

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 JUNE 8th, 2026 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

MAY 11th, 2026

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

1. PUBLIC HEARING Sec. 36-2101 Penalties of violation. Zoning violations from misdemeanor to civil infraction, fines no more than \$300 to no more than \$500. with the elimination of the words “or subsequent”.
2. Discussion and possible motion on Sec. 36-2101 Penalties of violation. Zoning violations from misdemeanor to civil infraction, fines no more than \$300 to no more than \$500. with the elimination of the words “or subsequent”.
3. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures.

VI. NEW BUSINESS

None

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, JULY 13TH, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

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 MAY 11th, 2026 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

Michael Moon

Thomas Nichols

- 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:

OTHERS PRESENT: Five (5) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Nichols to approve agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Raup to approve previous minutes from April 13th, 2026

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 6:02 P.M.

No comments.

CLOSED FOR PUBLIC COMMENTS 6:02 P.M.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

1. Discussion and possible motion on Accessory Structures.

Discussion about needing language for Farmstand exemptions and whether or not the potential changes would start from the existing ordinance or from the drafted ordinance that was sent to the Board of Trustees last year. The Zoning Administrator will include a draft in next month's packet for further discussion.

TREASURER PECK MOVED, supported by Commissioner Strnad to table this until next month with the understanding that we will be picking it up as we presented it to the Board of Trustees last year.

After no discussion.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

2. PUBLIC HEARING on Special Use Permit to place an accessory structure in the front yard at 6397 Deland Rd, Flushing, MI 48433, Parcel No. 08-14-501-008 pursuant to Special Use Permits Article XVIII, Section 36-1804 (A)

OPEN PUBLIC HEARING 6:05 P.M.

Steve Hartman – HOA President of the Hidden Lake Estates. Lives adjacent to the Kramers. Only concern would be is if there was weed grown in a structure that size. I don't think Flushing Township allows that, but that would be certainly be my main concern.

CLOSED PUBLIC HEARING 6:09 P.M.

3. Discussion and possible motion on Special Use Permit to place an accessory structure in the front yard at 6397 Deland Rd, Flushing, MI 48433, Parcel No. 08-14-501-008 pursuant to Special Use Permits Article XVIII, Section 36-1804 (A)

Discussion on where the barn could go due to natural gas lines, trees, land elevation and drainage easement. Applicant's main reason for placement of proposed barn is the drainage issue. Applicant plans on putting in some kind of arborvitaes to block as much of the barn as possible.

TREASURER PECK MOVED, supported by Commissioner Raup to approve the application with the condition that the home owner will plant a type of tall evergreen between the entire length of the structure and Deland Road.

**ACTION ON THE MOTION
ROLL CALL VOTE**

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

4. PUBLIC HEARING on Amendment to Roof Mounted Solar Zoning Ordinance 36-420. (B) 4. Be installed in a manner that maintains required roof access, clearances and emergency access, in compliance with applicable building code and fire code requirements.

OPEN PUBLIC HEARING 6:39 P.M.

Chairperson Peivandi – Explained the reason for this ordinance revision is due to State and Federal codes being less strict than Flushing Township's ordinance.

CLOSE PUBLIC HEARING 6:40 P.M.

5. Discussion and possible motion on Amendment to Roof Mounted Solar Zoning Ordinance 36-420. (B) 4. Be installed in a manner that maintains required roof access, clearances and emergency access, in compliance with applicable building code and fire code requirements.

TREASURER PECK MOVED, supported by Commissioner Strnad to approve Amendment to Roof Mounted Solar Zoning Ordinance 36-420. (B) 4. Be installed in a manner that maintains required roof access, clearances and emergency access, in compliance with applicable building code and fire code requirements, as presented and send it to the Board of Trustees.

After no discussion.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

6. Discussion and possible motion on 36-2101 Zoning violations from misdemeanor to civil infraction, fines no more than \$300 to no more than \$500.

Discussion on why this needs to be changed. This will take Zoning Ordinance violations out of criminal court.

COMMISSIONER RAUP MOVED, supported by Commissioner Moon to approve the language as presented with the elimination of the words “or subsequent” in letter c, and to hold a Public Hearing at the next meeting.

No further discussion.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:48 P.M.

None.

