

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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

www.flushingtownship.com

REGULAR BOARD MEETING AGENDA

DATE: JANUARY 13TH, 2026 TIME: 6:00 P.M.

MEETING LOCATION: FLUSHING AREA SENIOR CENTER

106 ELM ST., FLUSHING, MI 48433

ADMINISTRATION MEMBERS

SUPERVISOR: Frederick R. Thorsby

CLERK: Wendy D. Meinburg

TREASURER: Terry A. Peck

TRUSTEES

William Bain

Linda Minarik

Joshua Upleger

Andrew Eichorn

I. DATE AGENDA POSTED: January 8TH, 2026

II. CALL THE MEETING TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPT THE AGENDA

APPROVAL OF PREVIOUS MINUTES

APPROVE PAYMENT OF BILLS LISTED

III. PUBLIC COMMENTS: Pertaining to Agenda Items Only Each speaker limited to three minutes

IV. UNFINISHED BUSINESS: None

V. NEW BUSINESS:

1. Discussion and possible motion to approve Budget Amendments for budget year ending March 31st, 2026 – Supervisor Thorsby
2. Second Reading and possible adoption on ORDINANCE No. 25-04 AN ORDINANCE REPEALING CHAPTER 36 ARTICLE 17 OF THE CHARTER TOWNSHIP OF FLUSHING CODE OF ORDINANCES AND ENACTING CHAPTER 35, SIGNS, TO PROVIDE FOR THE REGULATION OF SIGNS WITHIN THE TOWNSHIP AND TO PROVIDE FOR THE PENALTY FOR THE VIOLATION THEROF – Supervisor Thorsby
3. First Reading on ORDINANCE No. 25-01 AN ORDINANCE TO AMEND CHAPTER 19 NUISANCES ARTICLE 3 SECTION 65 STORAGE OF JUNK AND MOTOR VEHICLES, CHAPTER 36 SECTION 200 DEFINITIONS AND SECTION 319 TEMPORARY TRAVEL TRAILERS OR RECREATIONAL VEHICLE PARKING OF THE CHARTER TOWNSHIP OF FLUSHING CODE OF ORDINANCES- Supervisor Thorsby

4. Discussion and possible motion on RESOLUTION 26-01 A RESOLUTION APPROVING POLICE OPERATING MILLAGE RENEWAL AND INCREASE, TO RESTORE LOST MILLAGE, DUE TO HEADLEE ROLLBACKS, BALLOT LANGUAGE – Supervisor Thorsby
5. Discussion and possible motion on RESOLUTION 26-02 A RESOLUTION FOR FLUSHING TOWNSHIP POVERTY TAX EXEMPTION GUIDELINES FOR ASSESSMENT/TAX YEAR 2026 -Supervisor Thorsby
6. Discussion and possible motion on RESOLUTION 26-03 A RESOLUTION FOR DNR DEVELOPMENT PROJECT AGREEMENT – Supervisor Thorsby
7. Discussion and possible motion for the Lexis Nexis eCitation program for the police department – Supervisor Thorsby
8. Discussion and possible motion to approve reappointment of Sharilynn Willette to the Flushing Senior Center for the year of 2026 -Supervisor Thorsby

VI. REPORTS:

1. Supervisor's Report – Supervisor
Monthly Building Report
Fire Department Report
FANG Activity Report
Construction Update
2. Clerk's Report – Clerk
Precinct Consolidation
3. Treasurer's Report – Treasurer
Financial Report
Water Report
4. Zoning Administrator
Zoning and Code Enforcement Report
5. Flushing Township Police Department – Chief

VII. PUBLIC COMMENTS: Each speaker limited to three minutes

VIII. BOARD COMMENTS

IX. NEXT REGULAR MEETING:

February 10TH, 2026 AT 6:00 P.M.

(Meeting location @ Flushing Senior Center 106 Elm St, Flushing, MI 48433)

X. ADJOURNMENT

Wendy D. Meinburg, Clerk

ATTENTION: All requests for placing items on the agenda must be delivered to the Office of the Township Clerk no later than 6:00 p.m. on the Wednesday (one week prior) to the Charter Township of Flushing Board of Trustees Meeting. You may view the minutes online at www.flushingtownship.com

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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www.flushingtowship.com

REGULAR BOARD DRAFT MEETING MINUTES

DATE DECEMBER 9TH, 2025 TIME: 6:00 P.M.

MEETING LOCATION: FLUSHING AREA SENIOR CENTER

106 ELM ST., FLUSHING, MI 48433

ADMINISTRATION MEMBERS

SUPERVISOR: Frederick R. Thorsby

CLERK: Wendy D. Meinburg

TREASURER: Terry A. Peck

TRUSTEES

William Bain

Linda Minarik

Joshua Upleger

Andrew Eichorn

TOWNSHIP ATTORNEY

Amanda Odette

I. DATE AGENDA POSTED: DECEMBER 4TH, 2025

II. MEETING CALLED TO ORDER at 6:00 P.M. by SUPERVISOR THORSBY followed by The Pledge of Allegiance to the American Flag and Roll Call.

ROLL CALL: Eichorn, Thorsby, Peck, Upleger, Bain, Minarik, Meinburg

MEMBERS ABSENT: None

OTHER INDIVIDUALS PRESENT: Twelve (12) others present.

APPROVAL OF AGENDA FOR DECEMBER 9TH, 2025.

TREASURER PECK MOVED, supported by Clerk Meinburg to approve DECEMBER 9th Agenda.

THE MOTION CARRIED

APPROVAL OF PREVIOUS MINUTES for NOVEMBER 18TH, 2025.

CLERK MEINBURG MOVED, supported by Treasurer Peck to approve NOVEMBER 18th, 2025 minutes as presented.

THE MOTION CARRIED.

APPROVE PAYMENT OF BILLS LISTED

TREASURER PECK MOVED, supported by Clerk Meinburg to approve the payment of bills as presented.

After no discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE

AYES: Peck, Bain, Meinburg, Thorsby, Upleger, Minarik and Eichorn

NAYS: None

ABSENT: None

THE MOTION CARRIED

III. PUBLIC COMMENTS:

OPEN TO PUBLIC COMMENT at 6:02 P.M.

No comments.

CLOSED TO PUBLIC COMMENT at 6:02 P.M.

IV. UNFINISHED BUSINESS:

None

V. NEW BUSINESS:

1. Presentation of the Flushing Area Senior Center by the Greg Matheson Executive Director.

Greg Matheson (Flushing Area Senior Center Executive Director) welcomed everyone to the Senior Center. He also went over a few of the activities and services they offer, and how they are funded. Including but not limited to the following:

- Funding comes from multiple different places
 1. Senior Mileage
 2. City of Flushing
 3. Charter Township of Flushing
 4. Clayton Township
 5. Fundraisers
 6. Grants
 7. Donations
- Activities
 1. Games
 2. Crafts
 3. Exercise classes

They also provide transportation.

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

After some discussion on:

- Setbacks
- What can or can't be on signs
- Reason for updating ordinance
- Language required by law
- Why some verbiage needed to be eliminated. Required by law.

TREASURER PECK MOTIONED, supported by Clerk Meinburg to approve First Reading on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting

- Much discussion was had on location and setbacks.
- Attorney Odette mentioned *section 35-6 (L) political signs* should be removed to follow new State requirements.

TREASURER PECK MOTIONED, supported by Clerk Meinburg to approve amended First Reading on Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting by removing *section 35-6 (L) political signs* to follow new State requirements.

After no further discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Meinburg, Minarik, Peck and Thorsby

NAYS: Bain, Upleger and Eichorn

ABSENT: None

THE MOTION CARRIED.

3. First Reading on Chapter 19 Nuisances Article 3 Section 65 RV's.

After some discussion on tabling this ordinance.

TRUSTEE MINARIK MOTIONED, supported by Trustee Eichorn to approve tabling First Reading on Chapter 19 Nuisances Article 3 Section 65 RV's to January meeting.

All in Favor.

THE MOTION CARRIED.

4. Construction Update.

After some discussion on construction progress and the new bid for the front doors.

TRUSTEE BAIN MOTIONED, supported by Clerk Meinburg to approve bid of \$10,973 for Township entrance doors as presented.

After little discussion.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Minarik, Upleger, Thorsby, Bain, Peck, Meinburg and Eichorn

NAYS: None

ABSENT: None

THE MOTION CARRIED.

5. Discussion on tax reverted property.

After some discussion on tax reverted properties in the Township.
Attorney Odette updated Trustees on Coldwater Rd tax reverted properties.

6. Discussion and possible motion of 2026 Fee Schedule.

After some discussion on reason for changes on the fee schedule.

CLERK MEINBURG MOTIONED, supported by Treasurer Peck to approve the 2026 Fee Schedule as presented.

All in favor.

THE MOTION CARRIED.

7. Compensation Commission Report.

After some discussion on the Compensation Commission Report.

TRUSTEE BAIN MOTIONED, supported by Trustee Minarik to turn down Compensation Commission Report.

After little discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Eichorn, Bain, Minarik and Upleger

NAYS: Meinburg, Peck and Thorsby

ABSENT: None

THE MOTION FAILED.

8. Discussion and possible motion on Genesee County Drain Commission Sanitary Sewer Operating Agreement.

After some discussion.

CLERK MEINBURG MOTIONED, supported by Treasurer Peck to approve the Genesee County Drain Commission Sanitary Sewer Operating Agreement.

After no further discussion the following motion was made.

ACTION ON MOTION

ROLL CALL VOTE:

AYES: Eichorn, Upleger, Thorsby, Peck, Minarik, Meinburg and Bain

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. REPORTS:

1. Supervisor's Report – Supervisor
Monthly Building Report
FANG Activity Report

Supervisor Thorsby

- Mentioned that the reports were all in the packets.

2. Clerk's Report – Clerk

Clerk Meinburg

- Went over Conference updates on elections from last week.
- Renovations are moving along in a timely manner.

3. Treasurer's Report – Treasurer
Financial Report March 2024
Water Report

Treasurer Peck

- Went over the water affordability package.
- Went over reports.

4. Zoning Administrator
Zoning and Code Enforcement Report

Zoning Administrator Czyzio

- Zoning Map has been completed. Should be available soon.
- Went over ordinances that will be coming up in the near future.

5. Flushing Township Police Department – Chief

Chief VanAlstine

- Went over STATS
- 6 of our Officers took chosen kids to shop for Christmas.
- Teddy Bear Patrol

VII. PUBLIC COMMENTS:

Opened for public comment at 7:57 P.M.

One Flushing City resident spoke during public comments regarding zoning violations.

Closed for public comment at 8:02 P.M.

VIII. BOARD COMMENTS

Opened for board comments at 8:02 P.M.

Trustee Bain – Thanked Supervisor Thorsby for taking care of issues in the Township quickly.

Supervisor Thorsby – Mentioned an intersection with lots of brush on it that the Genesee County Road Commission will be cleaning out.

Trustee Minarik – Mentioned another intersection that should be looked at as well.

Trustee Minarik – Asked Attorney Odette if there anything she can comment on about the public comment made.

Attorney Odette – There is an ongoing legal dispute, a citation. That is all I know.

Clerk Meinburg – Invited the Trustees to stop by the Township to checkout the progress of the renovations.

Closed for board comments at 8:09 P.M.

IX. NEXT REGULAR MEETING:

JANUARY 13th, 2025 AT 6:00 P.M.

(Meeting location @ Flushing Senior Center 106 Elm St, Flushing, MI 48433)

X. ADJOURNMENT

TRUSTEE BAIN MOVED, supported by Trustee Minarik to adjourn the meeting at 8:09 P.M.

WENDY D. MEINBURG, Clerk

APPROVED DATE

FREDERICK R. THORSBY, Supervisor

FLUSHING TOWNSHIP
PROPOSED BUDGET AMENDMENTS JANUARY 2026

		Current Amended Budget	Proposed Budget Amendment	Proposed Amended Budget
General Fund (101)				
Revenues: Positive/(Negative) Change				
101-000-446.000	REIMBURSEMENTS-SET TAX COLLECTION	885	10,965	11,850
101-000-497.000	SITE PLAN/LAND DIVISION	500	450	950
101-000-546.000	LCSA-METRO ACT- PUBLIC RIGHT OF WAY	10,000	5,950	15,950
101-000-642.000	MISCELLANEOUS COUNTER SALES & SERVICE	100	2,800	2,900
101-000-644.000	TAX INFORMATION INCOME	900	500	1,400
101-000-665.003	INTEREST FROM INVESTMENTS-TAX ROLL	100	3,900	4,000
101-000-667.001	PARK PAVILION RENT	800	150	950
101-000-699.001	W&S OVERHEAD ALLOCATION	251,000	14,000	265,000
				0
				0
Total General Fund Revenues (all accounts)		2,158,363	38,715	2,197,078
Expenditures: (Positive)/ Negative Change				
Township Board				
101-101-702.004	PLANNING COMMISSION	4,000	2,600	6,600
101-101-717.001	PENSION EXPENSE	0	570	570
101-101-801.000	CONTRACTUAL SERVICES	15,000	4,000	19,000
101-101-804.000	BANK CHARGES	500	500	1,000
101-101-915.000	MEMBERSHIP DUES	25,000	1,000	26,000
101-101-935.000	INSURANCE & BONDS	92,000	500	92,500
101-101-948.001	COMPUTER MAINTENANCE/AGREEMENT/EQUIPMENT	12,000	3,000	15,000
				0
Total Township Board Department		237,510	12,170	249,680
Supervisor Department				
101-171-709.000	MEDICARE TAXES	1,000	1,750	2,750
101-171-717.001	PENSION EXPENSE	100	1,300	1,400
				0
Total Supervisor Department		67,720	3,050	70,770
Finance Department				
101-191-718.005	OTHER POST-EMPLOYMENT BENEFITS (OPEB)	12,714	2,000	14,714
101-191-948.001	COMPUTER MAINTENANCE/AGREEMENT/EQUIPMENT	1,000	1,000	2,000
		223,664	3,000	226,664
Clerk Department				
101-215-717.001	PENSION EXPENSE	100	1,400	1,500
101-215-759.000	GASOLINE EXPENSE	250	250	500
				0
Total Clerk Department		75,659	1,650	77,309

Clerk - Admin Department

101-216-717.001	PENSION EXPENSE
101-216-724.000	DENTAL INSURANCE
101-216-726.000	LIFE INSURANCE
101-216-911.000	TRAINING & CONVENTION
101-216-948.001	COMPUTER MAINTENANCE/AGREEMENT/EQUIPMENT

Total Clerk - Admin Department**Water Clerk Department**

101-219-717.001	PENSION EXPENSE
101-219-718.001	DISABILITY INSURANCE
101-219-948.001	COMPUTER MAINTENANCE/AGREEMENT/EQUIPMENT

Total Water Clerk Department**Treasurer**

101-253-717.001	PENSION EXPENSE
101-253-718.005	OTHER POST-EMPLOYMENT BENEFITS (OPEB)
101-253-830.000	TAX ROLL EXPENSE

Total Treasurer's Department**Tax Clerk Department**

101-255-717.001	PENSION EXPENSE
101-255-718.002	DISABILITY INSURANCE
101-255-861.000	MILEAGE
101-255-948.001	COMPUTER MAINTENANCE/AGREEMENT/EQUIPMENT

Total Tax Clerk Department**Assessor Department**

101-257-724.000	DENTAL INSURANCE
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Total Assessor Department

Current Amended Budget	Proposed Budget Amendment	Proposed Amended Budget
2,300	850	3,150
0	600	600
150	100	250
3,000	300	3,300
250	1,000	1,250
		0
60,300	2,850	63,150
2,300	870	3,170
650	100	750
500	1,000	1,500
		0
58,400	1,970	60,370
0	700	700
12,714	2,000	14,714
6,000	3,000	9,000
89,190	5,700	94,890
2,200	400	2,600
500	250	750
0	400	400
1,000	1,000	2,000
		0
57,450	2,050	59,500
1,200	400	1,600
211,276	400	211,676

		Current Amended Budget	Proposed Budget Amendment	Proposed Amended Budget
Elections		73,800	0	73,800
Buildings and Grounds Department				
101-265-702.000	SALARIES & WAGES	19,500	6,500	26,000
101-265-709.000	MEDICARE TAXES	1,500	500	2,000
101-265-754.002	LAWN MAINTENANCE	8,000	2,500	10,500
101-265-850.000	TELEPHONE EXPENSE	6,220	1,000	7,220
101-265-852.000	INTERNET	1,739	975	2,714
101-265-801.000	CONTRACTUAL SERVICES	60,000	5,000	65,000
101-265-981.001	CAPITAL OUTLAY - EQUIPMENT	5,000	1,000	6,000
Total Buildings and Grounds Department		672,609	17,475	690,084
Hall Rental Expenses		2,500	0	2,500
Public Service Department				
101-443-827.000	LIBRARY/SENIOR CITIZENS CNTR	12,000	1,100	13,100
Total Public Service Department		930,500	1,100	931,600
Parks & Recreation Department				
101-751-704.004	SUMMER HELP WAGES	2,000	2,500	4,500
101-751-709.000	MEDICARE TAXES	1,300	600	1,900
101-751-801.000	CONTRACTUAL SERVICES	3,000	23,000	26,000
Total Parks & Recreation Department		53,500	26,100	79,600
101-966-995.249	INTERFUND TRANSFER OUT	35,000	0	35,000
Total General Fund Expenditures (all departments)		2,849,078	77,515	2,926,593
General Fund Net Revenues and Expenditures		(690,715)	(38,800)	(729,515)
General Fund Beginning Fund Balance (FY25 Ending)		3,760,741		3,760,741
General Fund Ending Fund Balance		3,070,026		3,031,226

		Current Amended Budget	Proposed Budget Amendment	Proposed Amended Budget
Police Fund (207)				
Revenues: Positive/(Negative) Change				
207-000-646.000	COPIES	900	1,000	1,900
207-000-674.000	CONTRIBUTIONS AND DONATIONS	0	50	50
				0
Total Police Fund Revenues		1,423,187	1,050	1,424,237
Expenditures: (Positive)/ Negative Change				
207-000-718.002	DISABILITY INSURANCE	9,000	3,000	12,000
207-000-718.005	OTHER POST-EMPLOYMENT BENEFITS (OPEB)	45,000	15,000	60,000
207-000-802.000	AUDIT EXPENSE	3,000	650	3,650
207-000-850.000	TELEPHONE EXPENSE	3,000	2,000	5,000
Total Police Fund Expenditures		1,370,750	20,650	1,391,400
Police Fund Net Revenues and Expenditures		52,437	(19,600)	32,837
Police Fund Beginning Fund Balance (FY25 Ending)		1,345,010		1,345,010
Police Fund Fund Balance		1,397,447		1,377,847

		Current Amended Budget	Proposed Budget Amendment	Proposed Amended Budget
Building Inspection Fund (249)				
Revenues: Positive/(Negative) Change				
249-000-500.008	ELECTRONIC ARCHIVING	4,000	1,600	5,600
249-000-500.009	B&A FEE	200	100	300
Total Building Inspection Fund Revenues		136,300	1,700	138,000
Expenditures: (Positive)/ Negative Change				
249-000-717.001	PENSION EXPENSE	2,700	600	3,300
249-000-718.001	DISABILITY INSURANCE	700	300	1,000
249-000-718.003	HEALTH INSURANCE	25,500	750	26,250
249-000-802.000	AUDIT EXPENSE	375	150	525
249-000-932.000	AUTO MAINTENANCE EXPENSE	1,000	1,000	2,000
Total Building Inspection Fund Expenditures		154,969	2,800	155,069
Building Inspection Fund Net Revenues and Expenditures		(18,669)		(18,669)
Building Inspection Fund Beginning Fund Balance (FY25 Ending)		73,990		73,990
Building Inspection Fund Ending Fund Balance		55,321		55,321

CHARTER TOWNSHIP OF FLUSHING
GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 25 - ____ 35.00 ET SEQ

**AN ORDINANCE REPEALING CHAPTER 36 ARTICLE 17 OF THE
FLUSHING TOWNSHIP CODE OF ORDINANCES AND
AMENDING CHAPTER 35, SIGNS, TO PROVIDE FOR THE
REGULATION OF SIGNS WITHIN THE TOWNSHIP AND TO
PROVIDE FOR THE PENALTY FOR THE VIOLATION THEREOF**

NOW, THEREFORE, The Flushing Charter Township HEREBY ORDAINS:

SECTION I – REPEAL

Chapter 36, Article 17, is hereby REPEALED in its entirety.

SECTION II – SIGNS

Chapter 35 is hereby amended as follows:

Chapter 35 Signs

Sec. 35-1 Purpose.

