

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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

www.flushingtowship.com

PLANNING COMMISSION MINUTES AUGUST 11th, 2025 TIME: 6:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – Matt Strnad

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Clerk Wendy D. Meinburg, Recording Secretary

Kyle Raup

Michael Moon

Thomas Nichols

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

ROLL CALL

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

ABSENT: None

OTHERS PRESENT: Six (6) others were present.

II. APPROVAL OF AGENDA

TREASURER PECK MOVED, supported by Commissioner Bolin to approve the amended agenda by adding number 2 under new business - discussion and possible motion on ORDINANCE NO. 2025-02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433

ROLL CALL

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES

TREASURER PECK MOVED, supported by Commissioner Raup to approve previous minutes from July 14th, 2025

After no discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

OPEN FOR PUBLIC COMMENTS 6:03 P.M.

No comments

CLOSED FOR PUBLIC COMMENTS 6:03 P.M.

V. UNFINISHED BUSINESS

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

Chair Peivandi provided a overview of the changes:

- Page 3 – definition for banner and flag are the same. It is suggested to remove banner definition
- Page 11 – the word “may” was missing in animated signs and has been now added
- Page 16 – address signs has been updated
- Page 17 – (a) added back signs that create sound
- Page 19 – (c) the reference to 5 business days and 7 business days in this section was considered a reasonable amount of time

After further discussion pertaining to moving this ordinance to Chapter 35 so it can be a stand alone ordinance the motion was made.

COMMISSIONER RAUP MOVED, supported by Commissioner Strnad to move Chapter 36 Article 17 Signs – Update to comprehend most recent United States Supreme Court Decision – Can only control Location, Size and Lighting to September 9th, 2025 Planning Commission meeting with a clean copy eliminating the banner definition provided by Rowe Professional Services.

The following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VI. NEW BUSINESS

1. Public Hearing on ORDINANCE NO. 2025- 02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433.

Public Hearing opened at 6:19pm

Ginetta Dimatteo, 7462 N. McKinley

Asked how many acres is the property?

Is there sewer available?

What are the Plans for the property?

Chairperson Peivandi responded and stated 107 acres and the owner would like to build a home.

Treasurer Peck stated that he thought that sewer is available.

Adelia Harp, 7240 N. McKinley

responded that being a neighbor to the property, there is no sewer available.

Harp asked if the owner was proposing a multiple house project or just one home?

Chairperson Peivandi stated the owner wished to build just one home.

Harp was in support of the rezoning if it's for one home

Chairperson Peivandi also stated that Chris Czyzio (Zoning Administrator), Amy (Rowe Planner), and Amanda Odette (Township Attorney) were all in favor of the rezoning and saw no issues. On page 78 of the Master Plan, the possible rezoning of that property would line up with future uses.

Public Hearing closed at 6:24 pm

2. Discussion and possible motion on ORDINANCE NO. 2025- 02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433.

After some discussion and possible motions to consider

TREASURER PECK MOVED, supported by Commissioner Raup to move ORDINANCE NO. 2025- 02, AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REZONE PARCEL NO. 08-11-100-005 FROM RU4 TO RSA RESIDENTIAL SUBURBAN AGRICULTURAL DISTRICT. THE PROPERTY IS LOCATED IN THE 7000 BLOCK OF MCKINLEY ROAD, FLUSHING, MI 48433 to the Board of Trustees at their next meeting for its First Reading.

After some discussion the following motion was made.

ACTION ON THE MOTION

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

THE MOTION CARRIED.

VII. PUBLIC COMMENTS

OPEN FOR COMMENTS: 6:28 P.M.

No comments.

CLOSED FOR COMMENTS: 6:28 P.M.

VIII. ZONING ADMINISTRATOR COMMENTS

None

IX. COMMISSION COMMENTS

The MTA retreat for Planning and Zoning in October was brought up as a reminder.

X. NEXT REGULAR SCHEDULED MEETING

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

XI. ADJOURNMENT

With no further business, the meeting adjourned at 6:30 P.M.

VICKI PEIVANDI, Chairperson

AMY BOLIN, Secretary

Date of Approval

Wendy D. Meinburg, Clerk, Recording Secretary