CLOSED FOR COMMENTS: 6:48 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

None.

IX. COMMISSION COMMENTS

Chairperson Peivandi – Announced ribbon cutting tomorrow at for new Township offices. Everyone is invited.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, June 8th, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:49 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

Sec. 36-2101. Penalties of Violation

Violation of the provisions of this chapter or failure to comply with any of its requirements, including violations of conditions and safeguards required as conditions for the grants of variances, or appeals, or conditional use permits, shall constitute a municipal civil infraction, ~~misdemeanor. Any person who violates this chapter or fails to comply with any of this requirements shall, upon conviction thereof, be fined not more than three hundred dollars (\$300).~~

~~A. A person violating this chapter~~

- ~~1. Each day such violations continue shall be considered a separate offense.~~
- ~~2. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.~~
- ~~3. Nothing herein contained shall prevent the township from taking such other lawful action as is necessary to prevent or remedy any violation.~~

Formatted: Strikethrough

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

(A) A person responsible for a violation of this chapter shall be subject to the following civil penalties:

- a. For a first offense, a civil fine of not more than one hundred fifty dollars (\$150.00), plus costs.
- b. For a second offense, a civil fine of not more than two hundred dollars (\$200.00), plus costs.
- c. For a third or subsequent offense, a civil fine of not more than three hundred dollars (\$300.00), plus costs.
- d. For a fourth or subsequent offense, a civil fine of not more than ~~three~~ five hundred dollars (\$500.00), plus costs.

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: List Paragraph, Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Strikethrough

(B) A person responsible for violating Section 36 may be subject to civil proceedings for damages and/or injunctive relief by the ~~City~~Township or by any person or entity injured or damaged by such violation. The initiation of such proceedings shall not preclude the use of any other remedy authorized by law.

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

PROPOSED AMENDMENTS FOR PUBLIC HEARING

Sec. 36-200. Definitions.

Accessory Structure means a supplemental building, structure, or other construction (which may be part of the ~~principal building, structure, dwelling~~ 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, occupied, or devoted to an accessory use in the RSA Zoning District. An accessory structure includes all components of the structure placed underground or suspended in the air. ~~A satellite dish is an accessory structure for the purposes of the setback provisions of this Ordinance. Tower (communications tower) as defined in Error! Reference source not found: and the towers and related equipment associated with residential wind energy systems shall not be deemed accessory structures, but shall be subject to the specific requirements of Error! Reference source not found: and Error! Reference source not found: of this Ordinance.~~ (Amended by adoption April 21, 2011, Sec. 20-200 Accessory Structure)

~~*Temporary Accessory Structure*~~ ~~Temporary~~ is a structure that is similar to an accessory structure but does not require permanent attachment to the ground in the RSA Zoning District.

~~*Farm Stand* means a small accessory structure or displays area used for the sale of agricultural products, where a minimum of fifty percent (50%) of the products offered for sale are grown or produced on the same parcel on which the farm stand is located. A farm stand shall be accessory to an active agricultural use or home and subordinate in size, scale, and intensity to the principal use of the property.~~

~~*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 dwelling principal building on a lot shall be made structurally a part thereof, and shall comply with the yard requirement of this Ordinance applicable to dwellings or principal buildings. The footings, foundation and all aspects of the accessory structure shall be to the same construction code requirements applicable to the dwelling or principle structure.

(B) Detached accessory Structures. ~~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. An accessory structure may be located in the~~

Formatted: Strikethrough

Formatted: Font: Italic

Commented [AB1]: WHAT THEY WANT:

Chapter 36 Article 4 Section 400 Accessory Structures - Allow in Front with certain frontage or lot depth
The Planning Commission sees a large number of residents requesting accessory structures to be added in their front setback. This is due to the fact that many parcels in the Township are large and primary residences are located toward the rear of the property. Currently the resident can petition the Planning Commission for a special use permit to locate in the front setback with issuance of a special use permit. A revision would alleviate some Special Use Permit requests. Also, we would like to deny "storage containers" as accessory structures in the Township. We have had several added in the past year, as the current ordinance does not specify anything for storage containers. The Planning Commission requested that Rowe Professional Services provide a review and recommendations for revisions per the attached file. The Planning Commission wants to keep control of the accessory structures in front portion by issuance of special use permits, but, wants to revise the ordinance to exclude storage containers and hoop style storage structures in the ordinance. There would be an allowance for greenhouses and agricultural buildings with steel roofs. Of the four requested reviews, this would be priority number 2.

