

# CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD, FLUSHING, MI 48433

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## PLANNING COMMISSION MINUTES

DATE: MAY 8, 2023

TIME: 7:00 P.M.

### MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Craig Davis

Vice Chair – William Mills

Timothy Lloyd

Secretary – Amy Bolin

Michael Moon

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

**PRESENT:** Lloyd, Bolin, Mills, Bachakes, Moon, Davis and Peck

**ABSENT:** None

**OTHERS PRESENT:** Thirteen (13) other individuals were present.

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

### **II. APPROVAL OF AGENDA:**

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

**THE MOTION CARRIED UNANIMOUSLY.**

### **III. APPROVAL OF PREVIOUS MINUTES:**

**COMMISSIONER PECK MOVED**, supported by Commissioner Mills to approve the amended minutes of the April 10, 2023 meeting, changing Voigt to Mills in the minutes approval.

### **ACTION ON THE MOTION**

**AYES:** 7

**NAYS:** 0

**ABSENT:** 0

**THE MOTION CARRIED UNANIMOUSLY.**

**IV. PUBLIC COMMENTS**

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

No comments were made.

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

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

- 1. Discussion regarding the Site Plan for Flushing Bibi Villas

Chairperson Bachakes asked Zoning Administrator Chris Czyzio to speak on the project. Mr. Czyzio stated he'd been in conversation with the developers of the Flushing Bibi Villas and they are still working on revisions to the site plan. They have removed one of the driveways to be able to make their plans work with the 40' setbacks. Mr. Czyzio is hopeful all the revisions will be completed and ready for review at the next meeting.

**NO MOTION WAS MADE.**

- 2. Motion on the Special Use Permit to place an Accessory Structure in the front yard at 3107 N. Seymour Road, Flushing, MI 48433, Parcel No. 08-34-300-009, pursuant to Article XVIII Special Use Permits

The property owner, Michael Blaszkowski, was in attendance and answered several questions from the commissioners. After further discussion, the following motion was made.

**COMMISSIONER DAVIS MOVED**, supported by Commissioner Peck to approve the Special Use Permit to place an Accessory Structure in the front yard at 3107 N. Seymour Road, Flushing, MI 48433, Parcel No. 08-34-300-009, pursuant to Article XVIII Special Use Permits.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Bolin, Mills, Bachakes, Moon, Davis, Peck and Lloyd

**NAYS:** None

**ABSENT:** None

**THE MOTION CARRIED UNANIMOUSLY.**

3. Discussion on the proposed Short-Term Rental Ordinance

Commissioner Bachakes asked Zoning Administrator Chris Czyzio to speak on the project. Mr. Czyzio stated that the suggestions from the last meeting have been made to the draft in order to provide more clarity for the residents. Mr. Czyzio also stated that he has researched where the ordinance would fall into our Code of Ordinances to become a police power. Mr. Czyzio informed the commission that with the approval of the ordinance, the user fee schedule and zoning district uses table would need revision to include the ordinance. After further discussion, the following motion was made.

**COMMISSIONER PECK MOVED**, supported by Commissioner Mills to send the proposed Short-Term Rental Ordinance to the Board of Trustees.

**ACTION ON THE MOTION**

**ROLL CALL VOTE:**

**AYES:** Mills, Bachakes, Moon, Davis, Peck, Lloyd and Bolin

**NAYS:** None

**ABSENT:** None

**THE MOTION CARRIED UNANIMOUSLY.**

**VII. PUBLIC COMMENTS**

**OPEN FOR COMMENTS:** 7:17 P.M.

One comment was made suggesting changes that could be made to the Flushing Bibi Villas Site Plan to address the concerns previously shared by other residents.

**CLOSED FOR COMMENTS:** 7:21 P.M.

**VIII. ZONING ADMINISTRATOR COMMENTS**

Mr. Czyzio addressed the resident that made the public comment stating the developer of the Flushing Bibi Villas seemed open to hearing the public's comments and ideas but are able to move forward as long as the zoning requirements are met. Mr. Czyzio also stated that he has been working on a commercial wind ordinance and overseeing many other township activities.

**IX. COMMISSION COMMENTS**

Chairperson Bachakes welcomed new Planning Commission member Michael Moon and stated she would be attending a zoning seminar this week with several other people from the Township Offices. Commissioner Peck spoke briefly on the other developments completed by the same people who are working on the Flushing Bibi Villas and some of the future projects they will be taking on in our area.

**X. NEXT REGULAR SCHEDULED MEETING**

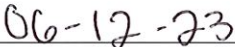
MONDAY, JUNE 12, 2023 AT 7:00 P.M.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 7:25 P.M.

  
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VICKI BACHAKES, Chairperson

  
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AMY BOLIN, Secretary

  
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Date of Approval

  
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Makenzie Dearlove, Recording Secretary