

# CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

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## PLANNING COMMISSION MINUTES May 13th, 2024 TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Peivandi

Vice Chair – William Mills

Secretary – Amy Bolin

Board of Trustees Representative – Terry A. Peck

Jeanette Sizemore, Recording Secretary

Kyle Raup

Timothy Lloyd

Michael Moon

- I. MEETING CALLED TO ORDER** at 7:00 P.M. by Planning Commission Chairperson Peivandi with Roll Call and Pledge of Allegiance to the American Flag.

### ROLL CALL

**PRESENT:** Peivandi, Mills, Lloyd, Raup, Bolin and Peck

**ABSENT:** Moon

**OTHERS PRESENT:** Eight (8) others were present.

### II. APPROVAL OF AGENDA

**TREASURER PECK MOVED**, supported by Commissioner Bolin to approve agenda.

**THE MOTION CARRIED.**

### III. APPROVAL OF PREVIOUS MINUTES

**TREASURER PECK MOVED**, supported by Commissioner Raup to approve the minutes of the January 8th, 2024 meeting as presented.

### ACTION ON THE MOTION

#### ROLL CALL VOTE

**AYES:** Mills, Bolin, Peivandi, Raup, Peck and Lloyd

**NAYS:** 0

**ABSENT:** Moon

**THE MOTION CARRIED.**

### IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

**OPEN FOR PUBLIC COMMENTS 7:01P.M.**

NO COMMENTS MADE.

**CLOSED FOR PUBLIC COMMENTS 7:02 P.M.**

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

1. Public Hearing on a request to obtain a Special Use Permit to operate Blaska Holdings LLC at 8034 N. McKinley Rd., Flushing, MI 48433, P.P. No. 08-02-300-033 pursuant to *Article XVIII Special Use Permits*.

Public Hearing opened at 7:02 P.M.

**Justin Blaska** – Cleared lot, and has a privacy screening plan. Trees on North and East sides of property 6ft privacy fence with mesh or slats will be going up on South side where old fence fell down. No barbwire on new fencing.

**Chairperson Peivandi** – I noticed you cleared the lot. It looks nice.

**Treasurer Peck** – You won't have vehicles sitting overnight, correct?

**Justin Blaska** – Correct. All vehicles will be behind the structure. And when the business is open, customers by appointment only. So, there shouldn't be a lot of vehicles during the day most days. And our clients/customers are split 60% Commercial and 40% Residential. In and out of Genesee County.

**Commissioner Raup** – What was there prior to you buying the property?

**Justin Blaska** – There was a Powder Coating Company.

**Commissioner Mills** – Thank you for bringing your business to our Township and being part of our community

**Mr. Czyzio** – No responses back from 300ft letters sent out.

Public Hearing closed at 7:07P.M.

2. Discussion and possible motion on a request to obtain a Special Use Permit to operate Blaska Holdings LLC at 8034 N. McKinley Rd., Flushing, MI 48433, P.P. No. 08-02-300-033 pursuant to *Article XVIII Special Use Permits*.

**TREASURER PECK MOVED**, supported Commissioner Raup to approve the request to obtain a Special Use Permit to operate Blaska Holdings LLC at 8034 N. McKinley Rd., Flushing, MI 48433, P.P. No. 08-02-300-033 pursuant to *Article XVIII Special Use Permits*.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Raup, Peivandi, Mills, Peck, Lloyd and Bolin

**NAYS:** 0

**ABSENT:** Moon

**THE MOTION Carried.**

3. Public Hearing on a request to split the property at 8301 Frances Rd. Flushing, MI 48433, P.P. No. 08-02-100-016 requiring Special Use Permit for placing an Accessory Structure on a lot without a principal structure as pursuant to Article IV Site Regulations, Sec. 36-400 (C). An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 36-1804(A) of this ordinance. An additional request for a Special Use Permit for the property at 8301 Frances Rd., Flushing, MI 48433, P.P.NO. 08-02-100-016 to build the primary residence in the back yard of the property pursuant to Article IV Site Regulations, Sec. 36-400 (B) An accessory structure may be located in the side or rear yards only, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 36-1804(A) of this Ordinance.

Public Hearing opened at 7:12 P.M.

**Michael Oleyar and Corey Oleyar** – 5 acres and existing home will go to Corey. New house will be smaller for Michael and wife to live in.

**John Still** – 8382 W. Frances Rd – Wanted to make sure that no new business was going in. Was not happy with traffic in and out of prior business on the property.

Public Hearing closed at 7:15 P.M.

4. Discussion and possible motion on a request to split the property at 8301 Frances Rd. Flushing, MI 48433, P.P. No. 08-02-100-016 requiring Special Use Permit for placing an Accessory Structure on a lot without a principal structure as pursuant to *Article IV Site Regulations*, Sec. 36-400 (C). An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this ordinance.

**TREASURER PECK MOVED**, supported by Commissioner Raup to approve splitting the property at 8301 Frances Rd. Flushing, MI 48433, P.P. No. 08-02-100-016 requiring Special Use Permit for placing an Accessory Structure on a lot without a principal structure as pursuant to *Article IV Site Regulations*, Sec. 36-400 (C). An accessory structure otherwise permissible under this ordinance may be located on a lot without a principal building, by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this ordinance. And the building permit is applied for at the same time as the parcel split.

**Chairperson Peivandi** – Had one request – Building permit needs to be taken care of with the parcel split.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Peck, Lloyd, Bolin, Mills, Peivandi and Raup

**NAYS:** 0

**ABSENT:** Moon

**THE MOTION Carried.**

5. Discussion and possible motion on an additional request for a Special Use Permit for the property at 8301 Frances Rd., Flushing, MI 48433, P.P. No. 08-02-100-016 to build the primary residence in the back yard of the property pursuant to *Article IV Site Regulations*, Sec. 36-400 (B) An accessory structure may be located in the side or rear yards only,

unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this Ordinance.

**TREASURER PECK MOVED**, supported by Commissioner Raup to approve the Special Use Permit for the property at 8301 Frances Rd., Flushing, MI 48433, P.P. No. 08-02-100-016 to build the primary residence in the back yard of the property pursuant to *Article IV Site Regulations*, Sec. 36-400 (B) An accessory structure may be located in the side or rear yards only, unless permitted in the front yard by issuance of a discretionary special use permit pursuant to Section 36-1804 (A) of this Ordinance.

After some discussion about where the new house would be built and that there would not be another business going in or an expansion of the existing business, the following roll call was taken on the motion.

**ACTION ON THE MOTION**

**ROLL CALL VOTE**

**AYES:** Peivandi, Raup, Peck, Lloyd, Bolin and Mills

**NAYS:** 0

**ABSENT:** Moon

**THE MOTION CARRIED.**

**VII. PUBLIC COMMENTS**

**OPEN FOR COMMENTS:** 7:27 P.M.

No public comments.

**CLOSED FOR COMMENTS:** 7:27 P.M.

**VIII. ZONING ADMINISTRATOR COMMENTS**

**MR. CZYZIO** – Updated the Commissioners on all ongoing and possible upcoming projects in the Township.

**IX. COMMISSION COMMENTS**

No comments.

**X. NEXT REGULAR SCHEDULED MEETING**

MONDAY, JUNE 10TH, 2024 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 7:32 P.M.

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VICKI PEIVANDI, Chairperson

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AMY BOLIN, Secretary

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Date of Approval

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Jeanette Sizemore, Recording Secretary