The township finds that signs and other visual outdoor advertising promote commerce and are related to the health, safety, and/or general welfare of the residents of the community. Because of the impact of signs, the preservation of the existing character of the community requires regulation of signs and of other visual outdoor advertising. The township finds that failure to regulate the size, location, and construction of signs and other outdoor advertising may:

1. Have an adverse effect upon the promotion of business and commerce in the township.
2. Lead to poor identification of businesses.
3. Have an adverse effect upon the existing aesthetic character of the township.
4. Cause deterioration of business and residential areas of the community.
5. Create possible traffic and pedestrian safety hazards by limiting visibility or distracting drivers.

Therefore, the purpose of this Article and subsections hereunder is to regulate signs and visual outdoor advertising in a manner that protects public health and safety by limiting the

size, location, or manner of display of signs that is content-neutral. General goals of this Article include:

1. Permitting the minimum number of signs and sign messages reasonably necessary to identify a business and its products.
2. Keeping signs within a reasonable scale with respect to the buildings to which they relate; and further, to prevent off-premises signs from conflicting with business, residential, and public land uses.
3. Prohibiting signs and other visual outdoor advertising which will have an adverse effect on the existing aesthetic character of not only the zoning district in which they are located, but also on the overall character of the Charter Township of Flushing.

Sec. 35-2. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means a sign which no longer correctly directs or exhorts any person, advertises a bonafide business, lessor, owner, product or activity conducted, or product available on the premises where such sign is displayed.

Alter means to make any change beyond normal maintenance. (See definition "maintenance") This includes, but is not limited to, changes in size, shape, height or copy.

Animated sign means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Area, sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. This does not include any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.

Awning means a retractable or fixed shelter, projecting from and supported by the exterior wall of a building, constructed of materials on a supporting framework.

Awning sign means a sign painted on, printed on or attached flat against, the surface of an awning.

Beacon means any light with one (1) or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one (1) or more beams that rotate or move.

Building marker means any sign indicating the name of a building and date and incidental information about its construction; which sign is cut into a masonry surface or made of bronze or other permanent material.

Business means a separate business location, defined by walls, and having its own customer entrance. Multiple activities taking place in or various product lines offered within a particular building shall not be construed as separate businesses.

Canopy generally means a permanent roof-like shelter that extends from part or all of a building face and is constructed of nonrigid material, except for the supporting framework.

Canopy sign means a sign displayed and affixed flat on the surface of a canopy and which does not extend vertically or horizontally beyond the limits of the canopy.

Changeable copy sign means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face of the surface of the sign. A sign on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this article.

Commercial message means any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Copy area means the area, in square feet, of the smallest rectangle which describes the area enclosed by the actual lettering on the sign, not including the supporting structure or decorative embellishments thereof.

Copy means that part of a sign, consisting of letters, numbers, characters, diagrams, logos or other matter intended to communicate or transmit information to those observing the sign.

Flag means a piece of fabric, often rectangular, with specific colors and patterns used to represent a group, place, or idea, and is typically displayed on a pole or hung in a visible location.

Freestanding pole sign means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. This definition excludes flags, flagpoles, and any similar non-sign structures.

Illuminated means, unless otherwise expressly stated, to be lighted by a stationary light source emitting a constant white light either internally or externally.

Incidental sign means a sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrances," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Maintenance. For purposes of this article, the cleaning, painting, repair or replacement of defective parts of a sign in a manner which does not alter the basic copy, design or structure of the sign.

Monument sign means a freestanding, ground-mounted sign that is permanently affixed to the ground and not supported by poles or pylons. It usually features a solid base or pedestal and is designed to be low-profile.

Multi-tenant sign means a single sign used by more than one (1) business.

Nonconforming sign means any sign that does not conform to the requirements of this article.

Pennant means any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

Person means any association, company, corporation, firm, organization or partnership, singular or plural, or any kind.

Plaza / mini mall / strip mall means a building or group of buildings containing more than one (1) business.

Portable sign means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to "A" or "T" frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicle parked and visible from the public right-of-way, unless such vehicle is used in the normal day-to-day operations of the business.

Principal building means the building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal

buildings, but storage buildings, garages and other clearly accessory uses shall not be considered principal buildings.

Projecting sign means any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Public signs are erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

Residential sign means any sign located in a district zoned for residential uses, RSA, RU-1, RU-2, RU-3 and RU-4 that contains no commercial message and conforms with all requirements of the zoning ordinance.

Roof line means either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette, and, where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.

Roof sign means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Roof sign-Integral means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

Setback means the distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

Sign means any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purposes of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Street means a strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

Strobe lights means a type of blinking or flashing light.

Street frontage means the distance for which a lot line of a zone lot adjoins a public street, from one (1) lot line intersecting such street to the furthest distant lot line intersecting the same street.

Suspended sign means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface. This definition excludes flags, flagpoles, and any similar non-sign structures.

Temporary sign means any sign that is used only temporarily and is not permanently mounted.

Vehicles includes, but is not limited to automobiles, trucks, trailers, railroad cars, construction equipment and other such mobile equipment whose major legal purpose is other than the display of advertising.

Wall area means that area of an exterior wall starting at sidewalk level and extending up to the eaves on a vertical plane, and, in the case of a mansard roof, including the generally vertical surface on such roof.

Wall sign means any sign attached parallel to, but within twelve (12) inches of a wall or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one (1) sign surface.

Wall sign, painted means any sign painted, drawn, stenciled, pasted or otherwise directly applied to the exterior of a building or structure.

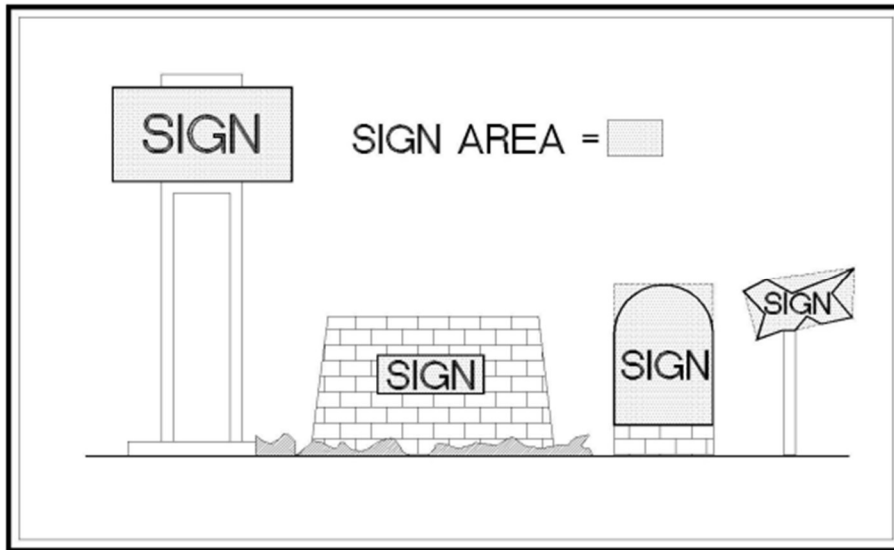
Window sign means any sign, pictures, symbol or combination thereof, designed to communicate information about an activity, business, event, commodity, sale or service, that is placed inside a window or upon the window panes or glass and is legible to off-premises traffic, pedestrian or vehicles.

Zone lot means a single parcel of land that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such yards and other open spaces as required by the zoning regulations.

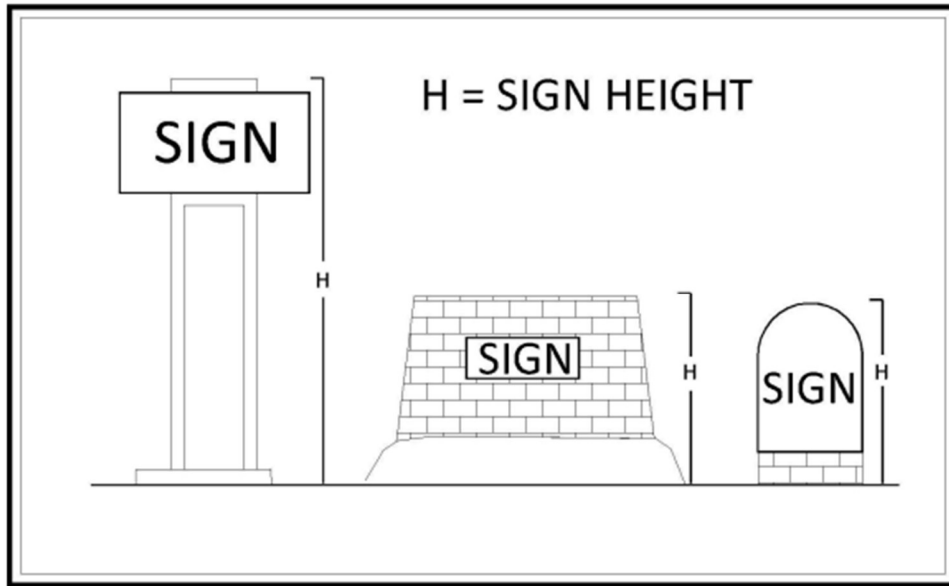
Sec. 35-3. Measurement of Sign Area and Sign Height.

- (A) Sign Area: The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all of the elements of the matter displayed. An area so created shall include all solid surfaces, as well as all openings. Structural members not bearing copy of display material shall not be included in computation of sign area. Where a sign has two (2) or more faces, the area of all faces shall be included

in determining the area of the sign, except that where two (2) such faces are placed back-to-back, parallel to one another, and less than 24 inches apart, the area of the sign shall be the area of one (1) face. Where a sign has two (2) or more faces, that portion of the sign structure connecting the sign faces shall not be used for display purposes.



- (B) Sign Height: The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of 1) existing grade prior to construction; or, 2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower. The sign shall be non-moving.



Sec. 35-4. Sign Requirements by Zoning District.

Flushing Township Sign Table			
Type of Sign	Zoning Districts		
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR, M-1, M-2
Freestanding Pole Sign	Not Permitted	Max Display Area: 32 sq ft Max Height: 25 ft Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from the right-of-way line- <i>Footnote 4</i> Illumination: Internally or externally permitted- <i>Footnotes 3 & 6</i>	Max Display Area: 64 sq ft Max Height: 25 ft Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i> Illumination: Internally or externally permitted- <i>Footnotes 3 & 6</i>

Flushing Township Sign Table			
Type of Sign	Zoning Districts		
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR, M-1, M-2
Monument Sign	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6 ft</p> <p>Quantity: 1 at each entrance of a subdivision/complex or use – <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i></p> <p>Illumination: Internally or externally permitted- <i>Footnotes 3 & 6</i></p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6 ft</p> <p>Quantity: 1 (Pole or Monument sign) – <i>Footnote 1</i></p> <p>Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i></p> <p>Illumination: Internally or externally permitted – <i>Footnotes 3 & 6</i></p>	<p>Max Display Area: 64 sq ft</p> <p>Max Height: 6 ft</p> <p>Quantity: 1 (Pole or Monument sign) - <i>Footnotes 1 & 7</i></p> <p>Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i></p> <p>Illumination: Internally or externally permitted- <i>Footnotes 3 & 6</i></p>
Wall Sign	<p>Max Display Area: 24 sq ft</p> <p>Max Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 1</p> <p>Projection: Project beyond the wall or permanent feature by no more than 1 foot.</p> <p>Illumination: Internally or externally permitted – <i>Footnotes 3 & 6</i></p>	<p>Max Display Area: 32 sq ft</p> <p>Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 2</p> <p>Projection: Project beyond the wall or permanent feature by no more than 1 foot.</p> <p>Illumination: Internally or externally permitted – <i>Footnotes 3 & 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 60 sq ft</p> <p>Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 2</p> <p>Projection: Project beyond the wall or permanent feature by no more than 1 foot.</p> <p>Illumination: Internally or externally permitted – <i>Footnotes 3 & 6</i></p> <p><i>Footnote 2</i></p>

Flushing Township Sign Table			
Type of Sign	Zoning Districts		
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR, M-1, M-2
Changeable copy sign and animated sign	Not permitted	<p>Max Display Area: 32 sq ft Changeable copy may not exceed 50% of the total sign area of a sign. An animated sign may not exceed 25% of the total sign area of the sign.</p> <p>Max Height: 6 ft</p> <p>Quantity: 1</p> <p>Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i></p> <p>Illumination: Digital/electronic signs may need to comply with brightness limits (e.g., 5,000 nits during the day, 500 nits at night).</p> <p>Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.</p> <p>Message: Signs shall not change more than once per minute.</p> <p>Prohibited Effects: Flashing, scrolling are prohibited.</p>	<p>Max Display Area: 32 sq ft Changeable copy may not exceed 50% of the total sign area of a sign. An animated sign may not exceed 25% of the total sign area of the sign.</p> <p>Max Height: 6 ft</p> <p>Quantity: 1</p> <p>Setback: Must be setback 10 ft from the right-of-way line – <i>Footnote 4</i></p> <p>Illumination: Digital/electronic signs may need to comply with brightness limits (e.g., 5,000 nits during the day, 500 nits at night).</p> <p>Electronic message signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.</p> <p>Message: Signs shall not change more than once per minute.</p> <p>Prohibited Effects: Flashing, scrolling are prohibited.</p>

Flushing Township Sign Table			
Type of Sign	Zoning Districts		
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR, M-1, M-2
Awning and Canopy Sign	Not permitted	<p>Max Display Area: 50% of the portion of the surface containing the sign</p> <p>Height: Bottom of awning or canopy must be at least 7 ft above ground level</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 50% of the portion of the surface containing the sign</p> <p>Height: Bottom of awning or canopy must be at least 7 ft above ground level</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>
Window Sign	Not permitted	<p>Max Display Area: 25% of the window area containing the sign</p> <p>Quantity: 2</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 25% of the window area containing the sign</p> <p>Quantity: 2</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>
Suspended Sign	Not permitted	<p>Max Display Area: 1 sq ft</p> <p>Quantity: 1</p> <p>Illumination: Not permitted</p> <p>This type of sign shall not be considered when counting the number of signs per premises.</p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 1 sq ft</p> <p>Quantity: 1</p> <p>Illumination: Not permitted</p> <p>This type of sign shall not be considered when counting the number of signs per premises.</p> <p><i>Footnote 2</i></p>

Flushing Township Sign Table			
Type of Sign	Zoning Districts		
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR, M-1, M-2
Temporary Sign	Max Display Area: 12 sq ft Max Height: 4 ft Quantity: 1 Setback: Minimum of 5 ft from the edge of any right-of-way or public or private sidewalk. Illumination: Not permitted Time period: Such sign may be displayed up to 60 days in any one year. Signs must be removed within 10 days after the conclusion of the event to which they pertain. <i>Footnote 5</i>	Max Display Area: 32 sq ft Max Height: 6 ft Quantity: 1 Setback: Minimum of 5 ft from the edge of any right-of-way or public or private sidewalk. Illumination: Internally permitted – <i>Footnote 6</i> Time period: Such sign may be displayed up to 60 days in any one year. Signs must be removed within 10 days after the conclusion of the event to which they pertain. <i>Footnotes 2 & 5</i>	Max Display Area: 32 sq ft Max Height: 6 ft Quantity: 1 Setback: Minimum of 5 ft from the edge of any right-of-way or public or private sidewalk. Illumination: Internally permitted – <i>Footnote 6</i> Time period: Such sign may be displayed up to 60 days in any one year. Signs must be removed within 10 days after the conclusion of the event to which they pertain. <i>Footnotes 2 & 5</i>

Footnote:

1. Parcels with more than one street frontage may erect one free-standing or monument sign on each frontage. Free-standing or monument signs located on parcels with more than one street frontage shall be a minimum of 150 feet apart.
2. In the case of a multiple tenant building - Each individual business shall be permitted a separate wall, window, incidental, awning/canopy, suspended sign, or temporary signs to identify itself.
3. Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of pedestrian or vehicular traffic on the adjacent street or adjacent property owners.
4. No sign or structure appurtenant to a sign shall obstruct vision above a height of 3 feet from the established street grades within the triangular area formed at the intersection of the street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 30 feet from their point of intersection.
5. Temporary Signs –
 - a. Shall be anchored in a safe and secure manner.
 - b. The anchoring of signs by tying or attaching weighted objects (such as cinder blocks or tires) is prohibited.

- c. A temporary sign shall not be displayed if it is torn, bent, faded, not upright, unreadable, or otherwise unsightly.
 - d. A temporary sign shall not have exposed or protruding wheels.
- 6. Sign Illumination –
 - a. All sign illumination shall maintain a consistent color and intensity, except where automatic adjustments in brightness are permitted in response to ambient light conditions, as specified in this Code.
 - b. Lighting fixtures used to illuminate signs must be installed and maintained to minimize glare, in accordance with the requirements of this chapter. This includes the use of fully shielded fixtures, baffles, appropriate mounting height, luminosity, aiming angles, and placement.
 - c. Under all circumstances, sign illumination shall not emit light exceeding 0.1 foot-candles above ambient levels at any lot line adjacent to a Residential Zoning District.
 - d. Illuminated signs shall be turned off according to the following schedule:
 - i. For lots without an active business use: Sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m.
 - ii. For lots with an active business use: Sign illumination shall be extinguished beginning 30 minutes after the close of all businesses on the lot and may resume no earlier than 30 minutes before the opening of any business on the same lot.
- 7. One menu board sign for a drive-in or drive-through facility is permitted, provided that the sign does not exceed 25 square feet in area or 8 feet in height.

Sec. 35-5. Signs in the public right-of-way.

No signs shall be allowed in the public right-of-way, except for the following as dictated by the road commission:

- (A) Public signs
- (B) Bus stop signs
- (C) Informational signs or a public utility regarding its poles, lines, pipes or facilities, work or warnings.

Sec. 35-6. Signs Not Requiring a Permit.

The following signs do not require a permit from the township:

- (A) Address numbers required for property identification and emergency response purposes shall be exempt from the provisions of this ordinance. Such numbers must comply with applicable building or fire code requirements.
- (B) Highway signs erected by the U.S. Government, State of Michigan, Genesee County, or the Charter Township of Flushing.
- (C) Governmental use signs erected by governmental agencies to designate hours of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings.

- (D) Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed 4 square feet in area, is limited to traffic control functions, and does not obstruct traffic vision with a maximum height of 5 feet. Advertising copy or logos may be permitted, provided they are subordinate to the directional characteristics of the sign.
- (E) Historic signs designating sites recognized by the State Historical Commission as Centennial Farms or Historical Landmarks.
- (F) Placards posted to control or prohibit hunting and/or trespassing within the township.
- (G) Essential service signs denoting utility lines, railroad lines, hazards, precautions, and medical facilities with emergency care.
- (H) Memorial signs or tablets which are either: 1) cut into the face of masonry surface; or 2) constructed of bronze or other incombustible material when located flat on the face of a building.
- (I) One (1) nameplate, identifying the name of the occupant, not-to-exceed 2 square feet in area. The nameplate shall be attached flat against the front wall of the building.
- (J) Tourist-oriented directional signs provided such signs are otherwise permitted by the Michigan Department of Transportation pursuant to P.A. 299 of 1996 as amended.
- (K) Flags.
- (L) Real estate signs.

Sec. 35-7. Signs prohibited under this article.

All signs not expressly permitted under this article or exempt from regulation hereunder in accordance with the previous section are prohibited in the township. Such signs include, but not limited to:

- (A) Signs which create sound.
- (B) Signs which incorporate scrolling, flashing, beacon, or moving lights.
- (C) Signs which obstruct the ingress to or egress from a required door, window, fire escape or other required exit way.
- (D) Signs which are unlawfully installed, erected or maintained.
- (E) Projecting signs.
- (F) Signs which have any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent electrical pulsations or by action of normal wind currents, other than for the conveyance of noncommercial information which requires periodic change.

- (G) Signs that are mounted or displayed on a vehicle parked on private property or within a public right-of-way, when such vehicle is parked for the purpose of displaying a sign.
- (H) Signs painted directly upon walls, sidewalks or driveways.
- (I) Signs painted on, attached, or affixed to any tree, rock, or similar organic or inorganic natural matter.
- (J) Signs which are structurally unsafe, electrically unsafe, or constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment, or are not in good repair.
- (K) Sign that exhibits significant signs of wear or disrepair.
- (L) Signs which, by reason of their size, location, context, coloring or manner of illumination may be confused with or construed as a traffic control sign; or which either hides from view any approved traffic or street sign or signal, confuses or misleads traffic, obstructs vision necessary for traffic safety or distracts from visibility of traffic signs.
- (M) Inflatable signs and tethered balloons.
- (N) Roof signs
- (O) Any sign that advertises a business, event, or use no longer located on the same site as the sign. When a use changes, the owner shall have 30 days to replace a sign that is no longer applicable to the property on which it is located.

Sec. 35-8. Permit-requirements and procedures.

(A) Permit Requirement.

1. If a sign requiring a permit under any provision of this article is to be placed, constructed, erected or modified on a zone lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection or modification of such a sign in accordance with the requirements of section.
2. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this article (including those protecting existing signs) in every respect.

(B) Permit Application.

1. Applications for sign permits shall be submitted to the authorized township official using the prescribed form or in accordance with published specifications. Applications must include detailed drawings showing the sign's dimensions, design, structure, and location. One application may cover multiple signs on the same zone lot.
2. All applications must be accompanied by applicable fees as established by township board.

(C) Review and Action.

1. Within five (5) business days of the submission of a complete application for a sign permit, the authorized township official shall review it for completeness. If complete, the application will be processed. If incomplete, the applicant will be notified in writing of the deficiencies within the same five (5) day period.
2. Within seven (7) business days of submission of a complete application, the authorized township official shall either:
 - a. Issue the permit if the proposed sign complies fully with this article, or
 - b. Reject the permit and specify in writing the provisions of the ordinance with which the sign is inconsistent.

(D) Inspection and Approval.

Upon completion of sign construction or modification, the authorized township official shall inspect the site. If the work complies with this article and applicable building and electrical codes, a symbol indicating permit approval will be affixed to the premises. If deficiencies exist, the authorized township official will issue a notice detailing them and allow 30 days for correction. Permits lapse if construction is not completed within one (1) year.

(E) Permit Continuity and Lapse.

A sign permit lapses if the associated business activity ceases and is not renewed within thirty (30) days of notification. Upon lapse, the sign must be removed within ten (10) days of notice. Failure to do so authorizes authorized township official to remove the sign at the owner's expense.

(F) Temporary signs.

Temporary signs may be permitted via a zoning permit in accordance with this article.

Sec. 35-9. Nonconforming signs.

- (A) Sign(s) which were made nonconforming by the adoption of this article, may remain in place and be maintained, provided that no action is taken which increases the degree or extent of nonconformity.
- (B) This shall not preclude the general maintenance and repair of non-conforming signs to keep them in a safe condition and in good repair.
- (C) Nonconforming signs may be re-established after damage or destruction, if the estimated expense of reconstruction does not exceed 50 percent of the replacement cost as determined by the Zoning Administrator.

- (D) Nonconforming signs associated with an activity, business, or use to which has been discontinued for 90 days or longer will be required to conform to the standards set forth in this article
- (E) The sign face or message on a nonconforming sign may be changed provided that the change does not create any greater nonconformity.

Sec. 35-10. Appeals and Variances.

(A) Right to Appeal

Any person aggrieved by a decision, notice, or order of the authorized township official related to this chapter may appeal to the Zoning Board of Appeals (ZBA) within the time period prescribed by this section.

(B) Appeal Process and Informal Reconsideration

1. An optional request for informal reconsideration may be submitted to the authorized township official within five (5) business days of the contested action.
2. If unresolved, a formal appeal may be filed with the ZBA within ten (10) business days of the original decision or final informal decision, whichever is later.
3. The appeal must be in writing, state the grounds for appeal, and be accompanied by the applicable fee as set by township board resolution.

(C) Hearing and Notice

1. A hearing on the appeal shall be scheduled within 45 days of receipt of a complete petition.
2. Notice of the hearing shall be published and mailed to owners and occupants within 300 feet of the subject property at least 15 days prior to the hearing, in accordance with MCL 125.3103.

(D) Powers of the ZBA

1. The ZBA may affirm, modify, or reverse the decision appealed.
2. The ZBA may grant dimensional variances upon finding that practical difficulties exist, based on the standards in subsection (E).
3. All decisions of the ZBA shall be made within 60 days of the hearing unless extended with consent of the applicant.

(E) Dimensional Variance Standards (Practical Difficulty)

A dimensional variance shall only be granted if the ZBA finds all of the following:

1. That compliance with the ordinance is unnecessarily burdensome due to the unique characteristics of the property.
2. That the situation is not self-created.
3. That the variance will not impair the intent or purpose of the ordinance nor harm the public welfare or adjacent properties.

(F) Record and Finality

1. All decisions shall be entered into the record and state the findings of fact.
2. A decision becomes final after five (5) days unless the ZBA certifies the need for immediate effect to protect property or public rights.

(G) Stay of Enforcement

The filing of an appeal stays further enforcement unless the authorized township official certifies that an emergency exists, in which case a court order is required for a stay.

Sec. 35-11. Violations and Enforcement.

(A) Any of the following shall be a violation of this article and shall be subject to the enforcement remedies and penalties provided by this article, by the zoning ordinance and by state law:

1. To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect or maintain any sign requiring a permit without such permit;
3. To install or place sign on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation.
4. To fail to remove any sign that is installed, created, erected or maintained in violation of this article or applicable building or electrical codes, or for which the sign permit has lapsed; or
5. To continue any such violation. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this article.

Each sign installed, created, erected or maintained in violation of this article shall be considered a separate violation when applying the penalty portions of this article.

(B) Any violation or attempted violation of this article or of any condition or requirement adopted pursuant hereto, may be abated or corrected, by injunction or other

appropriate court order obtained in an appropriate proceeding filed by the township with the county circuit court. Further, in addition to any other remedy sought by the township, any violation of this article shall be deemed a civil infraction, which shall be governed by Chapter 18 et seq., of this Code. In any case where a person has been issued a civil infraction notice or citation for violation of this article, within twelve (12) months immediately preceding a second or subsequent violation of this article, the second or subsequent violation of the ordinance shall be a misdemeanor.

SECTION III – SAVING CLAUSE

Nothing in this section or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court or administrative body, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this section; nor any just or legal right or remedy of any character be lost, impaired, or affected by this section.

SECTION IV – SEVERALABILITY

If any section, subsection, clause, phrase, or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this section, and such holding shall not affect the validity of the remaining portions of this section.

SECTION V – PRIOR ORDINANCES

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

SECTION VI – EFFECTIVE DATES

This Ordinance shall be published in a newspaper of general circulation within the Charter Township of Flushing, Genesee County, Michigan, and shall become effective the 8TH day following publication.

SECTION VII – INSPECTION OF ORDINANCE

A copy of this Ordinance may be inspected at the Township Clerk's Office at the Flushing Township Hall, 6524 N. Seymour Rd., Flushing, Michigan 48433 during regular business hours.

**ON MOTION DULY MADE BY:
AND SECONDED BY:**

YEAS:

NAYS:

We hereby certify that the foregoing Ordinance was adopted on the Second Reading by the Township Board of the Charter Township of Flushing at its meeting on _____, 2025.

First Reading: _____, 2025

Second Reading: _____, 2025

Published on: _____, 2025

Fred Thorsby, Supervisor

Wendy Meinburg, Clerk

Article 17 Signs

Sec. 36-1700.Purposes.

The purposes of these sign regulations are: To encourage the effective use of signs as a means of communication in the township; to maintain and enhance the aesthetic environment; to support the township's goals for residential and economic development; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions. This sign ordinance is adopted under the zoning authority of the township in furtherance of the more general purposes set forth in the zoning ordinance.

The township finds that signs and other visual outdoor advertising promote commerce and are related to the health, safety, and/or general welfare of the residents of the community. Because of the impact of signs, the preservation of the existing character of the community requires regulation of signs and of other visual outdoor advertising. The township finds that failure to regulate the size, location, and construction of signs and other outdoor advertising may:

1. Have an adverse effect upon the promotion of business and commerce in the township.
2. Lead to poor identification of businesses.
3. Have an adverse effect upon the existing aesthetic character of the township.
4. Cause deterioration of business and residential areas of the community.
5. Create possible traffic and pedestrian safety hazards by limiting visibility or distracting drivers.

Therefore, the purpose of this Article and subsections hereunder is to regulate signs and visual outdoor advertising in a manner that protects public health and safety by limiting the size, location, or manner of display of signs that is content-neutral. General goals of this Article include:

1. Permitting the minimum number of signs and sign messages reasonably necessary to identify a business and its products.
2. Keeping signs within a reasonable scale with respect to the buildings to which they relate; and further, to prevent off-premise signs from conflicting with business, residential, and public land uses.
3. Prohibiting signs and other visual outdoor advertising which will have an adverse effect on the existing aesthetic character of not only the zoning district in which they are located, but also on the overall character of the Charter Township of Flushing.

(Ord. No. 63, § 1.1, 2-22-96)

Commented [AB1]: WHAT THEY WANT:

Chapter 36 Article 17 Signs – Update to comprehend United States Supreme Court Decision – Can only control Location, Size and Lighting Our ordinance is rather large with a lot of content. We would like to make necessary revisions to align with current standards and judicial rulings per feedback from some Board of Trustee Members. The Planning Commission requested that Rowe Professional Services provide a review and recommendations for revisions to bring our current ordinance current. Of the four requested reviews, this would be priority number 4.

~~Sec. 36-1701.Applicability-Effect:~~

~~No sign may be erected, placed, established, painted, created or maintained in the township, except in conformance with this article.~~

~~(Ord. No. 63, § 1.2, 2-22-96)~~

Sec. 36-1702.Definitions and interpretation.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means a sign which no longer correctly directs or exhorts any person, advertises a bonafide business, lessor, owner, product or activity conducted, or product available on the premises where such sign is displayed.

Alter means to make any change beyond normal maintenance. (See definition "~~maintenance tot~~") This includes, but is not limited to, changes in size, shape, height or copy.

Animated sign means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

Area, sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. This does not include any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.

Awning means a retractable or fixed shelter, projecting from and supported by the exterior wall of a building, constructed of materials on a supporting framework.

Awning sign means a sign painted on, printed on or attached flat against, the surface of an awning.

Banner means any sign of lightweight fabric or similar material that is mounted to a pole or building by a frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Commented [AB2]: This can be combined with another section.

Beacon means any light with one (1) or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one (1) or more beams that rotate or move.

Building marker means any sign indicating the name of a building and date and incidental information about its construction; which sign is cut into a masonry surface or made of bronze or other permanent material.

~~Building sign means any sign attached to any part of a building, as contrasted to a freestanding sign.~~

Business means a separate business location, defined by walls, and having its own customer entrance. Multiple activities taking place in or various product lines offered within a particular building shall not be construed as separate business.

Canopy generally means a permanent roof-like shelter that extends from part or all of a building face and is constructed of nonrigid material, except for the supporting framework.

Canopy sign means a sign displayed and affixed flat on the surface of a canopy and which does not extend vertically or horizontally beyond the limits of the canopy.

Changeable copy sign means a sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face of the surface of the sign. A sign on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this article. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this article.

Commercial message means any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Copy area means the area, in square feet, of the smallest rectangle which describes the area enclosed by the actual lettering on the sign, not including the supporting structure or decorative embellishments thereof.

Copy means that part of a sign, consisting of letters, numbers characters, diagrams, logos or other matter intended to communicate or transmit information to those observing the sign.

~~Directly or indirectly illuminated means, unless otherwise expressly stated, to be lighted by a stationary light source emitting a constant white light.~~

~~(Ord. No. ##### 9-10-2015)~~

~~Farm sign means a sign erected on a premises where agricultural products are grown, raised, harvested or prepared for sale, which advertises the sale of the agricultural products at the premises.~~

~~(Ord. No. ##### 9-10-2015)~~

Flag means any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision or other entity.

Freestanding pole sign means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Illuminated means, unless otherwise expressly stated, to be lighted by a stationary light source emitting a constant white light either internally or externally.

Incidental sign means a sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrances," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

~~Institutional uses. For purposes of this article, this shall identify institutional uses permitted in residential zoning districts. Such uses shall include, but are not necessarily limited to churches, schools, funeral homes and cemeteries.~~

~~Lot means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as herein required. Such lot shall have direct frontage on an approved public street or on a private street where authorized by the zoning ordinance, and may consist of:~~

~~(A) — A single lot of record.~~

~~(B) — A portion of a lot of record.~~

~~(C) — A combination of contiguous lots of record, or contiguous portions of lots of record.~~

~~(D) — A parcel of land described by metes and bounds; or a lot or portion of a lot and parcel of land described by metes and bounds.~~

~~(E) — The condominium unit and limited common area in a site condominium.~~

Maintenance. For purposes of this article, the cleaning, painting, repair or replacement of defective parts of a sign in a manner which does not alter the basic copy, design or structure of the sign.

~~Marquee means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.~~

~~Marquee sign means any sign attached to, in any manner, or made a part of a marquee.~~

~~Monument sign means a freestanding, ground-mounted sign that is permanently affixed to the ground and not supported by poles or pylons. It usually features a solid base or pedestal and is designed to be low-profile.~~

Multi-tenant sign means a single sign used by more than one (1) business.

Nonconforming sign means any sign that does not conform to the requirements of this article.

Pennant means any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

Person means any association, company, corporation, firm, organization or partnership, singular or plural, or any kind.

Plaza / mini mall / strip mall means a building or group of buildings containing more than one (1) business.

Portable sign means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to "A" or "T" frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicle parked and visible from the public right-of-way, unless such vehicle is used in the normal day-to-day operations of the business.

Principal building means the building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages and other clearly accessory uses shall not be considered principal buildings.

Projecting sign means any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Public signs are erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic.

Residential sign means any sign located in a district zoned for residential uses, RSA, RU-1, RU-2, RU-3 and RU-4 that contains no commercial message and conforms with all requirements of the zoning ordinance.

~~Roadside Stand Sign means a sign erected at a roadside stand or which advertises the location of a roadside stand. A roadside stand sign shall be limited to advertising the name of the stand, the agricultural products offered for sale, prices and hours of operation.~~

~~(Ord. No. ##### 9-10-2015)~~

Roof line means either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette, and, where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.

Roof sign means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Roof sign-Integral means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six (6) inches.

Setback means the distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

Sign means any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purposes of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Street means a strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

Strobe lights means a type of blinking or flashing light.

Commented [AB3]: Since this language was removed from the sign chart this is not needed.

Commented [AB4]: Is this needed? How to handle in chart?

Street frontage means the distance for which a lot line of a zone lot adjoins a public street, from one (1) lot line intersecting such street to the furthest distant lot line intersecting the same street.

Suspended sign means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign means any sign that is used only temporarily and is not permanently mounted. ~~A sign for which a building permit is not required.~~

Commented [AB5]: Remove - you require permits for temp signs

Vehicles includes, but is not limited to automobiles, trucks, trailers, railroad cars, construction equipment and other such mobile equipment whose major legal purpose is other than the display of advertising.

Wall area means that area of an exterior wall starting at sidewalk level and extending up to the eaves on a vertical plane, and, in the case of a mansard roof, including the generally vertical surface on such roof.

Wall sign means any sign attached parallel to, but within twelve (12) inches of a wall or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one (1) sign surface.

Wall sign, painted means any sign painted, drawn, stenciled, pasted or otherwise directly applied to the exterior of a building or structure.

Window sign means any sign, pictures, symbol or combination thereof, designed to communicate information about an activity, business, event, commodity, sale or service, that is placed inside a window or upon the window panes or glass and is legible to off-premises traffic, pedestrian or vehicular.

Zone lot means a single parcel of land that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such yards and other open spaces as required by the zoning regulations.

~~(Ord. No. 63, § 1.3, 2-22-96)~~

Sec. 36-1703. ~~Computations-Measurement of Sign Area and Sign Height.~~

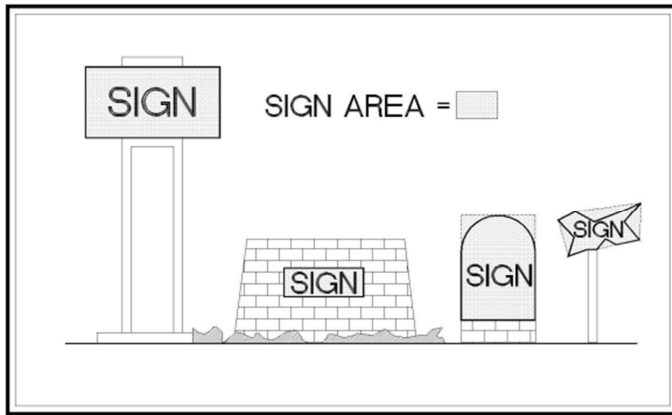
~~(A) Computation of area of individual signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof. The area will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or~~

structure against which it is placed. This will not include any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.

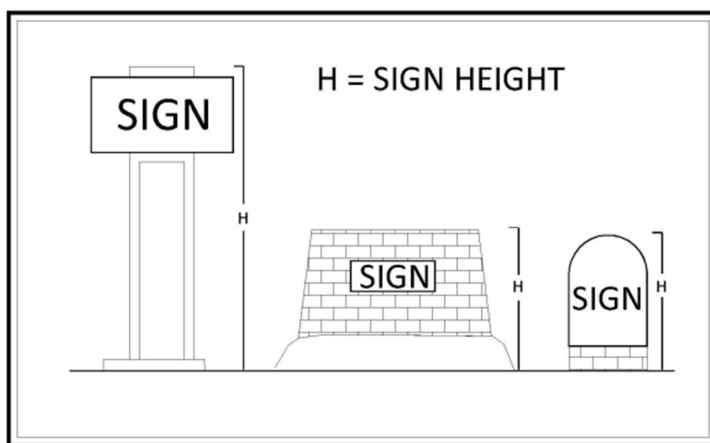
(B) Computation of area of multifaced signs. The sign area for a sign with more than one (1) face shall be computed by adding together the area of all sign faces visible from any one point when two (2) identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one (1) of the faces.

(C) Computation of height. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction, or (2) the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

(A) Sign Area: The area of sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all of the elements of the matter displayed. An area so created shall include all solid surfaces, as well as all openings. Structural members not bearing copy of display material shall not be included in computation of sign area. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back, parallel to one another, and less than 24 inches apart, the area of the sign shall be the area of one (1) face. Where a sign has two (2) or more faces, that portion of the sign structure connecting the sign faces shall not be used for display purposes.



(B) Sign Height: The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of 1) existing grade prior to construction; or, 2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower. The sign shall be non-moving.



(Ord. No. 63, § 1.4, 2-22-96)

Sec. 36-1704. Sign Requirements by Zoning District.

Flushing Township Sign Table				
Type of Sign	Zoning Districts			
	RSA, RU-1, RU-2, RU-3, RU-4	C-1	C-2, SR	M-1, M-2
Freestanding Pole Sign	Not Permitted	Max Display Area: 32 sq ft Max Height: 25 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from the right of way line – <i>Footnote 4</i> Illumination: Internally _____ or externally permitted- <i>Footnote 3 & 6</i>	Max Display Area: 64 sq ft Max Height: 25 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from the right of way line – <i>Footnote 4</i> Illumination: Internally _____ or externally permitted- <i>Footnote 3 & 6</i>	Max Display Area: 50 sq ft Max Height: 25 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from the right of way line – <i>Footnote 4</i> Illumination: Internally _____ or externally permitted- <i>Footnote 3 & 6</i>
Monument Sign	Max Display Area: 32 sq ft Max Height: 6 feet Quantity: 1 at each entrance of a subdivision/complex or use - <i>Footnote 1</i> Setback: Must be setback 10 ft from	Max Display Area: 32 sq ft Max Height: 6 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft from	Max Display Area: 64 sq ft Max Height: 6 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i> Setback: Must be setback 10 ft	Max Display Area: 50 sq ft Max Height: 6 feet Quantity: 1 (Pole or Monument sign) - <i>Footnote 1</i>

Commented [AB6]: Will change chart to landscape at a later date

Commented [AB7]: These two columns are similar in sizes, would you be interested in combining them into one.

	<p>the right of way line – Footnote 4</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p>	<p>the right of way line– Footnote 4</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p>	<p>from the right of way line – Footnote 4</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p>	<p>Setback: Must be setback 10 ft from the right of way line– Footnote 4</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p>
Wall Sign	<p>Max Display Area: 24 sq ft</p> <p>Max Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 1</p> <p>Projection: Project beyond the wall or permanent feature by more than 1 foot.</p> <p>Illumination: Internally _____ or externally permitted -Footnote 3 & 6</p>	<p>Max Display Area: 32 sq ft</p> <p>Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 2</p> <p>Projection: Project beyond the wall or permanent feature by more than 1 foot.</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p> <p>Footnote 2</p>	<p>Max Display Area: 60 sq ft</p> <p>Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 2</p> <p>Projection: Project beyond the wall or permanent feature by more than 1 foot.</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p> <p>Footnote 2</p>	<p>Max Display Area: 50 sq ft</p> <p>Maximum Height: Must not be higher than the wall upon which it is attached. Bottom of sign must be at least 7 feet above ground level below.</p> <p>Quantity: 2</p> <p>Projection: Project beyond the wall _____ or permanent feature by more than 1 foot.</p> <p>Illumination: Internally _____ or externally permitted- Footnote 3 & 6</p>

Commented [AB8]: Would ask the township attorney to weigh in on signage at a home vs subdivision or use.

