

CHARTER TOWNSHIP OF FLUSHING

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PLANNING COMMISSION MINUTES

NOVEMBER 10th, 2025

TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Kyle Raup

Vice Chair – Matt Strnad

Michael Moon

Secretary – Amy Bolin

Thomas Nichols

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

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: Four (4) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Strnad 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 September 8th, 2025

After no discussion 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.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:01 P.M.

No comments

CLOSED FOR PUBLIC COMMENTS 6:02 P.M.

V. UNFINISHED BUSINESS

1. Public Hearing on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting

PUBLIC HEARING OPENED at 6:02 P.M.

No discussion was made.

PUBLIC HEARING CLOSED at 6:02 P.M.

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

Chairperson Peivandi went over the following:

- Worked on Sign Ordinance for a few months.
- Updated some definitions as needed.
- Amy from Rowe converted everything from paragraph form into a chart for sign requirements by zoning district.
- Any verbiage was removed that would be in violation of the First Amendment.
- Added time limits for temporary signs. We were very mindful of luminated signs, flashing, scrolling etc.
- Very few changes were made to the right to appeal in violations and enforcement sections.

TREASURER PECK MOVED, supported by Commissioner Moon to approve clean copy of Chapter 36 Article 17 Signs and forward to Board of Trustees for First Reading.

After no more discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. NEW BUSINESS

None.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:05 P.M.

None.

CLOSED FOR COMMENTS: 6:05 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Updating Zoning Map
- ZBA had a Solar Roof application for variance last meeting.
- ZBA also had an application for variance on splitting a property.
- Some Ordinances may need to be modified to match changes to Federal and State Fire Code.
- Review of 5-year plan will be coming up in the near future, probably in January.

IX. COMMISSION COMMENTS

Chairperson Peivandi – Thanked everybody that attended the MTA 2-day retreat 2 weeks ago. There were 4 from the Planning Commission, 1 Zoning Board of Appeals and our Zoning Administrator went. They covered Topics such as:

- The Master Plan
- Township Roles
- Pending Legislation related to Planning and Zoning
- Renewable Energy issues
- Short term rentals and other hot topics

It was a very good class. They do the 2-day retreat every other year, so in 2027 they will announce another one and hopefully we can all go again. They do have hot topic issues in the spring a lot of times for one day. In the packet they gave us, there are online publications and books for Township Planning and Zoning. If you go to the MTA website and look at the publication library and if you are interested in anything, get with Wendy because she might have a couple on hand for you or may be able to order one for you.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, December 8th, 2025 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:15 P.M.

VICKI PEIVANDI, Chairperson
MATT STRNAD, Vice Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary