percent or less; and water drainage could provide water to fill pond.
8. The subject site and/or adjoining properties do not contain natural assets including trees, wood-lots, endangered species habitats, wetlands, 100 year floodplains, natural watersheds, or similar features that would be altered by the establishment of the pond.
9. The outside edge of the pond is not within fifty (50) feet of an existing County Drain.
10. The proposed pond is not located within one hundred (100) feet of a public road right-of-way, private easement, or school site.
11. The proposed pond is not within fifty (50) feet of an existing wetland.

c. Application and Review Procedures

1. Application shall be made to the Township Building Official. Applications shall contain the name and address of the applicant, a legal description of the property upon which the pond will be established, a site plan submitted site plan check list in accordance with Site Plan Review procedures and/or Section 20-1800 under P-1 - Earth Removal.
2. If and when it ever becomes necessary to obtain a permit from the Department of Natural Resources or the Genesee County Drain Commission, it shall be the responsibility of the landowner to obtain the permits prior to meeting with the Planning Commission.
3. The applicant shall also provide evidence from a civil engineer, or similar allied professional that water can be continuously maintained in the pond once it is constructed. A pond should be built in a spring area or a water drain off area to provide fresh water. (A well is not a qualified source of water).

d. Design Requirements

Private ponds shall be permitted as an accessory use provided they meet the following requirements.

1. The setback distance for the pond shall be a minimum of seventy five (75) feet from the waters edge at its highest point from any adjoining property line. There shall be a minimum of 25 feet

Special Use Permits Article XVIII
36

between the edge of any berm or other placement of elevated soils removed from the excavated pond and any adjoining property line. The total height, as measured from original grade, of any berm or elevated soils and any fence or other materials built or placed upon the berm, except trees or other vegetation, shall not exceed a total of 6 feet. This provision shall not prohibit the placement of an otherwise appropriate fence across a part of such berm, which may cause the height of the fence to exceed 6 feet at the point of crossing the berm.

2. There shall be a distance of not less than fifty (50) feet between the outside edge of the pond and any building.
3. There shall be a distance of not less than fifty (50) feet from the water's edge to any overhead transmission lines.
4. Slopes of the excavation shall not exceed a ratio of four-(4) feet horizontal to one-(1) foot vertical, to a depth below water of six-(6) feet on shallow walk in side, and no more than six-(6) feet horizontal to six-(6) feet vertical at three sides of pond. Ponds must be a minimum of 15 feet depth to existing grade in deepest spot to keep water from being stagnant, unless topography demands special consideration.
5. All areas disturbed during construction shall be seeded with bluegrass or other high quality grasses and maintained in good condition to prevent erosion.
6. The Township Planning Commission may, at its discretion, require the installation of a fence no less than four (4) feet in height to protect the health, safety, and welfare of the property owners and or tenants, neighboring uses, and Township residents.
7. The Township Planning Commission may, at its discretion, require the installation of a berm to be appropriately designed for height and width, whose slope shall be no more than at a 30 degree angle to prevent erosion and to protect the health, safety, and welfare of the property owners and or tenants, neighboring uses, and Township residents.

e. Limitations

1. No pond shall be located upon, cross, or extend beyond an existing property line and a permit shall not be issued for construction of a pond on more than one property, unless, in addition to the other requirements of this section:

Special Use Permits Article XVIII

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(a) The owners of each property on which any part of the pond is to be located, submit a joint application for a special use permit, signed by each property owner.

(b) Each property owner executes a reciprocal easement, in recordable form, satisfactory to the planning commission which describes the benefits and burdens to each property, including adequate provisions to assure maintenance of the pond.

(c) The easement shall be recorded as a pre-condition to issuance of the permit.

2. Construction of a pond shall be completed within twelve (12) months of the issuance of the construction permit. Extension may be granted by the Planning Commission for a reasonable cause shown.

3. The requirements contained herein shall not relieve the applicant from complying with other land development or environmental standards established by the Township or by other public agencies having jurisdiction.

f. Fees Required

1. Fees for the review of applications for the purpose of obtaining a construction permit for a pond shall be \$50. The fee may be changed at a later date by resolution of the Township Board.

2. There shall be a minimum \$7,500 Performance Bond presented at the time permit is issued. Total amount of bond to be determined by the Planning Commission. The \$7,500 Earth Removal Performance Bond may be combined with the Performance Bond for a pond.


