

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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www.flushingtowship.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 set backs 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 its 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.)

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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	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6'</p> <p>Quantity: 1 at each entrance of a subdivision/complex or use - <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right of way line</p> <p>Illumination: Internally or externally permitted</p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6'</p> <p>Quantity: 1 at each entrance of a subdivision/complex or use - <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right of way line</p> <p>Illumination: Internally or externally permitted</p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 25 feet</p> <p>Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right of way line</p> <p>Illumination: Internally or externally permitted</p>	<p>Max Display Area: 64 sq ft</p> <p>Max Height: 25 feet</p> <p>Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i></p> <p>Setback: Must be setback 25 ft from the right of way line</p> <p>Illumination: Internally or externally permitted</p>	<p>Max Display Area: 50 sq ft</p> <p>Max Height: 25 feet</p> <p>Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right of way line</p> <p>Illumination: Internally or externally permitted</p>	
Wall Sign	<p>Max Display Area: 24 sq ft</p> <p>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.</p>	<p>Max Display Area: 24 sq ft</p> <p>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.</p>	<p>Max Display Area: 32 sq ft</p> <p>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.</p>	<p>Max Display Area: 60 sq ft</p> <p>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.</p>	<p>Max Display Area: 50 sq ft</p> <p>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.</p>	

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.

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

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??

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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	Illumination: not permitted	Illumination: not permitted
			Such sign shall not have exposed or protruding wheels.	Such sign shall not have exposed or protruding wheels.	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.	Time period: Such sign may be displayed up to sixty (60) days in any one year.	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~~ MAY 12TH, 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