				<i>Footnote 2</i>
Changeable copy sign and animated sign	Not permitted	<p>Max Display Area: 32 sq ft Changeable copy may not exceed 50% of the total sign area of a sign. An animated sign not exceed 25% of the total sign area of the sign.</p> <p>Max Height: 6'</p> <p>Quantity: 1</p> <p>Setback: Must be setback 10 ft from the right of way line– Footnote 4</p> <p>Illumination: Digital/electronic signs may need to comply with brightness limits (e.g., 5,000 nits during the day, 500 nits at night). Many towns require automatic dimming based on ambient light.</p> <p>Message: Signs shall not change more than once per minute.</p> <p>Prohibited Effects: Flashing, scrolling are prohibited.</p>	<p>Max Display Area: 32 sq ft Changeable copy may not exceed 50% of the total sign area of a sign. An animated sign may not exceed 25% of the total sign area of the sign.</p> <p>Max Height: 6'</p> <p>Quantity: 1</p> <p>Setback: Must be setback 10 ft from the right of way line– Footnote 4</p> <p>Illumination: Digital/electronic signs may need to comply with brightness limits (e.g., 5,000 nits during the day, 500 nits at night). Many towns require automatic dimming based on ambient light.</p> <p>Message: Signs shall not change more than once per minute.</p> <p>Prohibited Effects: Flashing, scrolling are prohibited.</p>	Not permitted

Awning and Canopy Sign	Not permitted	<p>Max Display Area: 50% of the portion of the surface containing the sign</p> <p>Height: Bottom of awing or canopy must be at least 7' above ground level</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 50% of the portion of the surface containing the sign</p> <p>Height: Bottom of awing or canopy must be at least 7' above ground level</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 50% of the portion of the surface containing the sign</p> <p>Height: Bottom of awing or canopy must be at least 7' above ground level</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>
Window Sign	Not permitted	<p>Max Display Area: 25% of the window area containing the sign</p> <p>Quantity: 2</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 25% of the window area containing the sign</p> <p>Quantity: 2</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>	<p>Max Display Area: 25% of the window area containing the sign</p> <p>Quantity: 2</p> <p>Illumination: Internally permitted — <i>Footnote 6</i></p> <p><i>Footnote 2</i></p>
Suspended Sign	Not permitted	<p>Max Display Area: 1 square feet</p> <p>Quantity: 1</p> <p>Illumination: Not permitted</p> <p>This type of sign shall not be considered when counting the</p>	<p>Max Display Area: 1 square feet</p> <p>Quantity: 1</p> <p>Illumination: Not permitted</p> <p>This type of sign shall not be considered</p>	<p>Max Display Area: 1 square feet</p> <p>Quantity: 1</p> <p>Illumination: Not permitted</p> <p>This type of sign shall not</p>

		<p>number of signs per premises.</p> <p><i>Footnote 2</i></p>	<p>when counting the number of signs per premises.</p> <p><i>Footnote 2</i></p>	<p>be considered when counting the number of signs per premises.</p> <p><i>Footnote 2</i></p>
Temporary Sign	<p>Max Display Area: 12 sq ft</p> <p>Max Height: 4'</p> <p>Quantity: 1</p> <p>Setback: Minimum of 5 feet from the edge of any right-of way or public or private sidewalk.</p> <p>Illumination: not permitted</p> <p>Time period: Such sign may be displayed up to sixty (60) days in any one year.</p> <p>Signs must be removed within 10 days after the conclusion of the event to which they pertain.</p> <p><i>Footnote 5</i></p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6'</p> <p>Quantity: 1</p> <p>Setback: Minimum of 5 feet from the edge of any right-of way or public or private sidewalk.</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p>Time period: Such sign may be displayed up to sixty (60) days in any one year.</p> <p>Signs must be removed within 10 days after the conclusion of the event to which they pertain.</p> <p><i>Footnote 2</i> <i>Footnote 5</i></p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6'</p> <p>Quantity: 1</p> <p>Setback: Minimum of 5 feet from the edge of any right-of way or public or private sidewalk.</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p>Time period: Such sign may be displayed up to sixty (60) days in any one year.</p> <p>Signs must be removed within 10 days after the conclusion of the event to which they pertain.</p> <p><i>Footnote 2</i> <i>Footnote 5</i></p>	<p>Max Display Area: 32 sq ft</p> <p>Max Height: 6'</p> <p>Quantity: 1</p> <p>Setback: Minimum of 5 feet from the edge of any right-of way or public or private sidewalk.</p> <p>Illumination: Internally permitted – <i>Footnote 6</i></p> <p>Time period: Such sign may be displayed up to sixty (60) days in any one year.</p> <p>Signs must be removed within 10 days after the conclusion of the event to which they pertain.</p> <p><i>Footnote 2</i></p>

				Footnote 5
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Footnote:

1. Parcels with more than one street frontage may erect one free-standing or monument sign on each frontage. Free-standing or monument signs located on parcels with more than one street frontage shall be a minimum of 150 feet apart.
2. In the case of a multiple tenant building - Each individual business shall be permitted a separate wall, window, incidental, awning/canopy, suspended sign or temporary signs to identify itself.
3. Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of pedestrian or vehicular traffic on the adjacent street or adjacent property owners.
4. No sign or structure appurtenant to a sign shall obstruct vision above a height of three (3) feet from the established street grades within the triangular area formed at the intersection of the street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of thirty (30) feet from their point of intersection.
5. Temporary signs –
 - a. Shall be anchored in a safe and secure manner.
 - b. The anchoring of signs by tying or attaching weighted objects (such as cinder blocks or tires) is prohibited.
 - c. A temporary sign shall not be displayed if it is torn, bent, faded, not upright, unreadable, or otherwise unsightly.
 - d. A temporary sign shall not have exposed or protruding wheels.
6. Sign Illumination –
 - a. All sign illumination shall maintain a consistent color and intensity, except where automatic adjustments in brightness are permitted in response to ambient light conditions, as specified in this Code.
 - b. Lighting fixtures used to illuminate signs must be installed and maintained to minimize glare, in accordance with the requirements of this chapter.
 - c. This includes the use of fully shielded fixtures, baffles, appropriate mounting height, luminosity, aiming angles, and placement.
 - d. Under all circumstances, sign illumination shall not emit light exceeding 0.1 foot-candles above ambient levels at any lot line adjacent to a Residential Zoning District.
 - e. Illuminated signs shall be turned off according to the following schedule:
 - i. For lots without an active business use: Sign illumination shall be extinguished between 10:00 p.m. and 6:00 a.m.
 - ii. For lots with an active business use: Sign illumination shall be extinguished beginning 30 minutes after the close of all businesses on the lot and may resume no earlier than 30 minutes before the opening of any business on the same lot.

Sec. 36-1704. Design, construction and maintenance.

All signs shall be designed, constructed and maintained in accordance with the following standards:

- (A) All signs shall comply with applicable provisions of the appropriate building and electrical codes used by the township at all times.
- (B) Except for banners, flags, temporary signs and certain nonpermanent window signs conforming in all respects with the requirements of this article, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame or structure.
- (C) All signs shall be constructed and maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Ordinance, at all times. Further, all signs and components thereof shall be kept in a neat, clean and attractive condition.

(Ord. No. 63, § 1.6, 2-22-96)

Sec. 36-17045. Signs in the public right-of-way.

No signs shall be allowed in the public right-of-way, except for the following:

(A) Permanent signs:

- 1. (A) Permanent signs, including: Public signs, erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic.

- 2. (B) Bus stop signs, erected by a public transit company.

- 3. (C) Informational signs ~~off~~ for a public utility regarding its poles, lines, pipes or facilities, work or warnings:

- 4. Awning and suspended signs projecting over a public right-of-way in conformity with the conditions of this article.

(B) Temporary signs. Temporary signs meeting the following requirements/conditions:

- 1. In specific instances where there is insufficient privately owned property to effectively place a temporary sign. Under no circumstances, however, may the sign impede vision of traffic or other premises. The face of such sign shall be no closer than ten (10) feet from the road right-of-way line.
- 2. Such signs shall contain no commercial message, and shall conform to all requirements of this article.

Commented [AB9]: Applicable building and electrical codes is a given with a building permit.

Commented [AB10]: Referenced the codes in the violation section

Commented [AB11]: Moved to definitions

(C) Emergency signs. Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.

Commented [AB12]: Combined with C.

(D)(A) Other signs forfeited. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the township shall have the right to recover from the owner or person placing such a sign the full cost of removal and disposal of such sign.

Commented [AB13]: Move to violation section??

(Ord. No. 63 § 1.7, 2-22-96)

Sec. 36-17056. Signs exempt from regulation under this article. Not Requiring a Permit.

The following signs shall be exempt from regulation under this article:

- (A) Any public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;
- (B) Any sign inside a building that is not legible from a distance of more than three (3) feet beyond the lot line of the zone lot or parcel on which such sign is located;
- (C) Works of art that do not include a commercial message;
- (D) Holiday lights and decorations with no commercial message, but only for sixty (60) days before and after the appropriate holiday; and
- (E) Traffic control signs on private property, such as "stop," "yield" and similar signs, the face of which meet department of transportation standards and which contain no commercial message of any sort.

The following signs do not require a permit.

Commented [AB14]: Do you issue zoning permits or building permits for signs?

- (A) Highway signs erected by the U.S. Government, State of Michigan, Gladwin County, or the City of Gladwin.
- (B) Governmental use signs erected by governmental agencies to designate hours of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings.
- (C) Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed 4 square feet in area, is limited to traffic control functions, and does not obstruct traffic vision with a maximum height of 5 feet. Advertising copy or logos may be permitted, provided they are subordinate to the directional characteristics of the sign. Directional signs in the C-2 or MT district may be offpremises as long as they comply with all other provisions of this Chapter.

Commented [AB15]: Do you want to allow off premises signage?

- ~~(D) Historic signs designating sites recognized by the State Historical Commission as Centennial Farms or Historical Landmarks.~~
- ~~(E) Placards posted to control or prohibit hunting and/or trespassing within the city.~~
- ~~(F) Essential service signs denoting utility lines, railroad lines, hazards, precautions, and medical facilities with emergency care.~~
- ~~(G) Memorial signs or tablets which are either: 1) cut into the face of masonry surface; or 2) constructed of bronze or other incombustible material when located flat on the face of a building.~~
- ~~(H) Menu boards and drive-through signs used in connection with fast-food restaurants.~~
- ~~(I) One (1) nameplate, identifying the name of the occupant, not-to-exceed 2 square feet in area. The nameplate shall be attached flat against the front wall of the building.~~
- ~~(J) Tourist-oriented directional signs provided such signs are otherwise permitted by the Michigan Department of Transportation pursuant to P.A. 299 of 1996 as amended.~~
- ~~(K) Flags~~
- ~~(L) Political signs~~
- ~~(M) Real estate signs~~
- ~~(B) (Ord. No. 63, § 1.8, 2-22-96)~~

Sec. 36-17067. Signs prohibited under this article.

All signs not expressly permitted under this article or exempt from regulation hereunder in accordance with the previous section are prohibited in the township. Such signs include, but not limited to:

- (A)** Signs which consist of ~~banners, posters,~~ pennants, ribbons, streamers, strings of light bulbs, spinners or elements creating sound, ~~except those exempt under the previous section, or as specifically permitted in commercial/temporary sign Sec. 36-1712.~~
- (B) Signs which incorporate ~~scrolling,~~ flashing, ~~beacon~~ or moving lights.
- (C) Signs which obstruct the ingress to or egress from a required door, window, fire escape or other required exit way.
- (D) Signs which are unlawfully installed, erected or maintained.
- (E) Projecting signs.
- (F) Signs which have any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, including intermittent

electrical pulsations or by action of normal wind currents, other than for the conveyance of noncommercial information which requires periodic change.

(G) Signs that are mounted or displayed on a vehicle parked on private property or within a public right-of-way, when such vehicle is parked for the purpose of displaying a sign.

~~(H)~~ Signs painted directly upon walls, sidewalks or driveways.

~~(+)(I)~~ Signs painted on, attached, or affixed to any tree, rock, or similar organic or inorganic natural matter.

~~(J)~~ Signs which are structurally unsafe, ~~electrically unsafe, or~~ constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment, or is not kept in good repair, ~~or is capable of causing electrical shocks to persons likely to come in contact with it or vehicles colliding with it.~~

~~(+)(K)~~ Sign that exhibits significant signs of wear or disrepair.

~~(+)(L)~~ Signs which, by reason of their size, location, context, coloring or manner of illumination may be confused with or construed as a traffic control sign; or which either hides from view any approved traffic or street sign or signal, confuses or misleads traffic, obstructs vision necessary for traffic safety or distracts from visibility of traffic signs.

~~(+)(M)~~ Inflatable signs and tethered balloons.

~~(N)~~ ~~Roof signs.~~

~~(+)(O)~~ Any sign that advertises a business, event, or use no longer located on the same site as the sign. When a use changes, the owner shall have 30 days to replace a sign that is no longer applicable to the property on which it is located. The Planning Commission may consider reasonable requests that extraordinary circumstances exist such that application of this provision would be inequitable.

~~(Ord. No. 63, § 1.9, 2-22-96)~~

Sec. 36-17078. Permits ~~required~~ requirements and procedures.

~~(A)~~ Permit Requirement.

~~(A)~~ 1. If a sign requiring a permit under any provision of this article is to be placed, constructed, erected or modified on a zone lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection or modification of such a sign in accordance with the requirements of section.

~~(B)~~ ~~Furthermore, the property owner shall maintain in force, at all times, a sign permit for such sign in accordance with this section.~~

~~(C) No signs shall be erected in the public right-of-way except in accordance with Sec. 36-1705.~~

- ~~2. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this article (including those protecting existing signs) in every respect.~~

~~(B) Permit Application.~~

- ~~1. Applications for sign permits shall be submitted to the building inspector or designee using the prescribed form or in accordance with published specifications. Applications must include detailed drawings showing the sign's dimensions, design, structure, and location. One application may cover multiple signs on the same zone lot.~~
- ~~2. All applications must be accompanied by applicable fees as established by township resolution.~~

~~(C) Review and Action.~~

- ~~1. Within five (5) business days of receiving a sign permit application, the building inspector or designee shall review it for completeness. If complete, the application will be processed. If incomplete, the applicant will be notified in writing of the deficiencies within the same five-day period.~~
- ~~2. Within seven (7) business days of submission of a complete application, the building inspector or designee shall either:~~
- ~~a. Issue the permit if the proposed sign complies fully with this article, or~~
 - ~~b. Reject the permit and specify in writing the provisions of the ordinance with which the sign is inconsistent.~~

~~(D) Inspection and Approval.~~

~~Upon completion of sign construction or modification, the building inspector shall inspect the site. If the work complies with this article and applicable building and electrical codes, a symbol indicating permit approval will be affixed to the premises. If deficiencies exist, the inspector will issue a notice detailing them and allow 30 days for correction. Permits lapse if construction is not completed within one (1) year.~~

~~(E) Permit Continuity and Lapse.~~

~~A sign permit lapses if the associated business activity ceases and is not renewed within thirty (30) days of notification. Upon lapse, the sign must be removed within ten (10) days of notice. Failure to do so authorizes the building inspector to remove the sign at the owner's expense.~~

~~(F) Temporary signs.~~

Commented [AB16]: Do you want to keep these time periods?

Commented [AB17]: Keep?

(D) Temporary signs may be permitted via a zoning permit in accordance with this article.

(Ord. No. 63, § 1.10, 2-22-96)

Sec. 36-1709. General permit procedures:

The following procedures shall govern the application for, and issuance of, all sign permits under this article:

- (A) Applications. All applications for sign permits of any kind shall be submitted to the building inspector or his designee on an application form or in accordance with application specifications published by the building inspector.
- (B) Fees. Each application for a sign permit shall be accompanied by the applicable fees, which shall be established by the governing body of the township from time to time by resolution.
- (C) Completeness. Within five (5) business days of receiving an application for a sign permit, the building inspector or designee shall review it for completeness. If the building inspector or designee finds that it is complete, the application shall then be processed. If the building inspector or designee finds that it is incomplete, he/she shall, within such five-business day period, send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this article.
- (D) Action. Within seven (7) business days of the submission of a complete application for a sign permit, the building inspector or designee shall either: Issue the sign permit, if the sign(s) that is the subject of the application conforms in every respect with the requirements of this article; or reject the sign permit if the sign(s) that is the subject of the application fails in any way to conform with the requirements of this article. In case of a rejection, the building inspector or designee shall specify in the rejection the section or sections of the ordinance with which the sign(s) is inconsistent.

(Ord. No. 63, § 1.11, 2-22-96)

Sec. 36-1710. Permits to construct or modify signs.

Signs as permitted in this section shall be erected, installed or created only in accordance with a duly issued and valid sign construction permit from the building inspector. Such permits shall be issued only in accordance with the following requirements and procedures:

Commented [AB18]: Combine all permit related information under one section.

(A)-Permit for new sign or sign modification. An application for construction, creation or installation of a new sign or for alteration/modification of an existing sign shall be accompanied by detailed drawings to show the dimension, design, structure and location of each particular sign. One application and permit may include multiple signs on the same zone lot at any time.

(B)-Inspection. The building inspector or his/her designee shall cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued when notified that construction has been completed. If construction is not completed within one (1) year, the permit shall lapse and become void. If the construction is complete, and in full compliance with this article and with building and electrical codes, the building inspector shall affix to the premises a symbol identifying the sign(s) and the applicable permit by number or other reference. If the construction is substantially complete but not in full compliance with this article and applicable codes, the building inspector shall give the owner or applicant notice of the deficiencies and shall allow an additional thirty (30) days from the date of giving notice for the deficiencies to be corrected.

{Ord. No. 63, § 1.12, 2-22-96}

Sec. 36-1711. Sign permits-Continuing-

(A)-Lapse of sign permit. A sign permit, whether the sign be conforming or nonconforming, shall also lapse if the business activity on the premises is discontinued and is not renewed within thirty (30) days of a notice from the township to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed. Such signs shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which the sign may be found, within ten (10) days after written notification. Upon failure to comply with this notice within the time specified by the order, the building inspector or designee is hereby authorized to cause removal of the sign, and any expense incident thereto shall be paid by the owner of the building or structure to which the sign is attached.

(B)-Assignment of sign permits. A current and valid sign permit for a conforming sign shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing such application as the building inspector may require and paying any applicable fee. The assignment shall be accomplished by filing and shall not require approval.

{Ord. No. 63, § 1.13, 2-22-96}

Sec. 36-1712. Temporary sign permits (private property):

Temporary signs on private property shall be allowed only upon the issuance of a temporary sign permit, which shall be subject to the following requirements:

- (A) ~~Term.~~ A temporary sign permit shall allow the use of a temporary sign for a specified period not to exceed sixty (60) days in any one calendar year.
- (B) ~~Other conditions.~~ A temporary sign shall be allowed only in districts as outlined in this section and subject to all of the requirements for temporary signs as noted therein.

~~(Ord. No. 63, § 1-14, 2-22-96)~~

Sec. 36-170813. Nonconforming signs.

- (A) ~~Nonconforming existing signs, permits and terms.~~ Sign(s) which were made nonconforming by the adoption of this article, may remain in place and be maintained, provided that no action is taken which increases the degree or extent of nonconformity.
- (B) ~~Nonconforming signs may be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, or design of the sign. This shall not preclude the general maintenance and repair of non-conforming signs to keep them in a safe condition and in good repair.~~
- (C) ~~Nonconforming signs may be re-established after damage or destruction, if the estimated expense of reconstruction exceeds 50 percent of the replacement cost as determined by the Zoning Administrator.~~
- (D) ~~Nonconforming signs associated with an activity, business, or use to which has been discontinued for 90 days or longer will be required to conform to the standards set forth in this article~~

(A)-

- (B) ~~Any person with a nonconforming sign in place, as of February 22, 1996, shall file with the township clerk, within ninety (90) days of the date of adoption of the section notice of the nonconforming sign, which shall include the following information: The name of the property owner where the sign is located, the address of the property, a brief description of the sign, including the dimensions of the sign, the information conveyed by the sign and the location of the sign on the property. The notice shall be dated and signed by the property owner. In the event, a dispute arises as to whether a particular sign constitutes a valid nonconforming use under the statute, and a notice has been filed with the clerk with respect to the sign, it will be presumed the sign was not in place as of the date this section was adopted [February 22, 1996]~~

Commented [AB19]: Now on sign requirement chart.

and the burden shall be upon the property owner to prove the sign constitutes a valid nonconforming use.

(Ord. No. 63, § 1.15, 2-22-96; Ord. of 3-12-98)

Sec. 36-1714. Violations:

Any of the following shall be a violation of this article and shall be subject to the enforcement remedies and penalties provided by this article, by the zoning ordinance and by state law:

- (A) To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
- (B)(A) To install, create, erect or maintain any sign requiring a permit without such permit;
- (C)(A) To fail to remove any sign that is installed, created, erected or maintained in violation of this article, or for which the sign permit has lapsed; or
- (D)(A) To continue any such violation. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this article.

