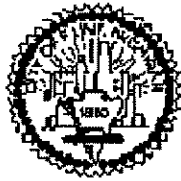


City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Agenda - Final

Wednesday, May 18, 2022

5:00 PM

Council Chambers

LEGISLATIVE COMMITTEE

*Dennis Pfeiffer, Chairperson, Ward 8
Allie Herkenroder, Vice Chairperson, Ward 7*

*Eric Mays, Ward 1
Quincy Murphy, Ward 3
Jerri Winfrey-Carter, Ward 5*

*Ladel Lewis, Ward 2
Judy Priestley, Ward 4
Tonya Burns, Ward 6*

Eva Worthing, Ward 9

Inez M. Brown, City Clerk

Davina Donahue, Deputy City Clerk

ROLL CALL

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Any person that persists in disrupting this meeting will be in violation of Flint City Code Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.

PUBLIC SPEAKING

Members of the public shall have no more than two (2) minutes to address the City Council on any subject.

COUNCIL RESPONSE

Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two (2) minutes.

RESOLUTIONS

ORDINANCES

220192 Ordinance/Chapter 18 (Taxation; Funds; Purchasing)/Article IV (Purchases)/Amending Section 18-21.14 (Sale of City Personal Property)

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 18, (Taxation; Funds; Purchasing); Article IV, (Purchases), by amending Section 18-21.14, (Sale of City Personal Property).

220193 Amendment/Ordinance/Chapter 50 (Zoning)/5806 N. Dort Highway/Fady Mansour/Log Properties, LLC/PC 22-7/Ward 3

An ordinance to amend Chapter 50 (Zoning) of the Code of the City of Flint as requested by Fady Mansour, Log Properties, LLC, PC 22-7, for a zoning change for the property at 5806 N. Dort Highway, Parcel No. 47-29-302-023, from "D-6" General Highway & Commercial Services and future zoned "GI-2" Green Innovation to "F" Intermediate Manufacturing. [Planning Commission recommends DENIAL.]

DISCUSSION ITEMS

ADJOURNMENT

220192

ORDINANCE NO. _____

An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 18, Taxation; Funds; Purchasing; Article IV, Purchases.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 18, Taxation; Funds; Purchasing; Article IV, by the addition of Section 18-21.14 Sale of City Personal Property which shall read in its entirety as follows:

§ 18-21.14 SALE OF CITY PERSONAL PROPERTY.

- (A) The City may dispose by sale at public auction of certain personal property belonging to the City. The procedure for selling personal property of the City at auction shall be set forth in this section.
- (B) The Purchasing Director is responsible for the sale, lease, and transfer of all City personal property.
- (C) When it has been determined by any Department Head of a department of the City that said department has personal property owned by the City which may in the best interest of the City be disposed of, said Department Head must submit to the Purchasing Director a report of such property which shall be sufficiently detailed listing the items and the estimated fair market value of each item. If the Purchasing Director concurs with the Department Head's recommendation, the Purchasing Director shall find the personal property **EITHER (1) eligible for sale by auction OR (2) IMPRACTICAL TO SELL BY AUCTION BECAUSE OF LOW OR OTHERWISE NOMINAL FAIR MARKET VALUE, LIMITED OR RESTRICTED MARKET, LEGAL RESTRICTIONS, OR ANY OTHER**

REASONABLE BASIS IDENTIFIED BY THE PURCHASING DIRECTOR.

- (D) **IF THE PERSONAL PROPERTY IS ELIGIBLE FOR SALE BY AUCTION**, the Purchasing Director shall appoint or designate a qualified auction company to competitively bid, sale, lease, and transfer personal property owned by the City and maintain records of all sales.
- (E) The sales under this section shall be conducted in accordance with the uniform commercial code and any other applicable law of the State of Michigan.
- (F) Nothing contained herein is intended to contradict other means of selling personal property owned by the City **AS MAY BE OTHERWISE PERMITTED BY LAW.**
- (F) **IF IT IS IMPRACTICAL TO SELL THE PERSONAL PROPERTY BY AUCTION, THE PURCHASING DIRECTOR SHALL AUTHORIZE THE DEPARTMENT HEAD TO SELL, TRANSFER, OR OTHERWISE DISPOSE OF THE PERSONAL PROPERTY IN A MANNER REASONABLY CALCULATED TO MINIMIZE THE COST TO THE CITY.**

Sec. 2. This Ordinance shall become effective this _____ day of _____, 2022, A.D.

