

City of Flint, Michigan

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



Meeting Agenda - Final

Wednesday, August 17, 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

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

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.

COUNCIL RESPONSE

Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), 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 minutes.

RESOLUTIONS

220352 Approval/Group E Marihuana Retail -- Adult Use License/Quality Roots, Inc./3001 Robert T. Longway Boulevard

Resolution resolving that pursuant to Flint City Ordinance No. 50-183(E)(5), the appropriate city officials are hereby authorized to do all things necessary to issue a [Group E Marihuana Retail -- Adult Use] license to applicants Aric Klar and Jonathan Klar of Quality Roots, Inc., located at 3001 Robert T. Longway Boulevard.

ORDINANCES

220353 Ordinance/Chapter 50/PC-22-13/Denise Diller/Crossover Outreach/Rezoning/807 Oak Street/From 'C-2' to 'D-2'

An ordinance to amend the Code of the City of Flint has been requested by Denise Diller of Crossover Outreach (PC-22-13) to change the district boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 807 Oak Street, Flint MI 48503, Parcel No. 41-18-153-009, legally described as STOCKTON'S WEST ADDITION S 3 RDS OF LOT 15, BLK N, from "C-2" Multi-Family High Density Apartments to "D-2" Neighborhood Business. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

DISCUSSION ITEMS

ADJOURNMENT



RESOLUTION NO: _____

PRESENTED: AUG 17 2022

ADOPTED: _____

**Resolution for Approval of a Group E Marihuana Retail –
Adult Use License for Quality Roots, Inc.
Located at 3001 Robert T. Longway Blvd.**

BY THE CITY ADMINISTRATOR:

WHEREAS, Aric Klar and Jonathan Klar are the owners/ operators of Quality Roots Inc., located at 3001 Robert T. Longway Blvd.; and

WHEREAS, Quality Roots, Inc., has received approval for Group E Marihuana Retail – Adult Use License for this location; and

WHEREAS, Flint City Ordinance 50-183, Marihuana Facilities Opt-in Ordinance requires that Planning Commission make a recommendation to the City Council for the issuing of a license to the applicant.

IT IS RESOLVED, Pursuant to 50-183 (E)(5), that the appropriate City officials are hereby authorized to do all things necessary to issue a license to applicants Aric Klar and Jonathan Klar of Quality Roots Inc., located at 3001 Robert T. Longway Blvd.

APPROVED AS TO FORM:



William Kim (Aug 9, 2022 12:59 EDT)
William Kim, City Attorney

ADMINISTRATION:



CLYDE D EDWARDS (Aug 9, 2022 17:54 EDT)
Clyde D. Edwards, City Administrator

CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: July 14, 2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: Resolution for Approval of a Group E Special Regulated Use Marihuana Retail – Adult Use License for Quality Roots, Inc., at 3001 Robert T. Longway Blvd (PID 41-09-151-013).

PREPARED BY: Suzanne Wilcox, Director, Department of Planning and Development

VENDOR NAME: Aric Klar & Jonathan Klar – Quality Roots, Inc

BACKGROUND/SUMMARY OF PROPOSED ACTION:

Quality Roots, Inc (CEO Aric Klar & COO Jonathan Klar) have received approval from the Flint Planning Commission for a Group E Special Regulated Use Permit for an adult-use marihuana retail facility located at 3001 Robert T. Longway Blvd (PID# 41-09-151-013).
Flint City Ordinance 50-183, Marihuana Facilities Opt-in Ordinance requires that Planning Commission make a recommendation to the City Council for the issuing of a license to the applicant. In order to be compliant with the ordinance and to make a recommendation to the State of Michigan Licensing and Regulatory Affairs (LARA), it is necessary that City Council approve the license for Aric Klar and Jonathan Klar’s Quality Roots, Inc., located at 3001 Robert T. Longway Blvd

FINANCIAL IMPLICATIONS: None

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

Table with 5 columns: Dept., Name of Account, Account Number, Grant Code, Amount. Includes a row for FY21/22 GRAND TOTAL.

PRE-ENCUMBERED? YES [x] NO [] REQUISITION NO:

WILL YOUR DEPARTMENT NEED A CONTRACT? YES [] NO [x]
(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) n/a



CITY OF FLINT

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (*i.e., collective bargaining*): n/a

STAFF RECOMMENDATION: (PLEASE SELECT): APPROVED NOT APPROVED

DEPARTMENT HEAD SIGNATURE:  Director, Dept of Planning and Dev.
(PLEASE TYPE NAME, TITLE)

RESOLUTION NO.: _____



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

July 14th, 2022

Quality Roots, Inc.
2075 East 14 Mile Rd.
Birmingham, MI 48009

RE: Planning Commission Public Hearing Action Notification

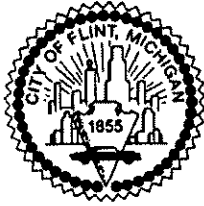
PC 22-10: Quality Roots, Inc., requests a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 3001 Robert T. Longway Blvd. (PID 41-09-151-013).

At its meeting on July 12th, 2022, the Flint Planning Commission **Approved** the request for a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 3001 Robert T. Longway Blvd. (PID 41-09-151-013).

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



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

STAFF REPORT (PC 22-10)

DATE: July 8, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: PC 22-10: Quality Roots, Inc., requests a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 3001 Robert T. Longway Blvd. (PID 41-09-151-013).