Each sign installed, created, erected or maintained in violation of this article shall be considered a separate violation when applying the penalty portions of this article.

(Ord. No. 63, § 1.16, 2-22-96)

Sec. 36-1715. Enforcement and remedies:

Any violation or attempted violation of this article or of any condition or requirement adopted pursuant hereto, may be abated or corrected, by injunction or other appropriate court order obtained in an appropriate proceeding filed by the township with the county circuit court. Further, in addition to any other remedy sought by the township, any violation of this article shall be deemed a civil infraction, which shall be governed by Chapter 20 et seq., of this Code. In any case where a person has been issued a civil infraction notice or citation for violation of this article, within twelve (12) months immediately preceding a second or subsequent violation of this article, the second or subsequent violation of the ordinance shall be a misdemeanor.

(Ord. No. 63, § 1.17, 2-22-96)

Sec. 36-1716. Fee schedule:

Appropriate fees shall be established by the Township and shall be payable to the Township or its authorized agent. A schedule of fees as approved by the Township Board shall be maintained on file at the Township offices.

Commented [AB20]: Was this done?

Commented [AB21R20]: Assuming this should be removed

Commented [AB22]: Move this and enforcement to end and combine into one section.

~~(Ord. No. 63, § 1-18, 2-22-96)~~

Commented [AB23]: Already in permit section. Add to appeals section if needed.

Sec. 36-170917. Applications for reconsideration, conferences, ~~a~~Appeals and, variances.-

(A) Right to Appeal

Any person aggrieved by a decision, notice, or order of the building inspector or designee related to this chapter may appeal to the Zoning Board of Appeals (ZBA) within the time period prescribed by this section.

(B) Appeal Process and Informal Reconsideration

1. An optional request for informal reconsideration may be submitted to the building inspector or designee within five (5) business days of the contested action.
2. If unresolved, a formal appeal may be filed with the ZBA within ten (10) business days of the original decision or final informal decision, whichever is later.
3. The appeal must be in writing, state the grounds for appeal, and be accompanied by the applicable fee as set by Township Board resolution.

(C) Hearing and Notice

1. A hearing on the appeal shall be scheduled within forty-five (45) days of receipt of a complete petition.
2. Notice of the hearing shall be published and mailed to owners and occupants within 300 feet of the subject property at least fifteen (15) days prior to the hearing, in accordance with MCL 125.3103.

(D) Powers of the ZBA

1. The ZBA may affirm, modify, or reverse the decision appealed.
2. The ZBA may grant dimensional variances upon finding that practical difficulties exist, based on the standards in subsection (E).
3. All decisions of the ZBA shall be made within sixty (60) days of the hearing unless extended with consent of the applicant.

(E) Dimensional Variance Standards (Practical Difficulty)

A dimensional variance shall only be granted if the ZBA finds all of the following:

1. That compliance with the ordinance is unnecessarily burdensome due to the unique characteristics of the property.
2. That the situation is not self-created.
3. That the variance will not impair the intent or purpose of the ordinance nor harm the public welfare or adjacent properties.

(F) Record and Finality

1. All decisions shall be entered into the record and state the findings of fact.
2. A decision becomes final after five (5) days unless the ZBA certifies the need for immediate effect to protect property or public rights.

(G) Stay of Enforcement

The filing of an appeal stays further enforcement unless the building inspector certifies that an emergency exists, in which case a court order is required for a stay.

(A) Application for reconsideration.

- 1.—Any person aggrieved by a notice or order of the building inspector or designee issued in connection with any alleged violation of this chapter or of applicable rules and regulations issued pursuant thereto, may apply to the building inspector or designee for a reconsideration of such notice or order, if such application is made within five (5) working days after the notice or order has been issued.
- 2.—The building inspector or designee shall set a time and place for an informal conference on the matter within five (5) working days of the receipt of such application, and shall advise the applicant of such time and place in writing.
- 3.—At the informal conference, the applicant shall be permitted to present their grounds for believing that the notice or order should be revoked or modified to one (1) or more representatives of the building inspector.
- 4.—Within five (5) days following the close of the informal conference, the building inspector or designee shall give notice to the applicant whether or not he/she will modify or set aside the notice or order.

(B) Sign board of appeals. The township zoning board of appeals shall constitute a board of appeals for the purposes of this article.

(C) Hearings. Any person aggrieved by a notice or order of the building inspector or designee issued in connection with any alleged violation of the provisions of this chapter or any applicable rules and regulations pursuant thereto, may file with the board of appeals, a petition setting forth their reasons for contesting the notice or order.

(D) Petition filing. Such petition shall be filed within ten (10) days after the notice or order is served on petitioner, except where the petitioner has made timely application to the building inspector or designee of his/her decisions upon the informal conference. The petition shall be accompanied by a fee. Appropriate fees shall be established by the Township and shall be payable to the Township or its

Commented [AB24]: Section was condensed, clarified and redundancies were removed to create the above replacement section.

authorized agent. A schedule of fees as approved by the Township Board shall be maintained on file at the Township offices.

(E) Time of hearing-Notice. Within forty-five (45) days after receipt of a valid petition, the board of appeals shall conduct a hearing. The building inspector or designee shall set the time and place of such hearing, and at least ten (10) days prior to the hearing date serve petitioner and the board of appeals with notice thereof in the manner provided for service of notice by subsection (j)(1) of this section.

(F) Action of board of appeals:

- 1.—The board of appeals shall have the power to modify or reverse, wholly or partly, the notice or order, and may grant an extension of time for the performance of any act required of not more than three (3) additional months, where the board of appeals finds that there is practical difficulty or undue hardship connected with the performance of this chapter or by applicable rules or regulations issued pursuant thereto, and that such extension is in harmony with the general purpose of this chapter to secure the public health, safety and welfare.
- 2.—The board of appeals shall return a decision upon each case within sixty (60) days after a request or appeal has been filed, unless a further time is agreed upon with the parties concerned. Notwithstanding the foregoing sentence, the board may, in appropriate cases, be permitted an extension of time after hearing the case, in which to make its decision provided such extension shall not exceed thirty (30) days. Any decision of the board shall not become final until the expiration of five (5) days from the date of entry of such order unless the board shall find that the immediate effect of the order is necessary for the preservation of the property or personal rights and shall so certify on the record.
- 3.—The concurring vote of a majority of the members of the board of appeals shall be necessary to reverse, wholly or partly, or modify any order, requirement, decision or determination of the building inspector or designee, or to decide in favor of the applicant any matter upon which they are required to pass or to effect any variation in this chapter.
- 4.—After a variance has been denied in whole or in part by the board of appeals, then such application shall not be resubmitted for a period of one (1) year from the date of the last denial, provided however, that a denied variance may be reconsidered by the board of appeals when, in the opinion of the building inspector, or the board of appeals newly discovered evidence or changed conditions warrant such reconsideration.

(G) Scope of hearing. At the hearing, the petitioner shall be given an opportunity to show cause why the notice or order should be modified or withdrawn, or why the period of time permitted for compliance should be extended.

(H) ~~Stay. An appeal shall stay all proceedings in furtherance of the action appealed from unless the building inspector or designee certifies to the board of appeals, after the notice of appeal shall have been filed with him/her that by reason of facts stated in the certificate, an emergency exists, in which case the proceedings shall not be stayed, except by a restraining order or by the circuit court, following timely notice of application therefor, to the building inspector or designee.~~

(I) ~~Variances. A variance may be allowed by the board of appeals only in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal supports all the following affirmative findings:~~

- ~~1.—That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the township.~~
- ~~2.—That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, or mere inability to attain a higher financial return.~~
- ~~3.—That allowing the variance will result in substantial justice being done, considering the public benefits identified to be secured by this chapter, the individual hardships that will be suffered by a failure of the board of appeals to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and will not be contrary to the public purpose and general intent and purpose of this chapter.~~

~~The above findings of fact shall be made by the board of appeals, which is not empowered to grant a variance without an affirmative finding of fact in each of the categories above. Every finding of fact shall be supported in the record of the proceedings of the board.~~

~~Nothing contained herein shall be construed to empower the board of appeals to substantially change the terms of this chapter, or to significantly add to the types of signs permitted on any premises.~~

(J) ~~Appeal procedure:~~

- ~~1.—The board of appeals shall give due notice of all hearings to all owners of record of real property within three hundred (300) feet of the premises in question; such notice shall be delivered personally or by first class mail addressed to the respective owners at the address given in the last assessment roll.~~
- ~~2.—All persons shall be required to appear in person or to be represented by a duly authorized agent.~~
- ~~3.—The board of appeals shall prepare an official record for each appeal and shall base its decision on this record. The official record shall include the relevant~~

~~administrative records and administrative orders issued herein relating to the appeal.~~

(Ord. No. 63, § 1.19, 2-22-96)

Sec. 36--17101714. Violations and Enforcement.

(A) Any of the following shall be a violation of this article and shall be subject to the enforcement remedies and penalties provided by this article, by the zoning ordinance and by state law:

1. To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect or maintain any sign requiring a permit without such permit;
3. ~~To install or place sign on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation.~~
4. To fail to remove any sign that is installed, created, erected or maintained in violation of this article or applicable building or electrical codes, or for which the sign permit has lapsed; or
5. To continue any such violation. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this article.

Each sign installed, created, erected or maintained in violation of this article shall be considered a separate violation when applying the penalty portions of this article.

(Ord. No. 63, § 1.16, 2-22-96)

Sec. 36-1715. Enforcement and remedies.

(B) Any violation or attempted violation of this article or of any condition or requirement adopted pursuant hereto, may be abated or corrected, by injunction or other appropriate court order obtained in an appropriate proceeding filed by the township with the county circuit court. Further, in addition to any other remedy sought by the township, any violation of this article shall be deemed a civil infraction, which shall be governed by Chapter 20 et seq., of this Code. In any case where a person has been issued a civil infraction notice or citation for violation of this article, within twelve (12) months immediately preceding a second or subsequent violation of this article, the second or subsequent violation of the ordinance shall be a misdemeanor.

(Ord. No. 63, § 1.17, 2-22-96)

Sec. 36-1718. General provisions:

- (A) ~~Corner clearance.~~ No sign or structure appurtenant to a sign shall obstruct vision above a height of three (3) feet from the established street grades within the triangular area formed at the intersection of the street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of thirty (30) feet from their point of intersection.
- (B) ~~Building markers or memorial signs or tablets denoting the name or date of erection of a building when cut into any masonry surface or when constructed of bronze or other noncombustible material, are permitted in all districts without a permit.~~
- (C) ~~Flags bearing the official design of a unit of government, education institution, or civic league or organization, fraternal benefit societies, order or association, or any organization operated exclusively for religious, charitable, scientific, literary or education purposes, are permitted in all districts without a permit.~~
- (D) It shall be unlawful for any person to display upon any sign or other advertising structure any obscene, indecent or immoral matter.
- (E) ~~Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of pedestrian or vehicular traffic on the adjacent street or adjacent property owners.~~

Commented [AB25]: Moved to sign chart - footnote

Commented [AB26]: Under no permit required section

Commented [AB27]: Moved to no permit section

Commented [AB28]: Moved to sign chart - footnote

(Ord. No. 63, § 1.5, 2-22-96)

Sec. 36-1719. Residential RSA (SFR), RU-1 (TFR)-Permanent signs:

- (A) ~~On premises used or occupied as a single- or two-family residence, the shall be permitted one (1) nonilluminated wall or freestanding residential sign not to exceed one (1) square foot in area. Permit is not required.~~
- (B) ~~On single-family or two-family development premises, there shall be permitted one (1) directly or indirectly illuminated development entry wall sign or freestanding sign at each entrance of a subdivision. Freestanding signs shall be set back so that the face of the sign is not less than ten (10) feet back from right-of-way line, and shall not exceed four (4) feet in height. The area of such sign shall not exceed twelve (12) square feet. Permit is required.~~
- (C) ~~A single-family residence, where a home occupation is conducted in accordance with township ordinances is permitted one (1) nonilluminated sign not exceeding two (2) square feet in area, and mounted flat against the wall of the dwelling. Permit is required.~~

(D) ~~(Ord. No. 63, § 1.5.1, 2-22-96)~~

(E) ~~On premises used to grow, raise, harvest or prepare agricultural products for sale, there shall be permitted one (1) non-illuminated farm sign not to exceed twelve (12) square feet.~~

(F) ~~On premises used to grow, raise, harvest or prepare agricultural products for sale on which there is located a roadside stand or with respect to an off-site roadside stand, there shall be permitted one (1) on-site and two (2) non-illuminated roadside stand signs not exceeding four (4) square feet. Prior permission shall be obtained from the owner of any property on which a sign is posted. The signs shall be temporary and shall be removed at the close of the period of permitted operation of the roadside stand.~~

~~(Ord. No. ### 9-10-2015)~~

~~Sec. 36-1720. Residential RU-2 (MD), RU-4 (MHP)-Permanent signs:~~

(A) ~~On premises used or occupied as a medium density multiple family, planned unit development or mobile home residence, there shall be permitted one (1) nonilluminated wall or freestanding residential sign not to exceed one (1) square foot in area. Also, there shall be permitted on multifamily developments, necessary nonilluminated incidental signs that do not exceed two (2) square feet in area and four (4) feet in height, except where exceeded by state law such as handicapped parking signs. Permit is not required.~~

(B) ~~On MD, PUD or MHP development premises, there shall be permitted one (1) directly or indirectly illuminated entry wall sign or freestanding sign at each entrance of a subdivision or park. Freestanding signs shall be set back so that the face or any part of the sign is not less than ten (10) feet back from right-of-way line, and shall not exceed four (4) feet in height. The area of such sign shall not exceed twelve (12) square feet. Permit is required.~~

~~(Ord. No. 63, § 1.5.2, 2-22-96)~~

~~Sec. 36-1721. Residential RU-3 (HD)-Permanent signs:~~

(A) ~~On premises used or occupied as a high density multifamily residence, there shall be permitted one (1) nonilluminated wall or freestanding residential sign not to exceed one (1) square foot in area. Also, on HD development premises, there shall be permitted necessary incidental signs that do not exceed two (2) square feet in area and four (4) feet in height, except where exceeded by state law such as handicapped parking signs. A permit is not required.~~

(B)-On high density multifamily development premises, there shall be permitted one (1) ~~directly or indirectly illuminated development entry wall sign or freestanding sign at each entrance of the complex. Freestanding signs shall be set back so that the face or any part of the sign is not less than ten (10) feet back from right-of-way line, and shall not exceed four (4) feet in height. The area of such sign shall not exceed twelve (12) square feet. Permit is required.~~

(Ord. No. 63, § 1.5.3, 2-22-96)

~~Sec. 36-1722. Residential, institutional uses permitted in residential zoning districts- Permanent signs:~~

(A)-Where institutional uses are permitted in a residential zoning district, there shall be permitted one (1) ~~residential sign which may be directly or indirectly illuminated not to exceed thirty-two (32) square feet in area. In the case of a freestanding sign, such sign shall not exceed fifteen (15) feet in height, and shall be set back so that the face or any part of the sign is not less than ten (10) feet back from right-of-way line. A permit is required.~~

(B)-Also, there shall be permitted necessary nonilluminated incidental signs that do not exceed two (2) square feet in area and four (4) feet in height, except where exceeded by state law such as handicapped parking signs.

(Ord. No. 63, § 1.5.4, 2-22-96)

~~Sec. 36-1723. Residential, fraternity/sorority houses in residential districts:~~

(A)-Where fraternity or sorority houses are permitted in a residential zoning district, there shall be permitted one (1) residential sign, which may be directly or indirectly illuminated, not to exceed twelve (12) square feet in area and four (4) feet in height.

(B)-Freestanding signs shall be set back so that the face or any part of the sign is not less than ten (10) feet back from right-of-way line. Permit is required.

(Ord. No. 63, § 1.5.5, 2-22-96)

~~Sec. 36-1724. Residential, all districts-Temporary signs:~~

All temporary signs must bear the name and address of the person causing the signs to be erected. No temporary signs are permitted in the public right-of-way.

(A)-There shall be permitted in all residential districts, nonilluminated political signs not exceeding twelve (12) square feet in area and four (4) feet in height. Signs must be removed within seven (7) days after the election for which they are erected. A permit is not required.

- (B) There shall be permitted in all residential districts, one (1) nonilluminated contractor sign per premises during the period of construction. Signs shall not exceed twelve (12) square feet in area and four (4) feet in height. Signs must be removed immediately upon completion of the project. A permit is not required.
- (C) There shall be permitted in all residential districts, one (1) nonilluminated real estate sign (private or realty) per premises, not to exceed twelve (12) square feet in area and four (4) feet in height. Such signs shall be removed within seven (7) days after the sale, lease or rental of the property upon which erected. A permit is not required.
- (D) There shall be permitted in all residential districts, one (1) nonilluminated personal sign not to exceed six (6) square feet in area and four (4) feet in height, noting a personal event such as a birthday or graduation. Such sign shall be removed the day following the event for which the sign was erected and shall not be displayed for a period exceeding two (2) days. A permit is not required.
- (E) There shall be permitted in all residential districts, nonilluminated signs for religious or nonprofit events. Such signs shall not exceed twelve (12) square feet in area and four (4) feet in height, shall be removed within two (2) days after the event for which they are erected, and shall not be displayed for a period exceeding fourteen (14) days. A permit is not required for on-premises signs, but a permit is required for off-site signs. A maximum of ten signs are permitted per event.
- (F) There shall be permitted in all residential districts, nonilluminated signs for residential sales, such as, but not limited to, produce, rummage/garage sales. Such signs shall not exceed six (6) square feet in area and four (4) feet in height. All such signs shall have the date of the sale as part of the text and shall be removed within two (2) days after the event for which the signs were erected. A maximum of five (5) signs are permitted per sale. A permit is required.

(Ord. No. 63, § 1-5.6, 2-22-96; Amd. of 11-14-96, § 2)

Sec. 36-1725. Commercial-General provisions:

- (A) All premises used or occupies for commercial purposes in any commercial district shall be permitted the following:
- 1.—Two (2) signs, one of which may be freestanding, so long as they meet all the requirements set forth in this article.
 - 2.—One (1) additional non-freestanding sign at the second entrance if the premises has frontage on more than one (1) street, alley or parking lot.
 - 3.—One (1) nonilluminated wall or window identification sign not exceeding two (2) square feet in area to identify multiple or hidden entrances.

4.—Incidental nonilluminated signs as required, not to exceed two (2) square feet in area and four (4) feet in height, except where required by state law such as handicapped parking signs.

(B) In the case of plazas or mini-malls, a multi-tenant sign may be applied for which would identify the complex and list all the businesses contained therein. Individual freestanding signs are not permitted. Each individual business shall be permitted a separate wall, window, awning, canopy or marquee sign to identify itself.

(C) In no case shall the height of a sign exceed the setback so as to prevent its falling onto an adjacent piece of property.

(D) Premises which have no street frontage of their own may, with permission from the owner of the property that has frontage on the nearest street, apply for a joint sign. Such sign, while it must meet all other requirements of this article, may have an area that is one and one-half (1 1/2) times the maximum square footage normally permitted.

(Ord. No. 63, § 1.5B, 2-22-96)

Sec. 36-1726. Commercial, C-1, M-1, M-2 permanent signs.

On premises used or occupied for commercial purposes in C-1 (local commercial) district or M-1 (light manufacturing) district, or M-2 (heavy manufacturing) district, there shall be permitted: As set forth in the general provisions, a premises shall be permitted a maximum of two (2) signs selected from options 1, 2, 3 and 4, except in the case of a second entrance, where one (1) additional wall or window sign is permitted:

(A) One (1) internally or externally illuminated freestanding sign per premises with more than two hundred (200) feet of street frontage. Such sign shall not exceed eight (8) feet in height and thirty-two (32) square feet in area, and shall be set back so that the face or any part of the sign is at least ten (10) feet from the nearest existing road right-of-way line. Permit is required.

(B) Up to two (2) wall signs, which may be internally illuminated not exceeding thirty-two (32) square feet in area. Permit is required.

(C) Up to two (2) window signs, which may be internally illuminated not exceeding twenty-five (25) percent of the area of the window containing the sign. Permit is required.

(D) One (1) awning, canopy or marquee sign, which may be internally illuminated not exceeding fifty (50) percent of the portion of the surface area containing the sign. One (1) nonilluminated suspended sign not exceeding one (1) square foot in area may be hung for identification. Permit is required.