3. Bonding or insurance shall be in accordance with our Earth Removal Permit.

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CHARTER TOWNSHIP
OF FLUSHING

Matthew Strnad
4465 Duffield Rd
Flushing, MI 48433

New Pond 80' x 100' x 15' 
(0.18365 acre/8,000 ft²)

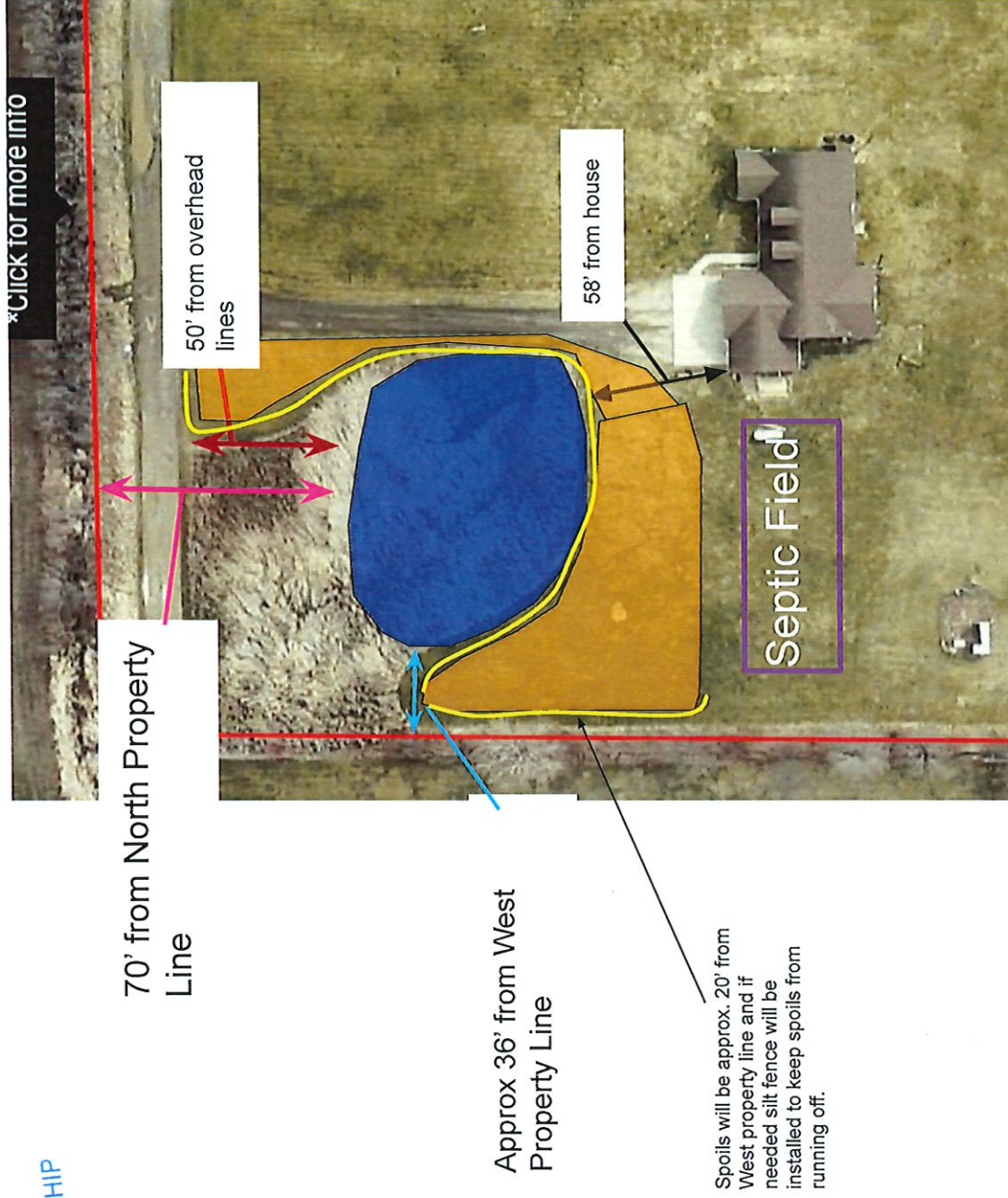
Slope 3 to 1
Water will be continually be maintained with groundwater.

