

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 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

Thomas Nichols

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

APRIL 13th, 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 on Accessory Structures
2. PUBLIC HEARING on Special Use Permit to place an accessory structure in the front yard at 6397 Deland Rd, Flushing, MI 4843, Parcel No. 08-14-501-008 pursuant to Special Use Permits Article XVIII, Section 36-1804 (A)
3. Discussion and possible motion on Special Use Permit to place an accessory structure in the front yard at 6397 Deland Rd, Flushing, MI 4843, Parcel No. 08-14-501-008 pursuant to Special Use Permits Article XVIII, Section 36-1804 (A)

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.
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.
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.

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, JUNE 8TH, 2026 AT 6:00 P.M.

XI. ADJOURNMENT

CHRISTOPHER J. CZYZIO, Zoning Administrator

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PLANNING COMMISSION MINUTES

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

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, Raup, Bolin and Peck

ABSENT: Strnad

OTHERS PRESENT: Three (3) others were present.

II. APPROVAL OF AGENDA

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

Commissioner Bolin – Item number 2 under New Business, zoning ordinance should be 36-420 instead of 36-210.

TREASURER PECK MOVED, supported by Commissioner Raup to approve agenda amending item #2 under new business, by changing zoning ordinance from 36-210 to 36-420. presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

COMMISSIONER MOON MOVED, supported by Commissioner Nichols to approve previous minutes from FEBRUARY 9TH, 2026

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: Strnad

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 to approve 2025 Planning Commission Report.

Chairperson Peivandi went over the report.

COMMISSIONER MOON MOVED, supported by Commissioner Bolin to approve 2025 Planning Commission Report.

After some discussion.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Strnad

THE MOTION CARRIED.

2. Discussion and possible motion on Roof Mounted Solar (one simple paragraph change); Zoning Ordinance ~~36-210~~ 36-420. Based on recent Zoning Board of Appeals decision.

TREASURER PECK MOVED, supported by Commissioner Raup to approve Roof Mounted Solar (one simple paragraph change); Zoning Ordinance ~~36-210~~ 36-420. Based on recent Zoning Board of Appeals decision.

After some discussion.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Strnad

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:13 P.M.

None.

CLOSED FOR COMMENTS: 6:13 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

Chris Czyzio:

- Planning Commissioners have done a fantastic job.
- Sometimes Board of Trustees may have been thinking in a different direction.
- Data Centers
- Moratoriums (mixed thoughts on this)
- Accessory Structure Ordinance will be coming back to the Planning Commission at some point to discuss possible exemption of Farm Stands in the Ordinance.
- Master Plan review upcoming, need to budget for plan update next year cost to be \$27,000.
- Little house community's and zoning, possible infrastructure issues.
- Horse Barn on 10 acre parcel coming up.

IX. COMMISSION COMMENTS

Training in Frankenmuth coming up on May 13th, 2026 if anyone is interested, they should get a hold of Clerk Meinburg.

X. NEXT REGULAR SCHEDULED MEETING

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

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:42 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Jeanette Sizemore, Recording Secretary

Memo: Justification for Proposed Pole Barn Location
Property: 6397 Deland Rd, Flushing, MI 48433
Parcel ID: 08-14-501-008

Purpose of Memo

This memo is intended to provide justification for the proposed location of a 60' x 80' accessory structure (pole barn) as part of the Special Use Permit request submitted to Flushing Township.

Site Constraints and Environmental Considerations

The subject property contains several natural and man-made constraints that significantly influence appropriate building placement:

- **Seasonally Wet Areas:** Portions of the property, particularly to the north and west of the residence and near the pond, experience seasonal saturation. These areas are not suitable for structural development due to poor soil stability and drainage concerns.
- **Drain Easement:** A designated drain easement runs across the northern portion of the property. Development within or near this area would be inappropriate and could interfere with natural water movement and maintenance access.
- **Septic Field:** The existing septic system and field are located southwest of the residence. This area must remain undisturbed and cannot support additional structures.
- **Natural Gas Line:** A gas line runs along the western portion of the property, further limiting viable building zones.

These constraints collectively eliminate large portions of the parcel from consideration and necessitate careful placement of any new structure.

Justification for Proposed Barn Location

The proposed barn location, situated to the east of the existing residence within the designated pasture area, was selected based on the following factors:

1. **Favorable Drainage Conditions**

The selected site is outside of all identified seasonally wet areas and away from the pond and drain easement. This location provides naturally better drainage characteristics, reducing the risk of water accumulation and long-term structural issues.

2. **Minimal Impact to Existing Infrastructure**

The structure is positioned clear of the septic field and underground utilities, ensuring no disruption to existing systems and maintaining compliance with required separations.

3. **Relatively Flat Topography**

The proposed building area is one of the flattest portions of the property. As a result, construction can occur with minimal grading, reducing site disturbance, erosion risk, and overall project cost.

4. **Compliance with Zoning and Setback Requirements**

The proposed structure and pasture layout have been planned in accordance with

applicable zoning requirements and maintain appropriate setbacks from neighboring properties, existing easements, and on-site infrastructure.

5. **Limited Impact to Adjacent Properties**

The location of the proposed structure is positioned such that it will not negatively impact neighboring properties. The building is set back appropriately and integrated into the existing layout of the property to minimize visibility, noise, and disruption.

6. **Preservation and Improvement of Site Conditions**

The proposed building area is currently overgrown with invasive shrubs and unmanaged vegetation. Development of this area will allow for cleanup and improvement of the site, resulting in a more maintained and visually consistent property.