(Ord. No. 63, § 1.5.7, 2-22-96)

Sec. 36-1727. Commercial, C-2-Permanent signs:

On premises used or occupied for commercial purposes in the C-2 (central commercial district), there shall be permitted: As set forth in the general provisions, a maximum for two (2) signs selected from options 1, 2, 3 and 4 shall be permitted per premises, except in the case of a second entrance, where one (1) additional wall or window sign is permitted:

- (A) One (1) internally or externally illuminated freestanding sign per premises with more than two hundred (200) feet of street frontage. Such sign shall not exceed fifteen (15) feet in height and sixty-four (64) square feet in area, and shall be set back so that the face or any part of the sign is at least fifteen (15) feet from the nearest existing road right-of-way line. Permit is required.
- (B) Up to two (2) wall signs, which may be internally illuminated not exceeding one (1) square foot per linear foot of frontage, but not to exceed a maximum of sixty (60) square feet in area. Permit is required.
- (C) Up to two (2) window signs, which may be internally illuminated not exceeding twenty-five (25) percent of the window area containing the sign. Permit is required.
- (D) One (1) canopy, awning or marquee sign, which may be internally illuminated not exceeding fifty (50) percent of the portion of the surface containing the sign. Permit is required.
- (E) Also, one (1) nonilluminated suspended sign, not exceeding one (1) square foot in area may be hung for identification. This shall not be considered when counting the number of signs per premises. Permit is required.

(Ord. No. 63, § 1.5.8, 2-22-96)

Sec. 36-1728. Commercial C-3-Permanent signs:

On premises used or occupied for commercial purposes in the C-3 (shopping center) district, there shall be permitted: As set forth in the general provisions, a maximum for two (2) signs selected from options 1, 2, 3 and 4 shall be permitted per premises, except in the case of a second entrance, where one (1) additional wall or window sign is permitted:

- (A) One (1) internally or externally illuminated freestanding sign per zone lot or premises with more than two hundred (200) feet of street frontage. Such signs shall not exceed twenty-five (25) feet in height and eighty (80) square feet in area, and shall be set back so that the face, or any part of the sign is at least twenty-five (25) feet from the nearest existing road right-of-way line. Permit is required.

- (B) Up to two (2) wall signs, which may be internally illuminated not exceeding one (1) square foot per linear foot of frontage, but not to exceed a maximum of sixty (60) square feet in area. Permit is required.
- (C) Up to two (2) window signs, which may be internally illuminated not exceeding twenty-five (25) percent of the window area containing the sign. Permit is required.
- (D) One (1) awning, canopy or marquee sign, which may be internally illuminated not exceeding fifty (50) percent of the portion of the surface containing the sign. Permit is required.
- (E) Also, one (1) nonilluminated suspended sign, not exceeding one (1) square foot in area may be hung for identification. This shall not be considered when counting the number of signs per premises. Permit is required.
- (F) In the case of a plaza or mini-mall, there shall be permitted one (1) directly or indirectly illuminated freestanding sign which would identify the complex and all the businesses contained therein. Individual freestanding signs are not permitted. Each individual business shall be permitted one (1) separate wall, window, canopy, awning or marquee sign conforming to the requirements established earlier in this section.

(Ord. No. 63, § 1.5.9, 2-22-96)

Sec. 36-1729. Commercial, all districts-Temporary signs:

On premises used or occupied for commercial purposes in all commercial districts, there shall be permitted:

- (A) One (1) nonilluminated temporary sign not exceeding five (5) feet in height and thirty-two (32) square feet in area:
 - 1.—Such sign shall not have exposed or protruding wheels.
 - 2.—Such sign may be displayed up to sixty (60) days in any one year.
- (B) Permit is required for any temporary sign, and must be renewed annually.
- (C) Two (2) signs which consist of banners, pennants, posters or ribbons which are used for grand openings. Such signs shall be displayed only during the event or ten (10) days, whichever is shorter. Permit is required.

(Ord. No. 63, § 1.5.10, 2-22-96)

CHARTER TOWNSHIP OF FLUSHING

ORDINANCE NO. ____

An ordinance to repeal and replace the below section of Chapter 19 and 36 of the Code of Ordinances.

THE CHARTER TOWNSHIP OF FLUSHING ORDAINS:

Section 1. Repeal and Replace of the below Sections of Chapter 19 and 36 the Code of Ordinances as follows:

Article 3 Junk

Sec. 19-62. Definitions.

Removal of recreational vehicles definition.

(Ord. No. 54, § II, 9-28-89)

Sec. 19-65. Storage of junk motor vehicles (automobiles) restricted.

(A) Except as provided below, no junk motor vehicle (automobile) shall be kept for any period of thirty (30) days or longer upon any premises within the township, which premises are not a licensed junk yard of which premises are not a public motor vehicle repair garage regularly used and occupied, as a legal commercial public motor vehicle repair garage.

(B) This section shall not prohibit the keeping of farm tractors or other motorized farm equipment upon any farm on which such tractor or farm equipment is regularly used for farming operations nor shall it prohibit the keeping of motorized construction equipment upon commercial premises legally devoted to such construction business if such construction equipment is regularly used or in a usable condition.

(C) The owner, occupant or possessor of land within the township may keep and store no more than four (4) junk motor vehicles (automobiles) upon the following conditions:

1. The owner, occupant or possessor of the land on which the junk vehicles (automobiles) are stored intends to repair or restore same or to use all or part of the stored junk vehicles (automobiles) in the repair or restoration of other vehicles (automobiles).
2. The issuance of a permit by the township police department setting forth that the junk vehicles (automobiles), as described in the permit, may be stored within an area enclosed by a six-foot high privacy fence, which prevents the junk motor vehicles (automobiles) from being visible outside the storage area.

Note-Fence construction requires permit from the building department.

3. The storage area shall consist of an area no larger than eight hundred (800) square feet, located in the back yard of the premises and located a minimum of twenty-five (25) feet from the back lot line and each side lot line of the premises.
4. Requests for a permit shall be submitted annually in writing to the police department and shall include the applicant's name, address and telephone number, and proof of ownership; a description of the junk motor vehicles (automobiles) to be stored including VIN number; the address of the premises where the junk motor vehicles are to be stored and a diagram of the specific area on the premises where the junk motor vehicles are to be stored; and a statement as to the intended final disposition of each junk motor vehicle. A non-refundable application fee established by the Township Board shall be paid to the township police department when the application is submitted. Fees shall be payable to the Township or its authorized agent. A schedule of fees as approved by the Township Board shall be maintained on file at the Township offices.
5. Upon receipt of the application, the township police department shall review the application and inspect the premises and storage area and, if the police department finds the junk motor vehicles to be stored within the proposed storage area will not be visible from the outside of the storage area and that the storage of the junk motor vehicles will not pose a threat to the public health, safety and welfare, the township police department may issue a permit. The permit shall be good for a period of one (1) year. The permit may be renewed at the discretion of the police chief, but only, if reasonable progress toward the repair or restoration of the junk motor vehicles was made during the period of the prior permit.

(Ord. No. 54, § IV; 9-28-89; Ord. No. 54-D, 1-13-94)

Sec. 36-200. Definitions.

Recreational vehicle means any vehicle designed to be used primarily for recreational purposes to move one or more persons over the ground, air, water, ice or snow, and which is either self-propelled or connects to a vehicle which is self-propelled, including, but not limited to, house trailers, recreational trailers, trailer coaches, campers, fifth wheels, pickup campers, motor homes, folding tent trailers, boats and boat trailers, golf carts, all-terrain vehicles, off-road recreational vehicles, aircraft; provided, however, that any such vehicle or unit which is 40 feet or more in overall length and connected to water or sewer facilities shall be considered a mobile home and shall be subject to all regulations of all ordinances applicable to a mobile home.

Sec. 36-319. Temporary Travel Trailer or Recreational Vehicle Parking

(G) The authorized township official shall have the authority to enter at any reasonable time any premises upon which a travel trailer or other recreational vehicle is parked, used, or occupied for the purpose of ascertaining that the owner, operator, or occupant thereof is complying with all the statutes, ordinances, and rules and regulations governing the same.

(J) No owner, occupant or possessor of land within the Township shall keep or permit to be kept at any time on such land, any recreational vehicle unless the recreational vehicle is properly stored, as provided in this ordinance.

1. A recreational vehicle may be kept on a driveway provided the recreational vehicle is a minimum of one hundred (100) feet from any window or door of any residence adjoining or across the street from the property where the vehicle is kept.
2. A recreational vehicle may be kept in the rear yard if the frontage of the property is less than 125 feet.
3. If the frontage of the property is equal to or more than 125 feet, the recreational vehicle may be kept in the rear yard or the side yard as defined in the zoning ordinance.
4. A recreational vehicle may not be parked in the required front yard setback.
5. A parcel shall be limited to having one RV parked in the driveway at a time.
6. While on the driveway, the recreational vehicle must be operable and display a current license plate or appropriate registration.
7. Any cover placed on a recreational vehicle must be free of rips or tears and securely fastened at all times.

Section 2. 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 _____, 2025, 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 _____, 2025.

Wendy D. Meinburg
Township Clerk

Article 3 Junk

Sec. 19-61. Legislative findings.

It is hereby determined that there exists on privately owned parcels of land within the township accumulations of junk, junk cars and/or garbage and such accumulation of junk, junk cars and/or garbage constitute a hazard to the public health, safety and welfare of the residents of the township for the reasons that they provide a habitat conducive to breeding and nesting of rats, mice and other vermin and also that they contain objects with sharp edges and other hazards which could injure small children who would be attracted to play thereon without appreciating the danger thereof, and that the regulations contained in this article are the minimum regulations required to eliminate the foregoing undesirable conditions and protect the public health, safety and welfare.

(Or d. No. 54, -§ I, 9-28-89)

Sec. 19-62. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Garbage means any accumulation of trash, refuse or litter, specifically including, but not limited to, containers once containing edible, drinkable or usable materials, as well as dead animals (or parts thereof) and discarded edible or drinkable items.

Junk means any unused or unusable building materials, furniture, machinery, appliances, or parts thereof, including junk motor vehicles.

Junk motor vehicle means any motor vehicle which is in such condition of disrepair that it shall not be legally operable upon public roads of this state or which is unlicensed for a period of six (6) months or longer after the last days of licensing of motor vehicles in the state.

~~Recreational vehicle means any vehicle which is not an automobile, truck, or other device primarily used for transport on public highways, including but not limited to, boats, motorhomes, travel trailers, recreational vehicle trailers, campers, truck toppers, ATVs, snowmobiles, jet skis, motorcycles, motor bikes, and motorized carts.~~

Rubbish means wastepaper, tinware, or aluminum ware, tin or aluminum cans, tin or aluminum cuttings, boxes, glass, straw, shavings, barrels, lumber, paper cartons, brush, lawn cuttings and hedge trimmings.

(Ord. No. 54, § II, 9-28-89)

Sec. 19-63. Storage of junk.

No owner, occupant or possessor of land within the township shall keep or permit to be kept, at any time, on such parcel any accumulation of junk, unless the same is within a completely enclosed building.

(Ord. No. 54, § III(A), 9-28-89; Ord. No. 54-B, 2-25-93; Ord. No. 54-D, 1-13-94)

Sec. 19-64. Storage of rubbish and garbage.

No owner, occupant or possessor of land in the township shall keep or permit to be kept at any time on such parcel any rubbish or garbage unless the same is kept within a closely covered can or other metal, plastic or rubber container designed for same and sufficient to prevent entry of rats, mice or other vermin.

(Ord. No. 54, § III, 9-28-89)

Sec. 19-65. Storage of junk motor vehicles (automobiles) restricted.

(A) Except as provided below, no junk motor vehicle (automobile) shall be kept for any period of thirty (30) days or longer upon any premises within the township, which premises are not a licensed junk yard of which premises are not a public motor vehicle repair garage regularly used and occupied, as a legal commercial public motor vehicle repair garage.

(B) This section shall not prohibit the keeping of farm tractors or other motorized farm equipment upon any farm on which such tractor or farm equipment is regularly used for farming operations nor shall it prohibit the keeping of motorized construction equipment upon commercial premises legally devoted to such construction business if such construction equipment is regularly used or in a usable condition.

~~(C) No owner, occupant or possessor of land within the Township shall keep or permit to be kept at any time on such land, any recreational vehicle unless the recreational vehicle is properly stored, as provided in this ordinance. In addition, a recreational vehicle may be kept in the rear yard (as defined in Sec. 36-200 of the Charter Township of Flushing Zoning Ordinance) and only in the rear yard if the frontage of the property is less than 125 feet. If the frontage of the property is equal to or more than 125 feet, the recreational vehicle may be kept in the rear yard or the side yard as defined in the zoning ordinance. A recreational vehicle may be kept on a driveway for a period of appropriate seasonal use, provided, as located on the driveway, the recreational vehicle is a minimum of one hundred (100) feet from any window or door of any residence adjoining or across the street from the property where the vehicle is kept. Any violation of Section 19-65 (C), as amended, shall be a misdemeanor punishable by fine not to exceed Five Hundred Dollars (\$500) and/or imprisonment not to exceed 90 days.~~

(~~CD~~) The owner, occupant or possessor of land within the township may keep and store no more than four (4) junk motor vehicles (automobiles) upon the following conditions:

1. The owner, occupant or possessor of the land on which the junk vehicles (automobiles) are stored intends to repair or restore same or to use all or part of the stored junk vehicles (automobiles) in the repair or restoration of other vehicles (automobiles).

2. The issuance of a permit by the township police department setting forth that the junk vehicles (automobiles), as described in the permit, may be stored within an area enclosed by a six-foot high privacy fence, which prevents the junk motor vehicles (automobiles) from being visible outside the storage area.

Note-Fence construction requires permit from the building department.

3. The storage area shall consist of an area no larger than eight hundred (800) square feet, located in the back yard of the premises and located a minimum of twenty-five (25) feet from the back lot line and each side lot line of the premises.

4. Requests for a permit shall be submitted annually in writing to the police department and shall include the applicant's name, address and telephone number, and proof of ownership; a description of the junk motor vehicles (automobiles) to be stored including VIN number; the address of the premises where the junk motor vehicles are to be stored and a diagram of the specific area on the premises where the junk motor vehicles are to be stored; and a statement as to the intended final disposition of each junk motor vehicle. A non-refundable application fee established by the Township Board shall be paid to the township police department when the application is submitted. Fees shall be payable to the Township or its authorized agent. A schedule of fees as approved by the Township Board shall be maintained on file at the Township offices.

5. Upon receipt of the application, the township police department shall review the application and inspect the premises and storage area and, if the police department finds the junk motor vehicles to be stored within the proposed storage area will not be visible from the outside of the storage area and that the storage of the junk motor vehicles will not pose a threat to the public health, safety and welfare, the township police department may issue a permit. The permit shall be good for a period of one (1) year. The permit may be renewed at the discretion of the police chief, but only, if reasonable progress toward the repair or restoration of the junk motor vehicles was made during the period of the prior permit.

(Ord. No. 54, § IV; 9-28-89; Ord. No. 54-D, 1-13-94)

Sec. 19-66. Abandoned vehicles.

| Per mtg 5-12-25

Abandoned vehicles are covered under state law, MCL 257.252a, MSA 9.1952(1).

(Ord. No. 54-A, 11-9-89)

Sec. 19-67. Violation.

A violation of Sec. 19-61 through Sec. 19-66 of the Code shall be a township civil infraction.

(Ord. No. 61-3-94, § 7, 10-27-94)

Sec. 36-200. Definitions.

~~Recreational vehicle means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.~~

Recreational vehicle means any vehicle designed to be used primarily for recreational purposes to move one or more persons over the ground, air, water, ice or snow, and which is either self-propelled or connects to a vehicle which is self-propelled, including, but not limited to, house trailers, recreational trailers, trailer coaches, campers, fifth wheels, pickup campers, motor homes, folding tent trailers, boats and boat trailers, golf carts, all-terrain vehicles, off-road recreational vehicles, aircraft; provided, however, that any such vehicle or unit which is 40 feet or more in overall length and connected to water or sewer facilities shall be considered a mobile home and shall be subject to all regulations of all ordinances applicable to a mobile home.

Recreational vehicle park or campground means a tract of land upon which two (2) or more recreational vehicle sites or campsites are located, established or maintained for occupancy by recreational vehicles or vacation campers of the general public as temporary living quarters for recreation or vacation purposes.

Recreational vehicle site or campground site means a plot of ground within a recreational park or campground, or other individual camping area for use on a temporary basis.

Sec. 36-319. Temporary Travel Trailer or Recreational Vehicle Parking

- (A) No person shall park, or cause to be parked, any travel trailer or other recreational vehicle over forty-eight (48) hours on any street, alley, highway or other public place or any site, lot, field or tract of land not specifically licensed as a travel trailer or recreational vehicle park without a Temporary Trailer Special Use Permit as outlined in Sec. 36-1803(C).
- (B) No travel trailer or other recreational vehicle shall at any time be parked between the established setback line and the curb line on any lot.
- (C) No travel trailer or other recreational vehicle shall be used or occupied unless there is a clear unoccupied space of at least ten (10) feet on all sides thereof.
- (D) No person shall park, or permit the parking on, any occupied travel trailer or other recreational vehicle, or use, occupy or permit the use or occupancy of any travel trailer or other recreational vehicle on any site, lot, field or tract of land not specifically licensed as a travel trailer or recreational vehicle park, except as otherwise provided in this chapter.
- (E) No person shall remove or cause to be removed the wheels or tires from any occupied travel trailer or other recreational vehicle, except for the purpose of repair, nor shall any person elevate, block, or stabilize any trailer or vehicle other than with jacks designed, provided, and intended for that purpose. No parked travel trailer or other recreational vehicle shall be occupied for sleeping purposes by a greater number of persons in any one (1) twenty-four-hour period than such vehicle is designed and arranged to accommodate at one (1) time.
- (F) No person shall spill or drain any waste water or liquid waste of any kind upon the surface of the ground or upon any paved area.
- (G) The ~~authorized township building inspector official~~ shall have the authority to enter at any reasonable time any premises upon which a travel trailer or other recreational vehicle is parked, used, or occupied for the purpose of ascertaining that the owner, operator, or occupant thereof is complying with all the statutes, ordinances, and rules and regulations governing the same.
- (H) No permanent or movable accessory walled structure shall be attached to any trailer; and no trailer shall be parked in front on the setback line established by this ordinance.
- (I) For those travel trailers and other recreational vehicles shall have properly designed and approved self-contained waste disposal and/or containment facilities, or shall have access to and unlimited use of the sanitary facilities of the dwelling located on the same zoning lot.

(J) No owner, occupant or possessor of land within the Township shall keep or permit to be kept at any time on such land, any recreational vehicle unless the recreational vehicle is properly stored, as provided in this ordinance.

1. A recreational vehicle may be kept on a driveway provided the recreational vehicle is a minimum of one hundred (100) feet from any window or door of any residence adjoining or across the street from the property where the vehicle is kept.
2. A recreational vehicle may be kept in the rear yard if the frontage of the property is less than 125 feet.
3. If the frontage of the property is equal to or more than 125 feet, the recreational vehicle may be kept in the rear yard or the side yard as defined in the zoning ordinance.
4. A recreational vehicle may not be parked in the required front yard setback.
5. A parcel shall be limited to having one RV parked in the driveway at a time.
6. While on the driveway, the recreational vehicle must be operable and display a current license plate or appropriate registration.
7. Any cover placed on a recreational vehicle must be free of rips or tears and securely fastened at all times.

Sec. 36-413. Storage in Front Yard

Nothing in this chapter shall permit the storage or parking of any vehicle or non permanent structure within the required front yard of any lot within a residential district, except that the parking of an operable passenger vehicle on a driveway located on private property shall not be prohibited.

**CHARTER TOWNSHIP OF FLUSHING
GENESEE COUNTY, MICHIGAN**

RESOLUTION 26-01

**RESOLUTION APPROVING POLICE OPERATING MILLAGE
RENEWAL AND INCREASE, TO RESTORE LOST MILLAGE, DUE TO HEADLEE
ROLLBACKS, BALLOT LANGUAGE**

RECITALS:

1. The Flushing Township Police Department provides valuable public safety services and programs to the residents of the Township and the public.
2. As authorized by law, Townships may levy a dedicated tax upon real and tangible personal property to finance lawful public services such as those provided by the Police Department.
3. All funding for the Police Department has been provided by dedicated voter approved millages, including the Police Millage, which was originally approved in 1985 and was renewed in 2015 for levy in 2017 through 2026. Police Millage will expire if not approved.
4. The Police Millage was voted as 3.4114 mills in 2015 but as a result of Headlee millage rollbacks required by law is now 3.1996 mills and will be 3.1720 mills in 2026.
5. The Township Board of Trustees has determined that based on the estimated amount of money necessary for continued operation and maintenance of the Police Department, a renewal of Police Department millage and an increase of the millage to restore lost millage due to Headlee rollbacks, it to the previously approved level of 3.4114 mills, should be presented to the voters for possible approval.
6. If approved, for a residential home with a taxable value of \$100,000 the cost of the millage in the first year would be approximately \$341.14
7. As authorized by law, the Township Board has determined to exercise its authority to present a ballot proposal to the voters at the Primary Election on May 5, 2026, of restoring the dedicated Police Millage to 3.4114 mills, of which 3.1720 mills is a renewal and .2394 mills is an increase of the millage to restore lost millage due to Headlee rollbacks.

