

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowndship.com

PLANNING COMMISSION AGENDA JULY 13th, 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

JUNE 8th, 2026

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

1. 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”. To be sent to the Board of Trustees for consideration and possible First Reading.

VI. NEW BUSINESS

1. PUBLIC HEARING on Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square

footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.”

2. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.” To be sent to the Board of Trustees for consideration and possible First Reading.

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

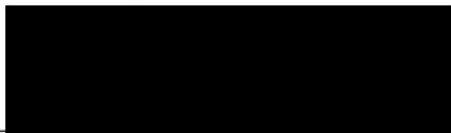
VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, AUGUST 10TH, 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 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

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 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 May 11th, 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

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".

OPEN PUBLIC HEARING 6:02 P.M.

Zoning Administrator Mr. Czyzio – Explained that it is not typical for Townships to have misdemeanor violations in their ordinances.

Chairperson Peivandi – Went over proposed ordinance.

CLOSED PUBLIC HEARING 6:04 P.M.

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".

After no discussion.

COMMISSIONER RAUP MOVED, supported by Commissioner Moon to accept 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".

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

3. Discussion and possible motion on Chapter 36 Article 4 Section 400 Accessory Structures.

Discussion on Farm Stands and changes needed. Reminder that road right-of-way is not controlled by the Township. Road right-of-way is usually 30 feet, but more on some roads.

Some grammar and/or typos were also brought up to change in ordinance.

COMMISSIONER BOLIN MOVED, supported by Commissioner Raup to accept Chapter 36 Article 4 Section 400 Accessory Structures changes as presented with the addition of “no more than” to item B number 4 read “The total allowable square footage of the dwelling or primary structure and detached accessory structures on a parcel shall be no more than twenty-five (25%) percent of the square footage of the parcel. Also, item E Communication towers, remove “as defined in, Sec. 36-1805 (A) 8” so that it reads. “Communication towers are subject to the specific requirements of Sec. 36-1805 in Sec. 36-1804 (NN) of this ordinance.”

After no discussion

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

COMMISSIONER BOLIN MOVED, supported by Commissioner Raup to move this newly approved Chapter 36 Article 4 Section 400 Accessory Structures ordinance to the next Planning Commission Meeting for a Public Hearing

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: 6:23 P.M.

None.

CLOSED FOR COMMENTS: 6:24 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Data Centers – discussed the merits of putting a moratorium in place
- Amy from ROWE has resigned. We have no specific planner for Township as of yet.
- Sign Ordinance – will be coming back to the Planning Commission for further review
- Battery storage – ordinance is drafted and will be discussed at a future Planning Commission meeting
- ZBA meeting on June 23rd, 2026

IX. COMMISSION COMMENTS

No comments made.

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, July 13th, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:36 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

CHARTER TOWNSHIP OF FLUSHING

ORDINANCE NO. ____

An ordinance to repeal and replace the below sections of Chapter 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 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.

Temporary Accessory Structure, 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 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 principal structure.

(B) Detached Accessory Structures.

1. Detached accessory structures are only permitted on parcels with a primary dwelling.
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, 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 no more than twenty-five (25%) percent of the square footage of parcel.

(C) Temporary accessory structures.

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 primary dwelling.
3. Temporary accessory structures shall require approval of a zoning permit from the Township.
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 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 a 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 surface may consist of grass, gravel, or other stabilized material 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 not to 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.
8. Zoning Permit. A farm stand shall require approval of a zoning permit from the Township.

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

SECTION 2. SEVERABILITY

If any part of this ordinance shall be determined to be unenforceable by a court of competent jurisdiction, that part shall be deemed to be severed and removed from the body of this ordinance, and the rest shall remain in full force and effect.

SECTION 3. PRIOR ORDINANCES

All Township ordinances and resolutions or a part thereof, insofar as the same may be in conflict herewith, are hereby repealed.

Section 4. 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 _____, 2026, adoption of the foregoing ordinance was moved by _____ and supported by _____.

Voting for:

Voting against:

The Supervisor declared the ordinance adopted.

Wendy D. Meinburg

Frederick R. Thorsby

Township Clerk

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 _____, 2026.

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

Current ZO Language

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. ~~Any person who violates this chapter or fails to comply with any of its 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.~~

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(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.

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(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.

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