Spoils- 2,222.22 yd³ 
Soil type - Loam

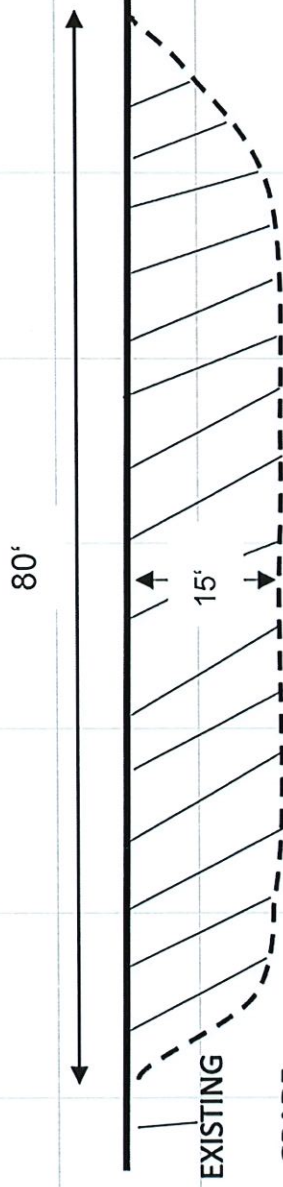
Silt Fence 

Will submit application for
Genesee County to see if a
waiver or SESC permit is
needed.

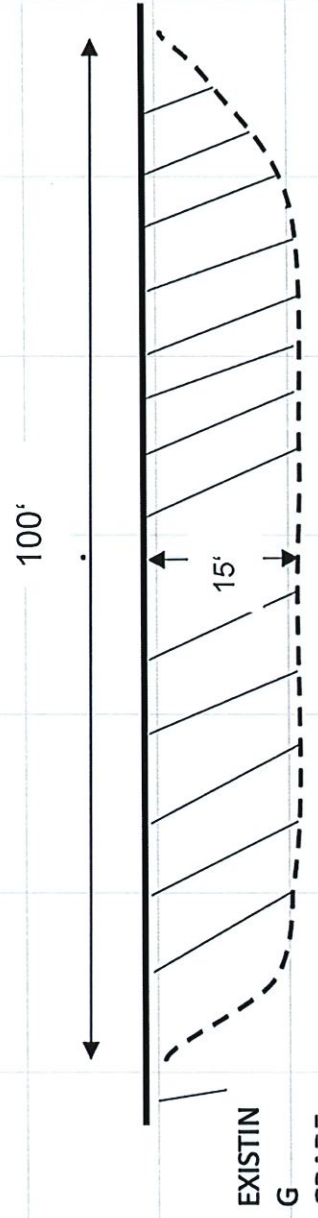
A POL BEG S 0 DEG 31 MIN 14 SEC W 656.66 FT & N
89 DEG 54 MIN 07 SEC W 1359.95 FT FROM NE COR
89 DEG 54 MIN 07 SEC W 600.04 FT TH N
89 DEG 54 MIN 07 SEC W 394.51 FT TH N 1 DEG 10
MIN 57 SEC E 600.10 FT TH S 89 DEG 54 MIN 07 SEC
E 390.88 FT TO POS SEC 30 T8N R5E 5.41 A (02)



CROSS-SECTIONS
NORTH/SOUTH



EAST/WEST



Matthew Strnad
4465 Duffield Rd
Flushing, MI 48433

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APR 21 2025

CHARTER TOWNSHIP
OF FLUSHING

APR 21 2025

CHARTER TOWNSHIP
OF FLUSHING

Matthew Strnad
4465 Duffield Rd
Flushing, MI 48433

Pond will be used for
water storage and
recreation such as
fishing and
swimming



Property Details: 08-30-200-022

[Click here for local assessing information](#)

Property Address
4465 DUFFIELD RD
FLUSHING, MI, 48433

Owner Address

STRNAD, MATTHEW L
STRNAD, KIMBERLY E
4465 DUFFIELD RD
FLUSHING, MI 48433

Unit:
Unit Name:
08
FLUSHING TOWNSHIP

General Information for 2024 Tax Year

Parcel Number:	08-30-200-022	Assessed Value:	\$171,500
Property Class:	401	Taxable Value:	\$152,475
Class Name:	401-RESIDENTIAL IMPROVED	State Equalized Value:	\$171,500
School Dist Code:	25120		
School Dist Name:	FLUSHING SCHOOLS		

PRE 2023: 100%
PRE 2024: 100%

Tax Description

A POL BEG S 0 DEG 31 MIN 14 SEC W 666.66 FT & N 89 DEG 54 MIN 07 SEC W 1339.35 FT FROM NE COR OF SEC TH S 0 DEG 50 MIN 09 SEC W 600.04 FT TH N 89 DEG 54 MIN 07 SEC W 394.51 FT TH N 1 DEG 10 MIN 57 SEC E 600.10 FT TH S 89 DEG 54 MIN 07 SEC E 990.88 FT TO POB SEC 30 T8N R5E S.41 A (02) PR 08-30-200-011

Delinquent Tax Information

[Click here for County Treasurer Delinquent Tax Information](#)

CHARTER TOWNSHIP OF FLUSHING

ORDINANCE NO. ____

An ordinance to repeal and replace the below section of Chapter 19 and 36 of the Code of Ordinances.