IT IS THEREFORE RESOLVED that the Board of Trustees of the Charter Township of Flushing, Genesee County, Michigan, approves the following millage ballot question language for one (1) proposal and directs the Township Clerk to submit it for placement on the Tuesday, May 5, 2026, State Primary election ballot. This Resolution supersedes and replaces the Resolution adopted on April 9, 2015.

CHARTER TOWNSHIP OF FLUSHING

**RENEWAL AND INCREASE TO RESTORE LOST MILLAGE, DUE TO HEADLEE
ROLLBACKS, OF POLICE OPERATING MILLAGE**

Shall the existing authorized Police Operating Millage within the Charter Township of Flushing be restored to the original voter approved 3.4114 mills, of which 3.1720 mills (\$ 3.1720 per \$1,000.00 of taxable value) is a renewal and .2394 mills (\$.2394 per \$1,000.00 of taxable value) is an increase to restore lost millage due to Headlee rollbacks, upon real property and tangible personal property within the Township of Flushing for the period of ten (10) years, 2027 through 2036 inclusive, with the first levy in December of 2026 for use in 2027, said funds to be used to maintain the cost of operation of the Police Department, and shall the Township levy such renewal in millage for said purpose, thereby generating in the first year an estimated \$1,350,580.34 (This millage is to renew the millage that will expire and to restore millage lost as a result of the Headlee amendment)?

Yes

No

CERTIFICATION

I hereby certify that this Resolution was adopted by the Charter Township of Flushing Board of Trustees by roll call vote indicated at a regular meeting of the Board on January 13, 2026, at which a quorum was present.

Charter Township of Flushing

Date

Wendy Meinburg, Clerk

Millage rate 3.4114 this is a plug and will drive the property tax revenue below

Estimated taxable values linked from tab.2
406,034,709.46 420,245,924.29 434,954,531.64 450,177,940.25 465,934,168.16 482,241,864.04 499,120,329.28

GL NUMBER	DESCRIPTION	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
		2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033
		is this the correct year?						
ESTIMATED REVENUES								
Dept 000								
207-000-402.000	TAXES-REVENUE OP	1,385,147	1,433,627	1,483,804	1,535,737	1,589,488	1,645,120	1,702,699
207-000-499.000	LIQUOR CONTROL	1,200	1,200	1,200	1,200	1,200	1,200	1,200
207-000-543.000	PA 301/302 POLICE TRAINING							
207-000-543.001	CPE TRAINING/STATE POLICE	8,000	8,000	10,000	10,000	10,000	10,000	10,000
207-000-548.000	COMMUNITY DEVELOPMENT BLOCK GRANT							
207-000-549.000	DARE GRANT/STATE OF MICH							
207-000-549.001	COMMUNITY POLICING GRANT							
207-000-549.002	COPS FAST GRANT							
207-000-549.004	GRANT - SPECIAL FOR VESTS							
207-000-549.008	GRANT-LAW ENFORCE HOMELAND SECURITY							
207-000-569.000	OTHER STATE GRANT							
207-000-573.000	LCSA PPT REIMBURSMENT	1,300	1,300	1,300	1,300	1,300	1,300	1,300
207-000-574.000	STATE SHARED REVENUE	836	853	870	888	905	923	942
207-000-580.000	DONATIONS - POLICE DEPT							
207-000-631.000	MISCELLANEOUS REVENUE	1,000	1,000	1,000	1,000	1,000	1,000	1,000
207-000-632.000	NOTARY FEES							
207-000-640.000	OUIL ORDINANCE ENFORCEMENT							
207-000-646.000	COPIES	900	900	900	900	900	900	900
207-000-647.000	PBT SERVICES							
207-000-657.002	ORDINANCE/FINES & COSTS	9,000	9,000	9,000	9,000	9,000	9,000	9,000
207-000-659.000	CODE ENFORCEMENT							
207-000-659.001	CODE ENFORCEMENT CITATIONS							
207-000-659.002	VEHICLE IMPOUND FEES	2,000	2,000	2,000	2,000	2,000	2,000	2,000
207-000-665.000	INTEREST-GOVMIC	15,000	15,000	15,000	15,000	15,000	15,000	15,000
207-000-669.000	UNREALIZED GAIN/LOSS FROM INVESTMNT							
207-000-671.000	POLICE PROPERTY CONVERSION							
207-000-673.000	SALES OF POLICE EQUIPMENT							
207-000-676.000	GRANTS/OPIOIDS	2,000	2,000	2,000	2,000	2,000	2,000	2,000
207-000-676.001	FLUSHING SCH REIMBUSE-RESOURCE OFCR	121,540	125,186	128,942	132,810	136,794	140,898	145,125
207-000-676.002	SPECIAL DUTY REIMBURSEMENT							
207-000-678.000	INSURANCE PROCEEDS							
TOTAL ESTIMATED REVENUES		1,547,923	1,600,066	1,656,016	1,711,835	1,769,588	1,829,342	1,891,166

APPROPRIATIONS
Dept 000

207-000-702.001	CLERICAL WAGES	41,200	42,436	43,709	45,020	46,371	47,762	49,195
207-000-702.002	OFFICERS WAGES	806,710	830,911	855,839	881,514	907,959	935,198	963,254
207-000-703.000	POLICE PART-TIME	30,900	31,827	32,782	33,765	34,778	35,822	36,896
207-000-709.000	MEDICARE TAXES	62,530	64,406	66,338	68,328	70,378	72,489	74,664
207-000-716.000	PENSION SURPLUS EXPENSE							
207-000-717.001	PENSION EXPENSE FLAT	174,585	179,823	185,217	190,774	196,497	202,392	208,464
207-000-717.002	HCSP	0						
207-000-718.002	DISABILITY INSURANCE	12,285	12,654	13,033	13,424	13,827	14,242	14,669
207-000-718.003	HEALTH INSURANCE	86,810	89,414	92,097	94,860	97,705	100,637	103,656
207-000-718.005	OTHER POST-EMPLOYMENT BENEFITS (OPEB)	75,105	77,358	99,679	102,669	125,749	129,522	133,407
207-000-718.006	OPEB - BRIAN FAIRCHILD	1,500	1,500	1,500	1,500	1,500	1,500	1,500
207-000-724.000	DENTAL INSURANCE	7,180	7,395	7,617	7,846	8,081	8,324	8,573
207-000-725.000	VISION INSURANCE	3,075	3,167	3,262	3,360	3,461	3,565	3,672
207-000-726.000	LIFE INSURANCE	3,590	3,698	3,809	3,923	4,041	4,162	4,287
207-000-752.000	OFFICE SUPPLIES & POSTAGE	6,120	6,242	6,367	6,495	6,624	6,757	6,892
207-000-759.000	GASOLINE EXPENSE	25,500	26,010	26,530	27,061	27,602	28,154	28,717
207-000-766.000	UNIFORM CLEANING	2,550	2,601	2,653	2,706	2,760	2,815	2,872
207-000-767.000	UNIFORMS	6,120	6,242	6,367	6,495	6,624	6,757	6,892
207-000-768.000	SIDEARMS	2,040	2,081	2,122	2,165	2,208	2,252	2,297
207-000-801.000	LEIN SERVICES	3,570	3,641	3,714	3,789	3,864	3,942	4,020
207-000-802.000	AUDIT EXPENSE	3,060	3,121	3,184	3,247	3,312	3,378	3,446
207-000-802.002	CONTRACTUAL SERVICES	10,000	10,000	10,000	10,000	10,000	10,000	10,000
207-000-826.000	LEGAL FEES	20,000	20,000	20,000	20,000	20,000	20,000	20,000
207-000-850.000	TELEPHONE EXPENSE	3,060	3,121	3,184	3,247	3,312	3,378	3,446
207-000-852.000	INTERNET	2,040	2,081	2,122	2,165	2,208	2,252	2,297
207-000-853.002	TELEPHONE LEASE	1,836	1,873	1,910	1,948	1,987	2,027	2,068
207-000-855.000	METER CHARGES-COPIES	850	850	850	850	850	850	850
207-000-911.000	TRAINING & CONVENTION	3,500	3,500	3,500	3,500	3,500	3,500	3,500
207-000-911.001	EDUCATION EXPENSE (GRANT)	0	0	0	0	0	0	0
207-000-911.002	CPE TRANING	0	0	0	0	0	0	0
207-000-915.000	MEMBERSHIP DUES	750	750	750	750	750	750	750
207-000-921.000	UTILITIES	3,264	3,329	3,396	3,464	3,533	3,604	3,676
207-000-930.000	BUILDING MAINTENANCE	4,000	4,000	4,000	4,000	4,000	4,000	4,000
207-000-932.000	AUTO MAINTENANCE EXPENSE	9,000	9,000	9,000	9,000	9,000	9,000	9,000
207-000-934.000	RADIO REPAIRS/MAINTENANCE							
207-000-935.000	INSURANCE & BONDS	15,000	15,000	15,000	15,000	15,000	15,000	15,000
207-000-935.001	WORKMENS COMP INS	5,000	5,000	5,000	5,000	5,000	5,000	5,000
207-000-948.001	COMPUTER MAINTENANCE AGREEMENT	2,000	2,000	2,000	2,000	2,000	2,000	2,000
207-000-955.001	MISCELLANEOUS EXPENSE							
207-000-975.002	CAPITAL OUTLAY/RADIO EQUIP							
207-000-977.006	CAPITAL OUTLAY-TELEPHONE							
207-000-980.000	CAPITAL OUTLAY - OFFICE EQUIPMENT	2,000	2,000	2,000	2,000	2,000	2,000	2,000
207-000-981.001	CAPITAL OUTLAY - EQUIPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000
207-000-983.000	CAR RENTAL	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL ESTIMATED APPROPRIATIONS		1,489,730	1,530,032	1,591,532	1,634,864	1,699,484	1,746,031	1,793,960

NET OF REVENUES/APPROPRIATIONS - FUND 207	58,193	70,034	64,484	76,970	70,103	83,311	97,206
BEGINNING FUND BALANCE	1,429,333	1,487,526	1,557,560	1,622,044	1,699,015	1,769,118	1,852,429
ENDING FUND BALANCE	1,487,526	1,557,560	1,622,044	1,699,015	1,769,118	1,852,429	1,949,634

516,589,540.81	534,670,174.74	553,383,630.85
Forecast 2033-2034	Forecast 2034-2035	Forecast 2035-2036

1,762,294	1,823,974	1,887,813
1,200	1,200	1,200
10,000	10,000	10,000
1,300	1,300	1,300
961	980	1,000
1,000	1,000	1,000
900	900	900
9,000	9,000	9,000
2,000	2,000	2,000
15,000	15,000	15,000
2,000	2,000	2,000
149,479	153,963	158,582

1,955,133	2,021,317	2,089,795

50,671	52,191	53,757
992,152	1,021,916	1,052,574
38,003	39,143	40,317
76,904	79,211	81,587
214,718	221,159	227,794
8,700		
15,109	15,562	16,029
106,765	109,968	113,267
137,410	141,532	145,778
1,500	1,500	1,500
8,830	9,095	9,368
3,782	3,895	4,012
4,415	4,548	4,684
7,030	7,171	7,314
29,291	29,877	30,475
2,929	2,988	3,047
7,030	7,171	7,314
2,343	2,390	2,438
4,101	4,183	4,266
3,515	3,585	3,657
10,000	10,000	10,000
20,000	20,000	20,000
3,515	3,585	3,657
2,343	2,390	2,438
2,109	2,151	2,194
850	850	850
3,500	3,500	3,500
0	0	0
0	0	0
750	750	750
3,749	3,824	3,901
4,000	4,000	4,000
9,000	9,000	9,000
15,000	15,000	15,000
5,000	5,000	5,000
2,000	2,000	2,000
2,000	2,000	2,000
50,000	50,000	50,000
3,000	3,000	3,000
1,852,015	1,894,137	1,946,470

103,118	127,180	143,325
1,949,634	2,052,753	2,179,933
2,052,753	2,179,933	2,323,258

RESOLUTION 26-02
RESOLUTION FOR POVERTY EXEMPTION

WHEREAS, the adoption of guidelines for poverty exemptions is required of the Township Board; and

WHEREAS, the principal residence of persons, who the Supervisor/Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u) and P.A. 253 of 2020; and

WHEREAS, by motion duly made and unanimously approved at its regularly scheduled meeting of January 13th, 2026 the Board of Trustees for the Charter Township of Flushing, Genesee County, adopted the following guidelines for the Board of Review to implement.

The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner of and occupy as a principal residence the property for which an exemption is requested.
- 2) File a claim with the supervisor/assessor or Board of Review, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns filed in the immediately preceding year or in the current year or a signed State Tax Commission Form 4988, Poverty Exemption Affidavit.
- 3) File a claim reporting that the combined assets of all persons do not exceed the current guidelines. Assets include but are not limited to, real estate other than the principal residence, personal property, motor vehicles, recreational vehicles and equipment, certificates of deposit, savings accounts, checking accounts, stocks, bonds, life insurance, retirement funds, etc.
- 4) Produce a valid driver's license or other form of identification if requested.
- 5) Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
- 6) Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services or alternative guidelines adopted by the governing body providing the alternative guidelines do not provide eligibility requirements less than the federal guidelines.
- 7) The application for an exemption shall be filed after January 1, 2026 but one day prior to the last day of the December, 2026 Board of Review. The filing of this claim constitutes and appearance before the Board of Review for the purpose of preserving the right of

appeal to the Michigan Tax Tribunal. The following are the 2025 federal poverty income guidelines which are updated annually by the United States Department of Health and Human Services. The annual allowable income includes income for all persons residing in the principal residence.

The Current Guidelines to be adopted, are as follows:

STC Bulletin 15 of 2025
Federal Poverty Guidelines Used in the Determination of Poverty Exemptions

<u>Persons in Household</u>	<u>Household Income</u>
1	\$ 15,650
2	\$ 21,150
3	\$ 26,650
4	\$ 32,150
5	\$ 37,650
6	\$ 43,150
7	\$ 48,650
8	\$ 54,150
For each additional person	\$ 5,500

NOW, THEREFORE, BE IT HEREBY RESOLVED EFFECTIVE JANUARY 13TH,2026 That the supervisor/assessor and Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption, unless the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the policy and federal guidelines and these reasons are communicated in writing to the claimant.

Upon roll call vote, the following voted:

AYES:

NAYS:

ABSENT:

The Township Clerk declared the motion

Wendy D. Meinburg, Clerk

Date: January 13th, 2026



Michigan Natural Resources Trust Fund Development Project Agreement

This information is required by authority of Part 5 of Act 451, P.A. 1994 as amended, to receive funds.

This Agreement is between **Flushing Township** in the county of **Genesee County**, hereinafter referred to as the "GRANTEE," and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "DEPARTMENT." The DEPARTMENT has authority to issue grants to local units of government for the development of public outdoor recreation facilities under Part 19 of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended and under Article IX, Section 35 of the Michigan Constitution. The GRANTEE has been approved by the Michigan Natural Resources Trust Fund (MNRTF) Board of Trustees (BOARD) to receive a grant. In Public Act **21 of 2025**, the Legislature appropriated funds from the MNRTF to the DEPARTMENT for a grant-in-aid to the GRANTEE.

The purpose of this Agreement is to provide funding in exchange for completion of the project named below. This Agreement is subject to the terms and conditions specified herein.

Project Title: Nature Park Kayak Launch Project #: TF24-0063

Grant Amount: \$207,200.00 75% PROJECT TOTAL: \$278,400.00

Match Amount: \$71,200.00 25%

Start Date: Date of Execution by DEPARTMENT End Date: 10/31/2027

As a precondition to the effectiveness of the Agreement, the GRANTEE is required to sign the Agreement and return it to the DEPARTMENT with the required attachments by 12/19/2025 or the Agreement may be cancelled by the DEPARTMENT. **This Agreement is not effective until the GRANTEE has signed it, returned it, and the DEPARTMENT has signed it.** The Agreement is considered executed when signed by the DEPARTMENT.

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies, and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

GRANTEE

SIGNED _____

By [Print Name]: _____

Title: _____

Organization: _____

VPEKCJLE52J7

Unique Entity Identifier

CV0048141 GAX9R271R231219005E

SIGMA Vendor Number

SIGMA Address ID

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

SIGNED

By: _____

Grants Section Manager

Date of Execution by DEPARTMENT

1. This Agreement shall be administered on behalf of the DEPARTMENT by the Grants Management Section within the Finance and Operations Division. All notices, reports, documents, requests, actions or other communications required between the DEPARTMENT and the GRANTEE shall be submitted through the department's online grant management system, MiGrants, which is accessed through www.michigan.gov/dnr-grants, unless otherwise instructed by the DEPARTMENT. Primary points of contact pertaining to this agreement shall be:

GRANTEE CONTACT

Name/Title

Organization

Address

Address

Telephone Number

E-mail Address

DEPARTMENT CONTACT

MNRTF Grant Program Manager

Name/Title

Grants Management/DNR Finance & Operations

Organization

525 W. Allegan Street, Lansing, MI 48933

Address

P.O. Box 30425, Lansing, MI 48909

Address

517-284-7268

Telephone Number

DNR-Grants@michigan.gov

E-mail Address

2. The legal description of the project area, boundary map of the project area, and the development grant application bearing the number **TF24-0063** uploaded to MiGrants are by this reference made part of this Agreement. The Agreement together with the referenced documents in MiGrants constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
3. The time period allowed for project completion is from **10/20/2025** through **10/31/2027**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be submitted in MiGrants before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT and may only be extended by an amendment to this Agreement.
4. The words "project area" shall mean the land and area described in the uploaded legal description and shown on the uploaded boundary map.
5. The words "project facilities" shall mean the following individual components, as further described in the application.

Access Pathway 6' wide or more
Canoe/Kayak Launch or Ramp
Landscaping
Paved Parking Lot
Picnic Table(s)
Recycle Bin(s)
Signage

6. The DEPARTMENT will:
 - a. grant to the GRANTEE a sum of money equal to **Seventy-Five percent (75%) of Two Hundred and Seventy-Eight Thousand Four Hundred dollars (\$278,400.00)**, which is the total eligible cost of construction of the project facilities including engineering costs, but in any event not to exceed **Two Hundred and Seven Thousand Two Hundred dollars (\$207,200.00)**.

- b. grant these funds in the form of reimbursements to the GRANTEE for eligible costs and expenses incurred as follows:

- i. Payments will be made on a reimbursement basis at **Seventy-Five percent (75%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum reimbursement allowable under the grant.
- ii. Reimbursement will be made only upon DEPARTMENT review and approval of a complete reimbursement request submitted by the GRANTEE through the MiGrants website, including but not limited to copies of invoices, cancelled checks, EFTs, list of volunteer and/or force account time and attendance records.
- iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request by DEPARTMENT staff. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for reimbursement.
- iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected an MNRTF sign in compliance with Section 7(j) of this Agreement.

7. The GRANTEE will:

- a. immediately make available all funds needed to incur all necessary costs required to complete the project and to provide **Seventy-One Thousand Two Hundred dollars (\$71,200.00)** in local match. This sum represents **Twenty-Five percent (25%)** of the total eligible cost of construction including engineering costs. Any cost overruns incurred to complete the project facilities called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. with the exception of engineering costs as provided for in Section 8, incur no costs toward completion of the project facilities before execution of this Agreement and before DEPARTMENT approval of plans, specifications and bid documents.
- c. complete construction of the project facilities to the satisfaction of the DEPARTMENT and to comply with the development project procedures set forth by the DEPARTMENT in completion of the project, including but not limited to the following:
 - i. Retain the services of a professional architect, landscape architect, or engineer, registered in the State of Michigan to serve as the GRANTEE'S Prime Professional. The Prime Professional shall prepare the plans, specifications and bid documents for the project and oversee project construction.
 - ii. **Within 180 days** following execution of this Agreement by the GRANTEE and the DEPARTMENT and before soliciting bids or quotes or incurring costs other than costs associated with the development of plans, specifications, or bid documents, provide the DEPARTMENT with plans, specifications, and bid documents for the project facilities, sealed by the GRANTEE'S Prime Professional.
 - iii. Upon DEPARTMENT approval of plans, specifications and bid documents, openly advertise and seek written bids for contracts for purchases or services with a value equal to or greater than \$50,000 and accept the lowest qualified bid as determined by the GRANTEE'S Prime Professional.
 - iv. Upon DEPARTMENT approval of plans, specifications and bid documents, solicit three (3) written quotes for contracts for purchases or services between \$5,000 and \$50,000 and accept the lowest qualified bid as determined by the GRANTEE'S Prime Professional.
 - v. Maintain detailed written records of the contracting processes used and submit these records to the DEPARTMENT upon request.
 - vi. Complete construction to all applicable local, state and federal codes, as amended; including but not limited to the federal Americans with Disabilities Act (ADA) of 2010, as amended; the Persons with Disabilities Civil Rights Act, Act 220 of 1976, as amended; the Playground Equipment Safety Act, P.A. 16 of 1997, as amended; the Utilization of Public Facilities by Physically Limited Act, P.A. 1 of 1966, as amended; the Elliott-Larsen Civil Rights Act, Act 453 of 1976, as amended; and the 2013 Access Board's Final Guidelines for Outdoor Developed Areas.
 - vii. Bury all new utilities within the project area.
 - viii. Correct any deficiencies discovered at the final inspection within 90 days of written notification by the DEPARTMENT. These corrections shall be made at the GRANTEE'S expense and are eligible for reimbursement at the discretion of the DEPARTMENT and only to the degree that the GRANTEE'S prior expenditures made toward completion of the project are less than the grant amount allowed under this Agreement.