Adopted this _____ day of _____, 2022, A.D.

FOR THE CITY:

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



William Kim, City Attorney

220193

ORDINANCE NO. _____

A Proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by Log Properties, LLC/Fady Mansour (PC 22-7) for a rezoning change for the property at 5806 N. Dort Hwy. (PID 47-29-302-023).

The Planning Commission recommends DENIAL of a Zoning Ordinance map amendment concerning this property located in WARD 3.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the code of the City of Flint is hereby amended to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows:

5806 N. Dort Hwy. Flint, MI 48505 parcel #47-29-302-023 legally described as UNPLATTED PART OF W 1/2 OF SW 1/4 OF SEC 29, T8N, R7E. BEG AT A PT ON ELY LINE OF DORT HWY, 903.8 FT SLY FROM ITS INT WITH SLY LINE OF WEBSTER RD; TH S 0 DEG 08 MIN W ALG SD ELY LINE, 100 FT; TH N 89 DEG 10 MIN E, 250 FT; TH N 0 DEG 08 MIN E, 100 FT; TH S 89 DEG 10 MIN W, 250 FT TO POB, CONTAINING .574 A "D-6" General Highway & Commercial Services and future zoned "GI-2" Green Innovation to "F" Intermediate Manufacturing.

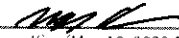
Sec. 2. This ordinance shall take effect on the ___ day of _____, 2022 A.D.

Approved this ___ day of _____, 2022 A.D.

Sheldon A. Neeley, Mayor

Inez M. Brown, City Clerk

APPROVED AS TO FORM:



William Kim (May 10, 2022 14:36 EDT)

William Kim, City Attorney

CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 5/10/2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION RECOMMENDING DENIAL FOR A REZONING CHANGE FOR THE PROPERTY AT 5806 N. DORT HWY. (PARCEL ID# 47-29-302-014) FROM D-6 GENERAL & HIGHWAY COMMERCIAL SERVICES TO F INTERMEDIATE MANUFACTURING.

PREPARED BY Suzanne Wilcox, Director of Planning and Development
(Please type Name, Department, Phone Number)

VENDOR NAME: n/a

BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on April 26, 2022, the Flint Planning Commission **DENIED** the submitted request for a rezoning from D-6 General & Highway Commercial Service to F Intermediate Manufacturing at 5806 N. Dort Hwy. (PID# 47-29-302-014). The applicant, Log Properties, LLC/Fady Mansour, requests a rezoning to use the property for marihuana cultivation. The applicant explains in the application that the rezoning would be keeping in line with the desired direction of the future master plan land use of the area and the GN-2 zoning.

FINANCIAL IMPLICATIONS: No financial implications

BUDGETED EXPENDITURE? YES NO IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
FY19/20 GRAND TOTAL				

PRE-ENCUMBERED? YES NO REQUISITION NO:

ACCOUNTING APPROVAL: n/a Date: _____

FINANCE APPROVAL: n/a Date: _____



CITY OF FLINT

WILL YOUR DEPARTMENT NEED A CONTRACT? YES NO
(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): none

STAFF RECOMMENDATION: (PLEASE SELECT): **APPROVED** **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: *Suzanne Wilcox*
Suzanne Wilcox, Director, Dept. of Planning and Development
(PLEASE TYPE NAME, TITLE)

CLYDE D EDWARDS
CLYDE D EDWARDS (May 10, 2022 14:35 EDT)

SUBMIT TO:
 City of Flint
 Zoning Office
 1101 South Saginaw Street Rm. S105
 Flint, MI 48502
 810.766.7355
 Fax: 810.766.7249 www.cityofflint.com

For Office Use Only
 Case No. PC 22-7
 Date Rec'd 3-17-2022
 Meeting Date 4-26-2022

Reviewed by BV

APPLICATION FOR FLINT PLANNING COMMISSION

Concerning a request to amend, supplement, or change the district boundaries of regulations established in Chapter 50, commonly referred to as the Zoning Ordinance of the City of Flint.

