

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

August 11th, 2025

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

Jeanette Sizemore, Recording Secretary

Kyle Raup

Thomas Nichols

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

JULY 14th, 2025

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

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

VI. NEW BUSINESS

1. Public Hearing on ORDINANCE NO. 2025-02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, SEPTEMBER 8TH, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

A handwritten signature in black ink, appearing to read 'C. Czyzio', is written over a horizontal line.

CHRISTOPHER J. CZYZIO, Zoning Administrator

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PLANNING COMMISSION MINUTES July 14th, 2025 TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

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Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Thomas Nichols

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, Nichols, Strnad, Raup, Bolin and Peck.

ABSENT: None

OTHERS PRESENT: Three (3) others were present.

II. APPROVAL OF AGENDA

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

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Strnad to approve previous minutes from June 9th, 2025

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

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:01 P.M.

No public comments.

CLOSED FOR PUBLIC COMMENTS 6:01 P.M.

V. UNFINISHED BUSINESS

OPEN TO UNFINISHED BUSINESS: 6:01 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 typos and some possible changes.

COMMISSIONER MOON MOVED, supported by Commissioner Raup on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting to move to next Planning Commissioner Meeting under unfinished business.

The following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

CLOSED TO UNFINISHED BUSINESS: 6:24 PM

VI. NEW BUSINESS

No new business.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:25 P.M.

No comments.

CLOSED FOR COMMENTS: 6:25 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

MR. CZYZIO –

- Accessory Structure Ordinance did not pass 3 to 4 vote. Comment at the meeting was made to send back to Planning Commissioners.
- Recreational Vehicle Ordinance will be on a future Board of Trustee Agenda
- Residential rezoning will be coming up as well.
- Thanked Amy from Rowe and all the Commissioners for the long hours and hard work they have put into these ordinances.

IX. COMMISSION COMMENTS

- Commissioners welcomed Thomas Nichols to the Planning Commission.
- Thanked Zoning Administrator and Amy from Rowe for all the work they have done.
- Seminar in Frankenmuth is available for any of the commissioners that are interested. Please contact Clerk Meinburg for more information. Highly recommended.

Treasurer Peck – “I want to talk about the Board Meeting we had last month. I would like this on the record, included in the minutes.”

“Trustee Bain voted against Accessory Ordinance, because it was completely too complicated. Had too many big words in it and wanted it completely done away with and rewritten so an ordinary person could understand it.”

“Trustee Eichorn was hung up on the pods, he wanted to have pods he could make a building but look just like a pod a building would be ok, but the pods not he could make it as ugly as a pod is. And you should be able to have a pod and as many as you want and would like to change the ordinance to percentage of acreage, so the acreage you have the more pods you can have. That was his main concern.”

“Trustee Upleger wanted the appeal process spelled out in every ordinance we had in the signs and all of them. So if you don’t like it the way to appeal was right there.”

“Trustee Minarik didn’t like the setback rules, she thought that in this particular ordinance should be greater than 5 foot.”

“So when these were brought up the supervisor explained. And some of us add to why it was the way it was. After that, I personally invited 2 of the trustees to come and join us tonight to see how this went down, how we got this language and give them the opportunity to stand up and tell us why they didn’t like it. And they didn’t come. This is why I wanted this in the minutes”

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, AUGUST 11TH, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:41 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

DRAFT

REZONING REQUEST FORM

RECEIVED

JUN 19 2025

CJC

CHARTER TOWNSHIP
OF FLUSHING

REZONING Request Case No. _____

Rezoning Fee: 350-

Date Paid: 6-19-25

Date Notice was Published: _____

Date of Public Hearing: _____

Affidavit Attached: _____

41057 CK # 2746

FLUSHING TOWNSHIP PLANNING COMMISSION REZONING 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: ANDREW JOHN LYNCH

Address: 6321 CHICAGO RD
FLUSHING, MI 48433

Phone: _____

B. Owner of property if different than above

Name: _____

Address: _____

Phone: _____

2. Location of Property

Street number and name: 7000 BLOCK MCKINLEY RD. FLUSHING MI 48433

Property tax identification number: 08-11-100-005

Legal description of property involved: ATTACHED

List deed restrictions and easements: NONE

Present Zoning of property: RU4

Requested Zoning change to: RSA

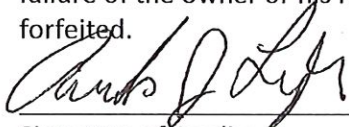
A. With all requests, a site plan must be submitted (see attached site plan form)

B. What is the purpose of the request for the Rezoning?

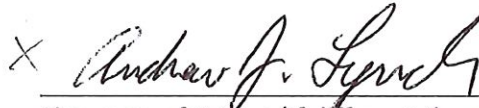
CHANGE ZONING TO RSA TO

ALLOW BUILDING OF PRIMARY RESIDENCE.

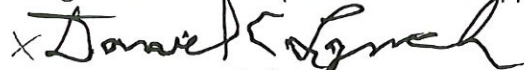
ACKNOWLEDGEMENT AND CERTIFICATION: It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that in case of cancellation or failure of the owner or his representative to appear at the hearing, I understand that all fees will be forfeited.



Signature of Applicant

X 

Signature of Owner (If different than applicant)

X 

X 

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

Planning Commission Chairperson

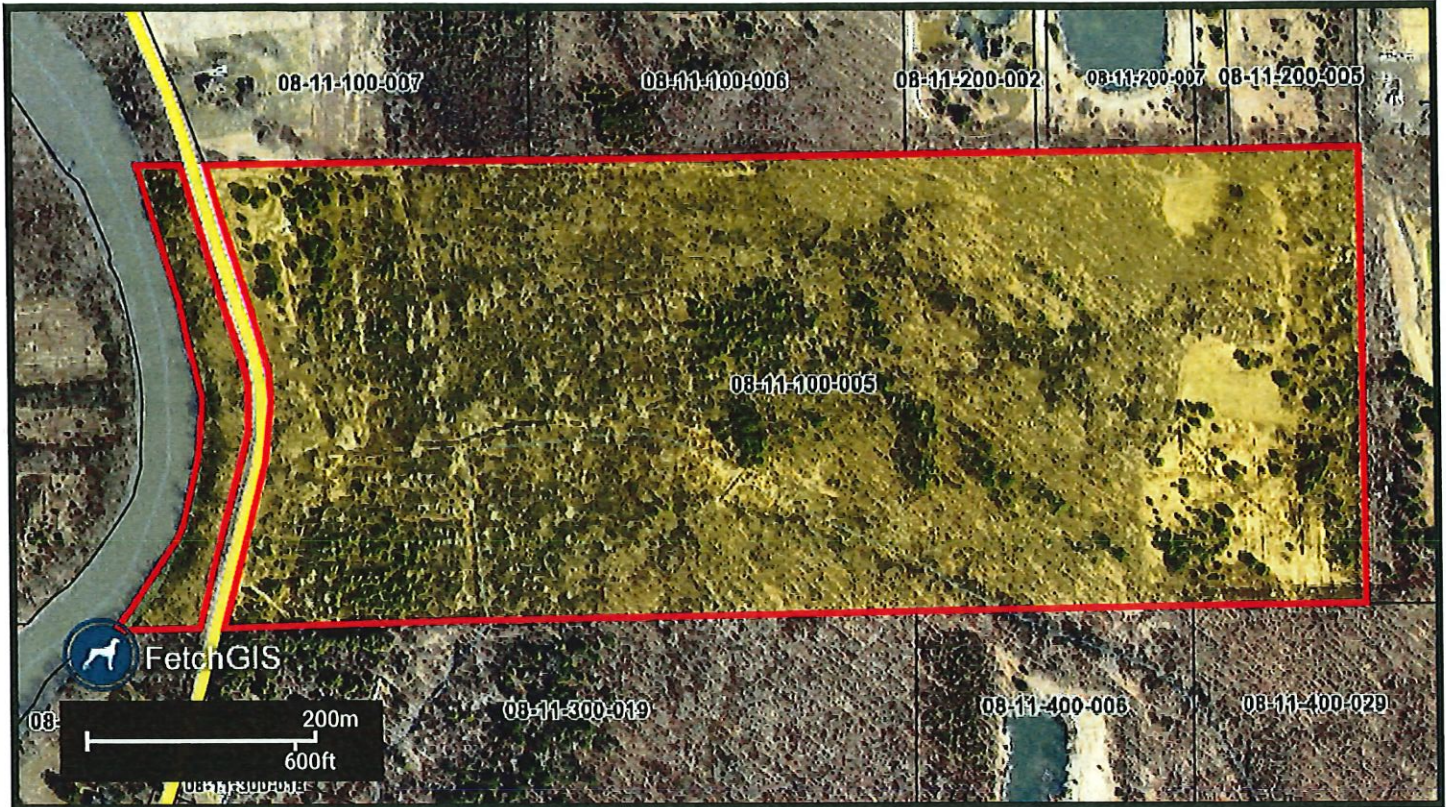


Genesee County GIS

Parcel Report: 08-11-100-005

6/12/2025

8:51:30 AM



Property Address

N MCKINLEY RD
FLUSHING, MI, 48433

Owner Address

LYNCH, ANDREW
FLUSHING HOMES
6321 CHICAGO
FLUSHING, MI 48433

Unit: 08
Unit Name: FLUSHING TOWNSHIP

General Information for 2024 Tax Year

Parcel Number:	08-11-100-005	Assessed Value:	\$183,800
Property Class:	402	Taxable Value:	\$139,965
Class Name:	--	State Equalized Value:	\$183,800
School Dist Code:	25120		
School Dist Name:	FLUSHING SCHOOLS		

PRE 2023: 0%

PRE 2024: 0%

Tax Description

SW 1/4 OF NE 1/4 AND ALL THAT PART OF S 1/2 OF NW FR 1/4 LYING E OF FLINT RIVER SEC 11 T8N R5E
107.00 A

Application Use and Disclaimer

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