THE CHARTER TOWNSHIP OF FLUSHING ORDAINS:

Section 1. Repeal and Replace of the below Sections of Chapter 36 the Code of Ordinances as follows:

Sec. 36-200. Definitions.

Accessory Structure means a supplemental building, structure, or other construction (which may be part of the principal building, structure, or residence), located on the same lot, which is intended to remain in a fixed location with permanent attachment to the ground on the lot and which is designed or devoted to an accessory use. An accessory structure includes all components of the structure placed underground or suspended in the air.

Accessory Structure, Temporary is a structure that is similar to an accessory structure but does not require permanent attachment to the ground.

Shipping container is a standardized, reusable container used to transport or store items or cargo.

Sec. 36-400. Accessory Structures

(A) Attached Accessory Structures. An accessory structure attached to the principal building on a lot shall be made structurally a part thereof, and shall comply with the yard requirement of this Ordinance applicable to principal buildings. The footings, foundation, and all aspects of the accessory structure shall be to the same construction code requirements applicable to the principle structure.

(B) Detached accessory Structures.

1. Detached accessory structures are only permitted on parcels with a primary structure.
2. A detached accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this Ordinance.
3. A detached accessory structure may be located in the side or rear yards only, and, unless a greater distance is required by other applicable law, code, easement or regulation, shall not be closer than ten (10) feet to the principle structure, or any other structure location on the property.
4. The total allowable square footage of the primary structure and detached accessory structures on a parcel shall be twenty-five (25%) percent of the square footage of parcel.

(C) Temporary accessory structures:

1. Not more than one temporary accessory structure, not exceeding two hundred (200) square feet in area and ten (10) feet in height, may be placed in the rear or side yard of a residential lot, on which there is located a principal dwelling, with a zoning permit.
2. Placement of the temporary accessory structure shall not be closer than five (5) feet from the rear lot line and ten (10) feet from the side lot lines, except as otherwise provided in this ordinance.
3. Such temporary accessory structure may be moved on the lot, so long as the required setbacks are maintained and may be removed from the lot and brought back without further permit.
4. Placement of a temporary accessory structure which exceeds two hundred (200) square feet in area or ten (10) feet in height, shall require a permit to be issued by the local building official.
5. Hoop/skeleton like structures with plastic, vinyl or fabric covers are prohibited. If an existing hoop/skeleton like structure or cover becomes damaged reference Sec. 36-312 Destruction of Structure for replacement regulations.

(D) Semi-trailers, railcars, school buses, and shipping containers are not considered accessory structures and are prohibited from being used as such, unless they are in conjunction with an active building permit.

(E) Communications towers as defined in Sec. 36-1805(A)8 are subject to the specific requirements of Sec. 36-1805 and Sec. 36-1804(NN) of this ordinance.

(F) Play structures shall not be subject to the requirements of this section and shall not be considered an accessory structure.

(G) A satellite dish is an accessory structure for the purposes of the setback provisions of this Ordinance.

(Ord No. #####, Adopted ##-##-2025)

Section 2. Effective Date.

This Ordinance shall become effective ten (10) days after publication.

At a regular meeting of the Township Board of the Charter Township of Flushing held on _____, 2025, adoption of the foregoing ordinance was moved by _____ and supported by _____.

Voting for:

Voting against:

The Supervisor declared the ordinance adopted.

Wendy D. Meinburg

Frederick R. Thorsby

Township Clerk

Township Supervisor

CERTIFICATION

The foregoing is a true copy of Ordinance No. _____ which was enacted by the Charter Township of Flushing Township Board at a regular meeting held on _____, 2025.

Wendy D. Meinburg
Township Clerk

R:\Projects\22C0001\Docs\Planning and Zoning Services\Zoning Ordinance and Map\Text Amendment\Accessory Structures\Accessory Structures with track changes 3-10.docx