Application Filing Fee due at time of submission. Fees are non-refundable.

To be completed by applicant:

<u>Applicant/Agent</u>			<u>Property Owner (if different than Applicant)</u>		
Name <u>Fady Mansour</u>			Name <u>Log Properties, LLC</u>		
Address <u>3834 Spanish Oaks Dr.</u>			Address <u>5806 N. Dort Hwy</u>		
<u>West Bloomfield</u> (City)	<u>MI</u> (State)	<u>48323</u> (Zip)	<u>Flint</u> (City)	<u>MI</u> (State)	<u>48505</u> (Zip)
Telephone <u>248-388-9111</u>		Fax _____	Telephone <u>248-388-9111</u>		Fax _____
Email <u>fady_mansour@icloud.com</u>			Email <u>fady_mansour@icloud.com</u>		

Requested Action and Non-refundable Filing Fee:

- | | |
|--|--|
| <input type="checkbox"/> Street Name Change - \$1,002.00 | <input type="checkbox"/> Street/Alley Vacations - \$1,002.00 |
| <input checked="" type="checkbox"/> Rezoning - \$1,253.00 | <input type="checkbox"/> Conditional Use - \$1,002.00 |
| <input type="checkbox"/> Conditional Rezoning - \$1,002.00 | <input type="checkbox"/> Special Regulated Use - \$1,002.00 |

Information regarding the site:

Street Address 5806 North Dort Highway

Major Cross Streets North of site: East Webster Road; South of site: East Pierson Road

Parcel No 47-29-302-023 Current Zoning District D-6

Current Use Marijuana Provisioning Center

Information regarding request:

Proposed Use Marijuana Cultivation Proposed Zoning District F

Explain Request: Submitting for a rezoning request of parcel #: 47-29-302-023 (5806 North Dort Highway) to change the current D-6 (General Highway & Commercial Services) to an 'F' (Heavy Intermediate Manufacturing) zoning.
This rezoning to an 'F' classification would be keeping in line with the desired direction of the future master plan land use of the area and the GN-2 zoning. As a closer justification for a future 'E' to 'GN-2' (Green Innovation) zoning, this would keep within the spirit of locating cultivation oriented businesses in an area that supports and highlights Flint's intended growth and development vision for the future.

PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for City Officials and or City Staff to conduct an on-site inspection.

<i>Fady Mansour</i>	Fady Mansour	03/17/2022
Signature of Property Owner	Print Name	Date
<i>Fady Mansour</i>	Fady Mansour	03/17/2022
Signature of Applicant	Print Name	Date

<----- For Office Use Only ----->

4-26-2022
Date Planning Commission Hearing is Scheduled

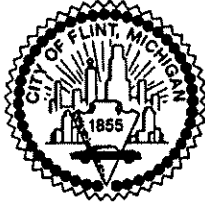
4-10-2022
Date notice of Planning Commission meeting published

4-7-2022
Date notice of Planning Commission meeting was mailed to property owners/occupants within 300ft of parcel

Planning Commission Decision:

- | | |
|---|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Approved as Amended | <input type="checkbox"/> Other: _____ |

Remarks:



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

STAFF REPORT (PC 22-7)

DATE: April 22, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: Log Properties, LLC/Fady Mansour requests a rezoning of 5806 N. Dort Hwy. (PID 47-29-302-023) from D-6 to F.

LOCATION: 5806 N. Dort Hwy. PID 47-29-302-023.

AFFECTED WARD: Subject site is located in Ward 3.

PERTINENT SECTION OF THE ORDINANCE: D-6 Permitted and Special Land Uses (50-64 & 50-71); F Permitted and Special Land Uses (50-77 & 50-78) Planning Commission Action for Amendments (50-151).