7. **Efficient Access and Circulation**

The barn will be accessed via a proposed gravel drive that ties directly into the existing driveway. This approach minimizes additional site disturbance, avoids the need for new access points, and maintains an organized and efficient site layout.

8. **Appropriate Use and Scale of Agricultural Activity**

The accessory structure is intended for personal use and will contain four horse stalls to accommodate the relocation of two currently boarded horses to the property. The owners may also introduce a small number of sheep (approximately three), which will be contained within fenced pasture areas. Any fencing will be appropriate for livestock containment (including anti-climb fencing where required) and integrated into the overall site plan. The scale of this use remains consistent with residential agricultural activity and does not represent a commercial operation.

Conclusion

Given the presence of wetlands, easements, septic infrastructure, and utility constraints, the proposed location represents the most suitable and responsible placement for the accessory structure. It minimizes environmental impact, avoids conflicts with existing systems, complies with zoning requirements, and utilizes a naturally well-draining, level area of the property.

For these reasons, the proposed barn location is both practical and consistent with sound land-use planning principles.

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.

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.~~

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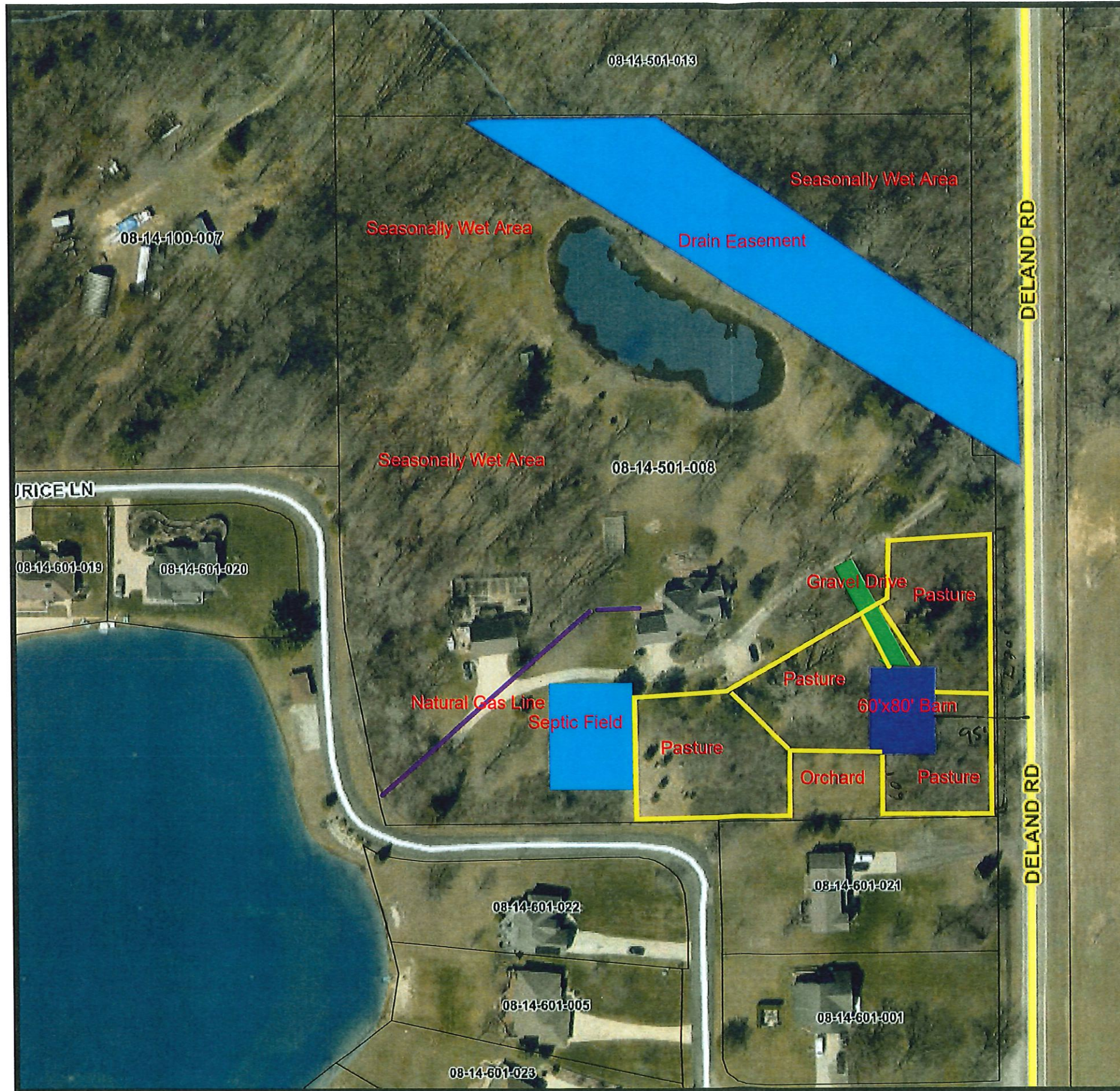
(A) A person responsible for a violation of this chapter shall be subject to the following civil penalties:

- 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 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 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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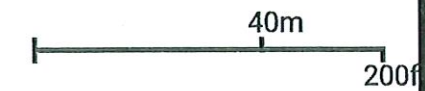


Genesee County G 9ba 4438

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03/23/2026 1:18 PM



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Example of Fencing:



Example of Polebarn Style

