

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

APRIL 13th, 2026 TIME: 6:00 P.M.

**MEETING LOCATION: FLUSHING AREA SENIOR CENTER
106 ELM ST., FLUSHING, MI 48433**

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

FEBRUARY 9th, 2026

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

NONE

VI. NEW BUSINESS

1. Discussion and possible motion to approve 2025 Planning Commission Report.
2. Discussion and possible motion on Roof Mounted Solar (one simple paragraph change); ZO 36-210. Based on recent Zoning Board of Appeals decision.

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, MAY 11TH, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

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PLANNING COMMISSION MINUTES FEBRUARY 9TH, 2026 TIME: 6:00 P.M.

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- I. MEETING CALLED TO ORDER** at 6:00 P.M. by Planning Commission Vice Chairperson Strnad with Roll Call and Pledge of Allegiance to the American Flag.

ROLL CALL

PRESENT: Moon, Nichols, Strnad, Raup, Bolin and Peck

ABSENT: Peivandi

OTHERS PRESENT: Seven (7) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Bolin 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 November 10th, 2025

After no discussion the following motion was made.

AYES: 6

NAYS: None

ABSENT: 1

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:02 P.M.

One resident asked what kind of structure was being considered and where it would be located.

CLOSED FOR PUBLIC COMMENTS 6:03 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. PUBLIC HEARING on Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.

PUBLIC HEARING OPENED at 6:03 P.M.

Commissioner Raup - How many acres?

Scott Aschenbrenner (owner) – 5 acres

Treasurer Peck - You have trees in front of your house, correct? A line of trees?

Scott Aschenbrenner (owner) – Yes there are line of woods on two sides. It is just short of 1900 feet of the access road. And two sets of woods and farm fields and another set of woods.

Commissioner Bolin – Chris did you receive any correspondence for or against the request for the special use permit?

Chris Czyzio (Zoning administrator) – No, I have not received any correspondence either for or against the special use permit. As previously stated, the parcel is located roughly a half mile off the west side of Elms Rd and the lot is enclosed by trees for the most part. You really have a hard time seeing there is something back there while driving down Elms Rd. Pursuant to our Zoning Ordinance with the accessory pole barn request be built in the front instead of the back, that is why we are here to get the Planning Commissioners input and approval on a special use permit.

Vice Chairperson Strnad – And as I see it the house is set in the back corner so there is no way to put it in the back yard, correct?

Scott Aschenbrenner (owner) – Correct, septic field is in the back.

Vice Chairperson Strnad – Ok, that is what I was seeing from the drawing so I wanted to make sure I understood it.

Treasurer Peck – This falls in line with our past practices.

PUBLIC HEARING CLOSED at 6:06 P.M.

2. Discussion and possible motion for Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.

TREASURER PECK MOVED, supported by Commissioner Raup to approve Special Use Permit to place an accessory structure in the front yard at 7123 N. Elms Rd, Flushing, MI 48433, Parcel No. 08-12-400-008 pursuant to *Special Use Permits Article XVIII, Section 36-1804 (A)*.

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Peivandi

THE MOTION CARRIED.

VI. NEW BUSINESS

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:08 P.M.

Two residents spoke.

CLOSED FOR COMMENTS: 6:14 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Updated Zoning Map and on Township website.
- Currently Chapter 36 which is our zoning ordinance, any violation of that chapter is a misdemeanor. We are looking into modifying that to make any violation a civil infraction which falls more inline with other Townships in Michigan. We are working with Rowe Professional Services and our Township Attorney to get a proposal together for that. Possibly the next Planning Commission meeting we will have something and I will request you take a look at that.

- As we were just speaking on data storage. That has been on my radar for a while. I have an ordinance on draft right now, that I have been working on with Rowe Professional Services. This is a big topic in Michigan right now.
- Hopefully the yearly summary for last years Planning Commission activities will be available. Chairperson Peivandi usually creates this.
- Accessary structures has not been passed by the Board of Trustees as of yet. One of the biggest reasons was Farm Stands, my suggestion is to revisit the language on Farm Stands, to allow a little more flexibility.
- Probably 8 complaints have been made in the last 6 months, neighbors complaining residents leaving trash cans out well past Mondays. Which is our normal trash pick up day. Maybe the Commissioners can look into that as well. To see if that is something you would like to add to.
- 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

No comments.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, MARCH 9th, 2026 AT 6:00 P.M.
(Location to be determined)

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:22 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

Sec. 36-420. Solar Energy System Regulation

(B) On-Site Roof-Mounted Solar Energy Collectors shall:

1. Be such a weight to be safely supported by the building. Building inspector approval is required.
2. Be considered part of the building and meet all the required building height and setback requirements.
3. Not project more than 2 feet above highest point of roof or exceed maximum building height limitations allowed in that zoning district.
4. Be installed in a manner that maintains required roof access, clearances, and pathways necessary for fire safety, building maintenance, and emergency access, in compliance with applicable building code and fire code requirements.~~Not be located within 3 feet of any peak, eave, or valley to maintain adequate accessibility.~~