EXISTING LAND USE PATTERNS:

North-Vacant / Commercial
East- Vacant / Commercial
South-Industrial
West-Commercial

EXISTING ZONING PATTERNS:

Subject Property – D-6 General and Highway commercial Service District.

North- D-6 General and Highway Commercial Service District
East- D-6 General and Highway Commercial Service District
South- F Intermediate Manufacturing District
West- F Intermediate Manufacturing District

BACKGROUND

The property is vacant. The applicant applied for several marihuana location confirmations.

APPLICANT REQUEST:

The applicant is requesting a rezoning from the D-6 zoning district to the F zoning district to provide for a wider range of allowable uses on the property including "cultivation oriented businesses, and associated processing of product."

A rezoning from D-6 to F represents a shift from commercial to industrial. The F district:

- **E district uses**, which include Manufacturing uses such as: Food products, pharmaceuticals, pottery, novelties, appliances, light sheet metal products
- **F district uses**, which include any manufacturing, automobile salvage and wrecking operations, crematories, railroad yards, freight stations, and material yards. Prohibited uses include dwellings, retail businesses, personal and business service establishments of any kind with the exception of restaurants, animal hospitals, storage yards, automobile service stations and union halls.

The future land use classification for this parcel is Green Innovation. This Land Use is described in the Master Plan as:

Ideally, Green Innovation accommodates uses related to local food production, environmental sustainability, alternative energy, and other locally based "green" initiatives. Areas designated for Green Innovation also provide opportunities for agricultural research, organic food processing, and other uses with a reliance on natural resources such as aquaculture or renewable energy. These areas may provide fertile testing grounds for green research and technologies such as water technology, clean energy research and green packaging or provide an opportunity to accommodate the City's creative industries. More intense and extensive urban agriculture may also be desired for these areas, provided land use incompatibilities can be mitigated.

This parcel is zoned GI-2 in the draft zoning ordinance. The draft ordinance states:

The GI-2 district is comprised of larger vacant or minimally developed parcels that may serve as a transition or buffer between cohesive residential neighborhoods and more intensely developed industrial areas. Medium-high intensity industrial, research and development, and agricultural land uses are appropriate, provided that they are consistent with the definition of green businesses and have minimal impact on adjacent residential areas. Unlike the GI-1 district, the GI-2 district is predominantly adjacent to Employment districts and so will have similar bulk and dimensional standards, unless directly adjacent to residential, where additional screening and setbacks will apply.

STAFF COMMENTS

Rezoning this parcel from D-6 to F would appear to bring it further out of compliance with the vision for this area articulated in the Land Use Plan. While Green Innovation is intended to accommodate "medium-high intensity industrial, research and development," uses such as are found in the F Intermediate Manufacturing District, this is qualified by the Draft Zoning Ordinance which states, "...provided that they are consistent with the definition of green businesses and have minimal impact on adjacent residential areas." For this reason, rezoning to F Intermediate Manufacturing District is inconsistent with the Green Innovation land use.

Based on the information provided, at this time we recommend denial of the rezoning request.



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

April 29th, 2022

Log Properties, LLC/Fady Mansour
3834 Spanish Oaks Dr.
West Bloomfield, MI 48323

RE: Planning Commission Public Hearing Action Notification

PC 22-7: Applicant, Log Properties, LLC/Fady Mansour, requests a rezoning from D-6 to F at 5806 N. Dort Hwy. (PID 47-29-302-023).

At its meeting on April 26th, 2022, the Flint Planning Commission **DENIED** PC 22-7 Applicant, Log Properties, LLC/Fady Mansour, requests a rezoning from D-6 to F at 5806 N. Dort Hwy. (PID 47-29-302-023) based on staff recommendations and due to the fact that the property is not in line with the future Master Plan or draft zoning district. Commissioner Ryan supported this motion.

If you have any questions, please contact the Planning & Zoning Office at (810) 766-7426 ext. 3060

Sincerely,

William Vandercook
Zoning Coordinator
City of Flint – Planning & Zoning Division
1101 S. Saginaw St. Rm. S105
P: 810.766.7426 x.3060