Formatted: Strikethrough

PROPOSED AMENDMENTS FOR PUBLIC HEARING

side or rear yards only, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 20-1804(A) of this Ordinance:

1. Detached accessory structures are only permitted on parcels with a ~~primary dwelling~~ 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 ~~dwelling~~ principle structure, or any other structure location on the property.
4. The total allowable square footage of the ~~dwelling or primary structure~~ and detached accessory structures on a parcel shall be twenty-five (25%) percent of the square footage of parcel.

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

Formatted: Strikethrough

~~(G) Accessory Structure Without Principal Building. An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Sec. 36-1804(A) of this Ordinance.~~

Commented [AB2]: Should not be permitted. Suggest removing. Ag uses would fall under RTFA and allow.

~~(CB) Temporary Accessory Structures. Temporary accessory structure is defined as a building or other structure which is not connected to water, septic, sewer, natural gas, propane, or any utility except electricity used only to light the temporary accessory structure; and, which is used solely for purposes of storage.~~

Commented [AB3]: This is a definition. This definition could also be applied to MANY accessory buildings. I would suggest removing it.

~~No 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 is located a principal dwelling, without permit. Placement of the temporary accessory structure shall Such temporary accessory structure may be moved on the lot, so long as the required set backs are maintained and may be removed from the lot and brought back without further permit. Placement of a temporary accessory structure which exceeds two hundred (200) square feet in area or ten (10) feet in height, or placement of more than one temporary structure on the same lot, shall require a permit to be issued by the local building official.~~

Commented [AB4]: In my mind a temporary structure would be a hoop like skeleton with a plastic cover which the PC wants to prohibit so I could remove this section also,

1. Temporary accessory structures are only permitted on parcels with a primary dwelling
2. 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~~ primary dwelling.

Formatted: Font: (Default) Arial, 11 pt

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 2 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Strikethrough

Formatted: Font: (Default) Arial, 11 pt

Formatted: Font: (Default) Arial, 11 pt

PROPOSED AMENDMENTS FOR PUBLIC HEARING

- 3. Temporary accessory structures shall require approval of a zoning permit from the Township. with a zoning permit.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. Hoop/skeleton like structures with plastic, vinyl or fabric covers are prohibited, excepting greenhouses used for plant agricultural purposes. 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 issued to the parcel as located.
- (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.
- (H) Farm Stands.
 - 1. Permitted Accessory Use. A farm stand meeting the requirements of this subsection shall be permitted as an accessory structure in the RSA zoning district and shall not require special use permit approval under Article 18 of this Ordinance.
 - 2. Product Origin. Not less than fifty percent (50%) of the agricultural products offered for sale shall be grown or produced on the same parcel on which the farm stand is located.
 - 3. Maximum Size. A farm stand shall not exceed sixty-four (64) square feet in gross floor area.
 - 4. Parking and Access. Adequate off-street parking shall be provided on the site and shall be located outside of the public road right-of-way. Parking surfaces may consist of grass, gravel, or other stabilized material suitable for seasonal use.
 - 5. Location and Safety. A farm stand shall not be located within the public road right-of-way and shall be arranged so as to not create a traffic hazard or obstruct visibility for motorists.
 - 6. Appearance and Maintenance. A farm stand shall be maintained in good repair, constructed of durable materials, and shall be compatible in appearance with surrounding structures and the rural or local character of the area.
 - 7. Accessory Structure Standards. Except as otherwise provided herein, a farm stand shall maintain a 10-foot front yard setback and comply with all other applicable setback and yard requirements for accessory structures ~~in the zoning district in which it is located.~~
 - 8. Zoning Permit. The farm stand shall require approval of a zoning permit from the township.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 4 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Strikethrough

Formatted

PROPOSED AMENDMENTS FOR PUBLIC HEARING

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

~~(Amended by Adoption April 21, 2011, Sec.20-400 Accessory Structures a-d)~~

~~(Ord No. 2018-3 Adopted 12-3-2018)~~

Formatted: Font: (Default) Arial, 11 pt

Formatted: Normal, No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering