



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA **FLINT PLANNING COMMISSION**

September 28, 2021 at 5:30 p.m.

Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

ELECTRONIC AND TELEPHONIC PARTICIPATION ONLY

In accordance with the Governor Whitmer's Executive Order 2020-21, entitled Stay Home, Stay Safe, "No person or entity shall operate a business or conduct operations that require workers to leave their homes or places of residence except to the extent that those workers are necessary to sustain or protect life or to conduct minimum basic operations." Likewise, pursuant to Executive Order 2020-15, strict compliance with section 3 of the Open Meetings Act is temporarily suspended in order to alleviate any such physical-place or physical-presence requirements, and a "meeting of a public body may be held electronically, including by telephonic conferencing or video conferencing, in a manner in which both the general public and the members of the public body may participate by electronic means."

This meeting is held electronically and telephonically in light of the State of Emergency declared in the City of Flint by Mayor Neeley and by Governor Whitmer for the State of Michigan. It is further held electronically and telephonically in order to comply with Executive Order 2020-21 and to suppress the spread of COVID-19, to prevent the state's health care system from being overwhelmed, to allow time for the production of critical test kits, ventilators, and personal protective equipment, and to avoid needless deaths to the maximum extent feasible. All boards and commissions must adhere to all laws established under the Michigan Compiled Laws and in accordance with the revisions to the Open Meetings Act adopted in Senate Bill 1108, as passed on October 13, 2020 and signed into law on October 16, 2020.

The September 28, 2021, Planning Commission meeting via webcam and/or by call-in only, and will not be meeting in person within the City of Flint. The following instructions will enable any member of the public to join the meeting by phone:

1. Dial:
+1 646 558 8656
Meeting ID: 830 8398 3919 ##



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Agenda

September 28, 2021 at 5:30 p.m.

- A. Roll Call
- B. Member Remote Announcement – Open Meetings Act
- C. Additions or changes to the Agenda
- D. Adoption of Agenda
- E. Minutes of previous meetings
 - September 14, 2021
- F. Public Forum
- G. Public Hearings
 - **PC 21-413:** Green Skies Healing Tree LLC, requests a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility which integrates a Blight Elimination Plan Exemption (City of Flint Marihuana Ordinance §50-183 U(2)) at 3401 CORUNNA RD. (PID 40-23-101-010). *Continuation from July 27th meeting. On August 18, 2021, Commissioner Wesley requested a postponement from the August 10th, 2021 meeting to September 28th, 2021*
 - **PC 21-416:** Applicant, Brett Brindley requests a special regulated use permit to allow for a pawn shop at 1537 S. Saginaw St. (41-18-410-009).
- H. Site Plan Review
 - **SPR 21-955:** Brett Brindley is requesting a Site Plan Review at 1537 S. Saginaw St. (PID# 41-18-410-009).
- I. Case Review:
 - **SPR 20-941:** Sylvester Broome Empowerment Village is requesting a Site Plan Review at 4119 N Saginaw St. (PID# 46-36-428-059)
 - **SPR 21-945:** Communities First / Glenn Wilson is requesting a Site Plan Review at 2765 Flushing Rd. (PID# 40-11-351-001).
- J. Reports:
 - Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney
 - Status of Marihuana Related Revenue, Suzanne Wilcox, Director of Planning and Development
 - Status of draft Zoning Ordinance, Suzanne Wilcox, Director of Planning and Development
 - Staffing Update, Suzanne Wilcox, Director of Planning and Development
 - City of Flint City Council Public Hearing Status of Planning Commission



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Recommendation for PC 21-408 Shaltz Acquisitions LLC requests a rezoning from D-4 to D-5 at 448 S. Saginaw St. (PID 41-18-107-019), Suzanne Wilcox, Director of Planning and Development

- I-475 Committee Update, Jonathon Mateen, Planner I
- Site Plan Review Overview/Process – Commissioner Jewell
- Community Benefits Plan 50-183 U. (1) – (3) Social Equity, Blight and Parks
- Status of Zoning Board of Appeals meetings, Commissioner Blower

K. Resolutions

L. Old Business

- American Rescue Plan – Suzanne Wilcox, Director of Planning and Development

M. New Business

N. Adjournment



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Rules of the Public Forum:

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.
- F. During the Virtual Meeting,
 - a. Please press ***9** to raise your hand during the public forum to speak. This is necessary in order for the Zoom Administrator to unmute your phone.

Public conduct during a Public Hearing:

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.
- G. During the Virtual Meeting,
 - a. Please press ***9** to raise your hand during the public hearings to speak. This is necessary in order for the Zoom Administrator to unmute your phone.