- d. operate the project facilities for a minimum of their useful life as determined by the DEPARTMENT , to regulate the use thereof to the satisfaction of the DEPARTMENT , and to appropriate such monies and/or provide such services as shall be necessary to provide such adequate maintenance.
 - e. provide to the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any of the facilities constructed thereon, and to provide to the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Preferential membership or annual permit systems are prohibited on grant-assisted sites, except to the extent that differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
 - f. adopt such ordinances and/or resolutions necessary to effectuate the provisions of this Agreement ; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
 - g. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
 - h. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of the project area and/or project facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
 - i. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable, and to make any and all payments required for all taxes, fees, or assessments legally imposed against the project area.
 - j. erect and maintain a sign on the property which designates this project as one having been constructed with the assistance of the MNRTF. The size, color and design of this sign shall be in accordance with DEPARTMENT specifications.
 - k. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
8. Only eligible costs and expenses incurred toward completion of the project facilities after execution of the Project Agreement shall be considered for reimbursement under the terms of this Agreement. Eligible engineering costs incurred toward completion of the project facilities beginning **January 1, 2025** and throughout the project period are also eligible for reimbursement. Any costs and expenses incurred after the project period shall be the sole responsibility of the GRANTEE.
9. To be eligible for reimbursement, the GRANTEE shall comply with DEPARTMENT requirements. At a minimum, the GRANTEE shall:
- a. Submit a progress report every 180 days during the project period.
 - b. Submit complete requests for partial reimbursement when the GRANTEE is eligible to request at least 25 percent of the grant amount and construction contracts have been executed or construction by force account labor has begun.
 - c. Submit a complete request for final reimbursement **within 90 days of project completion and no later than 01/31/2028**. If the GRANTEE fails to submit a complete final request for reimbursement by **01/31/2028**, the DEPARTMENT may audit the project costs and expenses and make final payment based on documentation on file as of that date or may terminate this Agreement and require full repayment of grant funds by the GRANTEE .
10. During the project period, the GRANTEE shall obtain prior written authorization from the DEPARTMENT before adding, deleting or making a significant change to any of the project facilities as proposed. Approval of changes is solely at the discretion of the DEPARTMENT. Furthermore, following project completion, the GRANTEE shall obtain prior written authorization from the DEPARTMENT before implementing a change that significantly alters the project facilities as constructed and/or the project area, including but not limited to discontinuing use of a project facility or making a significant change in the recreational use of the project area. Changes approved by the DEPARTMENT pursuant to this Section may also require prior approval of the BOARD, as determined by the DEPARTMENT.
11. All project facilities constructed or purchased by the GRANTEE under this Agreement shall be placed and used at the project area and solely for the purposes specified in the application and this Agreement .

12. The project area and all facilities provided thereon, as well as the land and water access ways to them, shall be open to the general public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status, or disability.
13. Unless an exemption has been authorized by the DEPARTMENT pursuant to this Section, the GRANTEE hereby represents that it possesses fee simple title, free of all liens and encumbrances, to the project area. The fee simple title shall not be subject to: 1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or 2) to any reservation or prior conveyance of coal, oil, gas, sand, gravel or other mineral interests. For any portion of the project area that the GRANTEE does not possess in fee simple title, the GRANTEE hereby represents that it has:
 - a. Received an exemption from the DEPARTMENT before the execution of this Agreement, and
 - b. Received prior approval from the DEPARTMENT of a lease and/or easement for any portion of the property not held in fee simple title as indicated in written correspondence from the DEPARTMENT dated _____, and
 - c. Supplied the DEPARTMENT with an executed copy of the approved lease or easement, and
 - d. Confirmed through appropriate legal review that the terms of the lease or easement are consistent with GRANTEE'S obligations under this Agreement and will not hinder the GRANTEE'S ability to comply with all requirements of this Agreement. In no case shall the lease or easement tenure be less than 20 years from the date of execution of this Agreement.
14. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area or project facilities included in this Agreement.
15. None of the project area, nor any of the project facilities constructed under this Agreement, shall be wholly or partially conveyed in perpetuity, either in fee, easement or otherwise, or leased for a term of years or for any other period, nor shall there be any whole or partial transfer of the lease title, ownership, or right of maintenance or control by the GRANTEE except with the written approval and consent of the DEPARTMENT. The GRANTEE shall regulate the use of the project area to the satisfaction of the DEPARTMENT.
16. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:
 - a. The GRANTEE agrees that the project area or any portion thereof will not be converted to a use other than public outdoor recreation use without prior written approval of the DEPARTMENT and the BOARD. Any such action will require mitigation approved by the DEPARTMENT and the BOARD, including but not limited to replacement with land of similar recreation usefulness and equal or greater market value.
 - b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
 - c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.
17. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands and project facilities affected with outdoor recreation lands and project facilities of equal or greater market value, and of equal or greater usefulness and location. The DEPARTMENT and BOARD shall approve such replacement only upon such conditions as it deems necessary to assure the replacement by GRANTEE of other outdoor recreation properties and project facilities of equal or greater market value and of equal or greater usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.
18. The GRANTEE acknowledges that:
 - a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken by the GRANTEE before beginning the project to assure safe use of the property by the public, and
 - b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area and project facilities, and that responsibility for actions taken to develop, operate, or maintain the property is solely that of the

GRANTEE, and

- c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in developing the project site.
19. The GRANTEE assures the DEPARTMENT that the proposed State-assisted action will not have a negative effect on the environment and, therefore, an Environmental Impact Statement is not required.
 20. The GRANTEE hereby acknowledges that this Agreement does not require the State of Michigan to issue any permit required by law to construct the outdoor recreational project that is the subject of this Agreement. Such permits include, but are not limited to, permits to fill or otherwise occupy a floodplain, and permits required under Parts 301 and 303 of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended. It is the sole responsibility of the GRANTEE to determine what permits are required for the project, secure the needed permits and remain in compliance with such permits.
 21. Before the DEPARTMENT will approve plans, specifications, or bid documents; or give approval to the GRANTEE to advertise, seek quotes, or incur costs for this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:
 - a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended;
 - or
 - b. If any portion of the project area is a facility, documentation that Department of Environment, Great Lakes and Energy-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.
 22. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.
 23. The GRANTEE shall acquire and maintain insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.
 24. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate, maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
 25. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general rights, including appurtenant riparian rights, to and in the project area of any lands connected with or affected by this project.
 26. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises, the project area and the facilities thereon.
 27. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.
 28. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law, may:
 - a. Terminate this Agreement; and/or

- b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
 - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund, Land and Water Conservation Fund and Recreation Passport Grant Program; and/or
 - d. Require repayment of grant funds already paid to GRANTEE; and/or
 - e. Require specific performance of the Agreement.
29. This Agreement may be canceled by the DEPARTMENT, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the GRANTEE, or upon mutual agreement by the DEPARTMENT and GRANTEE. The DEPARTMENT may honor requests for just and equitable compensation to the GRANTEE for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the DEPARTMENT and the DEPARTMENT will no longer be liable to pay the GRANTEE for any further charges to the grant.
30. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation, protection and net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final reimbursement has been made shall be the specific performance of this Agreement.
31. The GRANTEE shall return all grant money if the project area or project facilities are not constructed, operated or used in accordance with this Agreement.
32. The GRANTEE agrees not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The GRANTEE further agrees that any subcontract shall contain non-discrimination provisions which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.
33. The DEPARTMENT shall terminate this Agreement and recover grant funds paid if the GRANTEE or any subcontractor, manufacturer, or supplier of the GRANTEE appears in the register compiled by the Michigan Department of Licensing and Regulatory Affairs pursuant to Public Act No. 278 of 1980.
34. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
35. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.

If this Agreement is approved by Resolution, a true copy must be attached to this Agreement. A sample Resolution is on the next page.



CHARTER TOWNSHIP OF FLUSHING POLICE DEPARTMENT

Chief of Police – Dennie VanAlstine

6524 N. Seymour Road, Flushing, MI 48433
Phone: (810) 659-0809 Fax: (810) 605-0218

1/5/2026

To: Flushing Township Board

Reference: Lexis Nexis/eCitation program

Township Board,

Good afternoon, I am requesting approval for an update to our ticket writing program for our police department. We currently are supported by the APS system that is no longer supported or updated for police agencies. We are currently having problems with our tickets reaching the courts so we are having to deliver them downtown Flint at the clerk's office to maintain these functions. With the new Lexis Nexis eCitation program the tickets will be transmitted electronically to the courts saving time and money to make sure the integrity of the court functions is being completed.

The price of the program is attached.

A one-time price of \$4,770.00 for six (6) patrol vehicles to be programmed into the Lexis Nexis system.

The annual support and maintenance for six (6) vehicles is \$858.00 dollars. The company will support and maintain the system unlimited.

Total for both is: \$5,628.00 dollars for all costs. The current budget will support this request.

Respectfully Submitted,
Chief Dennie Van Alstine

November 19, 2025

Quote

LexisNexis® Coplogic Solutions Inc

1000 Alderman Drive
Alpharetta, GA 30005



Quote: 573070.1.FLUSHING TWP MI PD - HQ

Part Number	Description	Quantity	Unit Price	Amount
78611	LexisNexis® eCitation <ul style="list-style-type: none">• Issue traffic, parking, and warning citations• Development for NCIC interface• Voice response and distribution of citation numbers	6	\$795.00	\$4,770.00
64452	LexisNexis® eCitation Annual Support and Maintenance <ul style="list-style-type: none">• Unlimited customer support (phone and e-mail)• Patches and upgrades as released	6	\$143.00	\$858.00
Quote Subtotal				\$5,628.00
Sales Tax				As Applicable

LexisNexis® appreciates the opportunity to provide you with this quote. If you have any questions regarding this quote, feel free to reach out to your account managerContact

Natalie Kerns
natalie.kerns@lexisnexisrisk.com

Signature to Acknowledge Receipt of Quote: _____ Date: _____
Printed Name of Recipient _____

BUILDING

Permit #	Applicant	Job Address	Fee Total	Const. Value	Date Issued
PB25-0122	HAYES, NIKOLAS	9098 W COLDWATER RD	\$412.00	\$20,000	12/02/2025
PB25-0123	CLARK BUILDERS LLC	9125 N ISLAND DR	\$1,542.27	\$170,000	12/03/2025
PB25-0124	MCKINSEY, LESLIE ANN	5341 N SEYMOUR RD	\$252.00	\$9,913	12/08/2025
PB25-0125	DAVENPORT, SUSAN	8488 W POTTER RD	\$1,623.07	\$180,000	12/15/2025
PB25-0126	FOUNDATION SYSTEMS OF	6444 SHERIDAN RD	\$463.00	\$35,504	12/15/2025
PB25-0127	HOME INSPECTION PLUS	11481 W COLDWATER RD	\$423.00	\$30,280	12/18/2025

Total Permits For Type: 6

Total Fees For Type: \$4,715.34

Total Const. Value For Type: \$445,696

ELECTRICAL

Permit #	Applicant	Job Address	Fee Total	Const. Value	Date Issued
PE25-0082	BYERS ELECTRIC SERVICE T	8269 N MCKINLEY RD	\$150.00	\$0	12/03/2025
PE25-0085	METCALF ELECTRIC	8465 DUFFIELD RD	\$207.00	\$0	12/30/2025

Total Permits For Type: 2

Total Fees For Type: \$357.00

Total Const. Value For Type: \$0

MECHANICAL

Permit #	Applicant	Job Address	Fee Total	Const. Value	Date Issued
PM25-0099	ALLIED HEATING AND COC	8301 W FRANCES RD	\$155.00	\$0	12/01/2025

Total Permits For Type: 1

Total Fees For Type: \$155.00

Total Const. Value For Type: \$0

ZONING

Permit #	Applicant	Job Address	Fee Total	Const. Value	Date Issued
PZ25-0087	MCKINSEY, LESLIE ANN	5341 N SEYMOUR RD	\$55.00	\$9,913	12/08/2025
PZ25-0088	DAVENPORT, DONALD	8488 W POTTER RD	\$55.00	\$180,000	12/15/2025
PZ25-0089	PROSTAR EXTERIORS	11149 W MT MORRIS RD	\$55.00	\$2,000	12/17/2025
PZ25-0090	PROSTAR EXTERIORS	11149 W MT MORRIS RD	\$55.00	\$1,500	12/17/2025

Total Permits For Type: 4

Total Fees For Type:	\$220.00
Total Const. Value For Type:	\$193,413

Report Summary

Population: All Records

Permit.Status = ISSUED AND
Permit.DateIssued Between
12/1/2025 12:00:00 AM AND
12/31/2025 11:59:59 PM

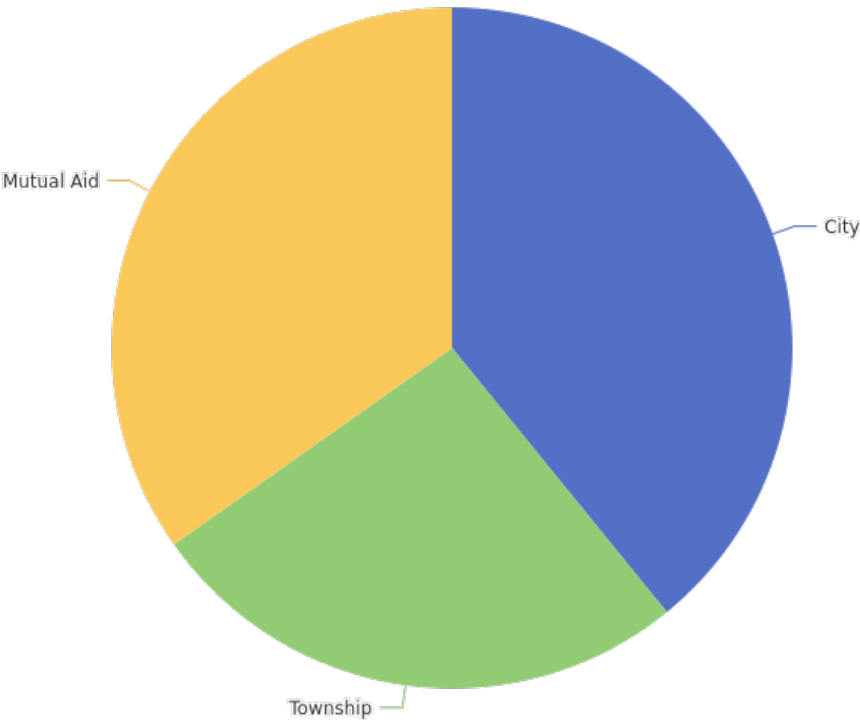
Grand Total Fees:	\$5,447.34
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Grand Total Permits:	13
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Grand Total Const. Value:	\$639,109
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Incidents by Zone



RESPONSE ZONE	TOTAL FOR EACH AREA	PERCENTAGE OF CALLS
City	9	39.13%
Township	6	26.09%
Mutual Aid	8	34.78%
Total	23	100.00%

Criteria: PSAP Call Date/Time between 2025-12-01 00:00:00 and 2025-12-31 23:59:59

FANG ACTIVITY REPORT

December 2025

12/02- FANG detectives utilized a confidential informant to conduct a controlled purchase of crack cocaine from a dealer in the Flint area. The investigation is ongoing.

12/08 – FANG detectives assisted troopers from the MSP Flint post with the execution of a search warrant in the city of Flint.

12/11- FANG detectives executed a search warrant at the residence of a suspected narcotics dealer in the Flint area. As a result, FANG detectives seized 20 grams of fentanyl, 5 grams of cocaine and \$9,935.

12/16- FANG supervisors conducted interviews for a new Grand Blanc Twp detective. Three candidates were interviewed with Officer Gelinski ultimately being selected. Officer Gelinski will begin with FANG in January.

12/18 – FANG detectives executed search warrants at 2 separate addresses that were related to a known narcotics dealer. One address was in Grand Blanc Twp and the other in the city of Flint. As a result of the search warrants FANG detectives seized approximately 2 ounces of cocaine, 2 firearms and \$3,163.

12/19 – FANG detectives executed a search warrant at the residence of a suspected narcotics dealer in the Flint area. As a result, FANG detectives seized 5 grams of cocaine and \$3,822.

12/23– FANG detectives executed a search warrant at the residence of a suspected narcotics dealer in the Flint area. As a result, FANG detectives seized 10.5 grams of cocaine and 2 pistols.

12/26– FANG detectives assisted the Fugitive Team with pre-raid surveillance at 2 residences, one in Grand Blanc Twp and the other in the city of Flint. The search warrants were related to a Grand Blanc Twp case.

Zoning Report for December 2025 - Flushing Township

- AG use questions – Dillon
- Shipping container questions – Mt Morris
- Permit questions – Potter
- New build questions – Duffield
- Fence questions – Seymour
- Parcel Split ZBA – Meadowbrook
- Zoning permit inspection - closed (13)
- Attached garage questions – Duffield
- Lot for sale questions – Deland
- MDARD Right to Farm call
- New build questions – Sprucedale
- Fence permit – Mt Morris
- Accessory Structure permit – Mt Morris
- GCHD Property review – Mt Morris
- Zoning - Attorney update
- Fence questions – Seymour
- Kennel questions – Johnson
- Home occupation questions – Gallant Fox
- Denied Accessory structure in front – Elms
- Zoning permits – 9 inspected/closed
- MDARD Right to Farm Call
- Farm stand questions – Seymour



CHARTER TOWNSHIP OF FLUSHING POLICE DEPARTMENT

Chief of Police – Dennie VanAlstine

6524 N. Seymour Road. Flushing, MI 48433
Phone: (810) 659-0809 Fax: (810) 605-0218

DECEMBER 2025 Police Department Statistics

2025	DEC		Activity / Date	DEC	
Activity / Date			Activity / Date		
Calls for Service	160		OWI/OUID	1	
Total Complaints Taken	74				
Suspicious Situations	4				
Family Trouble	6				
Felony Arrests	3				
Misd. Arrests	12				
Juv.Felony Arrest	0				
Juv.Misd.Arrest	2				
Business Checks	514		VEHICLE	MILEAGE	USED
Vacation Checks	47				
Subdivision Checks	417		Patrol Car 27-3	2018	80662
Traffic Stops	26		Patrol Car 27-4	2017	111598
Traffic Citations	10		Patrol Car 27-5	2020	105792
Traffic Warnings	22		Patrol Car 27-6	2022	89887
Medicals	1		Patrol Car 27-7	2024	31390
Alarms	4		Patrol Car 27-8	2025	2066
Reports Completed	68				875

3 - Assault and Battery/Simple Assault (3) Aggravated Stalking (0) Non-Family (Strong Arm) (0)
1 - Assault w/Intent to Murder
1 - Burglary - No Forced Entry (0) Forced Entry (1)
1 - Larceny - Personal Property From Vehicle (0) - From Grounds (1) - Other (0)
1 - Non-Sufficient Funds Checks
1 - Fraud - Identity Theft (1) -Illegal Use of Card (0) Other (0)
1 - Damage to Property - Private (0) Other (1)
0 - Indecent Exposure (0)
2 - Contempt of Court (1) Failure to Appear (1)
1 - Disorderly Conduct (1)
0 - Operating with Blood Alcohol Content of .17% or More (0)
1 - Traffic - Driving on Susp/Revoked/Refused License (1)
1 - Traffic - Registration Law Violations
1 - Traffic - Motor Vehicle Accident - Failed to Stop and Identify (1)
1 - Violation - Insurance - Fail to File PLPD Insurance (1)
26 - Traffic - Traffic, Non-Criminal - Accident (19) - Non-Traffic (1) - Parking Violation (0)
0 - Inspections/Investigations - Other Inspections (0) Lost and Found Property (0)
2 - Miscellaneous - Natural Death (2) Suicide (0)
13- Miscellaneous - Non-Criminal (13) Fire (Accident, Fire) (0)
10- Assists - General Assist (1) - Fire Dept (0) - Other Police Department (6) - EMS (3)