LOCATION: Robert T. Longway and S. Dort Hwy.

AFFECTED WARD: Subject site is in Ward 4.

PERTINENT SECTION OF THE ORDINANCE: Article XXIX, Special Regulated Uses, Medical Marihuana Facilities, §50-161 - §50-169.

EXISTING LAND USE PATTERNS:

North- Industrial
East- Industrial
South- Commercial
West- ROW

EXISTING ZONING PATTERNS:

Subject Property – G (Heavy Manufacturing)

North- G (Heavy Manufacturing)
East- G (Heavy Manufacturing)
South- E (Heavy Commercial Limited Manufacturing District)
West- ROW

BACKGROUND

The applicant, Quality Roots, Inc., requests a Group E Special Regulated Use Permit for an adult-use marihuana retail facility. The applicant appears to have provided all the requested materials and their application is complete. The property is located at the intersection of S. Dort Hwy and Robert T. Longway. The parcel that the proposed facility will operate was split on October 20, 2021, to create PID 41-09-151-013.

APPLICANT REQUEST:

The applicant is requesting a Group E Adult Use Special Regulated Use Permit in order to operate an adult-use recreational marihuana facility.

STAFF RECOMMENDATION:

Staff recommends approval on the basis that this location meets the required locational standards and all required information has been provided.

220353

ORDINANCE NO. _____

A Proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by Denise Diller/Crossover Outreach (PC 22-13) for a rezoning change for the property at 807 Oak St. (Parcel ID# 41-18-153-009) from C-2 Multi-Family High Density Apartments to D-2 Neighborhood Business.

The Planning Commission recommends APPROVAL of a Zoning Ordinance map amendment concerning this property located in WARD 5.

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:

807 OAK ST. FLINT, MI 48503
PARCEL #41-18-153-009 legally described as STOCKTON'S WEST ADDITION S 3 RDS OF LOT 15, BLK N from "C-2" Multi-Family High Density Apartments to "D-2" Neighborhood Business.


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 (Aug 9, 2022 13:17 EDT)

William Kim, City Attorney

CITY COUNCIL:

City Council



CITY OF FLINT

RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 8/4/2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION AUTHORIZING A REZONING CHANGE FOR THE PROPERTY AT 807 OAK ST. (PARCEL ID# 41-18-153-009) NOW IDENTIFIED AS A PART OF 414 W. COURT ST. (PARCEL ID# 41-18-153-029) FROM C-2 MULTI-FAMILY HIGH DENSITY APPARTMENTS TO D-2 NEIGHBORHOOD BUSINESS.

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 July 26th, 2022, the Flint Planning Commission APPROVED the submitted request for a rezoning from C-2 Multi-Family High Density Apartments to D-2 Neighborhood Business (PID# 41-18-153-009). The applicant, Denise Diller/Crossover Outreach, requests a rezoning in order to tie it to the adjacent property located at 414 W. Court St. The plan is to construct a new facility for their non-profit corporation.

FINANCIAL IMPLICATIONS: No financial implications

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

| Dept. | Name of Account | Account Number | Grant Gode | 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, Director, Dept. of Planning and Development (PLEASE TYPE NAME, TITLE)

CITY ADMINISTRATOR APPROVAL: CLYDE D EDWARDS (Aug 9, 2022 17:53 EDT) Clyde Edwards, City Administrator

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 22-13
 Date Rec'd 7-7-2022
 Meeting Date 7-26-2022

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 | Denise Diller, Executive Director | | Name | BRYANTE FULLER | |
| Address | 414 West Court Street | | Address | | |
| Flint | MI | 48503 | (City) | (State) | (Zip) |
| (City) | (State) | (Zip) | (City) | (State) | (Zip) |
| Telephone | 810-234-2479 | Fax 810-234-8688 | Telephone | | Fax |
| Email | ddiller@crossoveroutreach.org | | Email | | |

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 807 Oak Street

Major Cross Streets Oak Street, West Court Street

Parcel No. 41-18-153-009 Current Zoning District C-2

Current Use Vacant Lot, Previously single family rental property.

Information regarding request:

Proposed Use Commercial to be tied with adjacent D-2 property Proposed Zoning District D-2/NC


Explain Request (On Page 2)

Not F. 100 19 A Home

Explain Request: We would like to rezone the aforementioned lot that we own from C-2 to D-2 in order to tie it to the adjacent property located at 418 West Court Street that we own. Our proposed plan is to construct a new facility for our nonprofit corporation on these lots. We understand that in the Future Master Plan, the parcel in question is expected to become NC - Neighborhood Commercial. Our proposed building would meet the as of right zoning of NC, however, until the ordinance is adopted by the city council, the lot in question remains a residential use. Please see the attached diagram for clarification, along with our lot tie application previously filed.

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.

| | | |
|---|---------------|----------|
| Signature of Property Owner | Print Name | Date |
|  | Denise Diller | 7/7/2022 |
| Signature of Applicant | Print Name | Date |

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

July 26, 2022
Date Planning Commission Hearing is Scheduled

July 19, 2022
Date notice of Planning Commission meeting published

July 8, 2022
Date notice of Planning Commission meeting was mailed to property owners/occupants within 300ft of parcel

Planning Commission Decision:

- Approved
- Approved as Amended
- Denied
- Other: _____

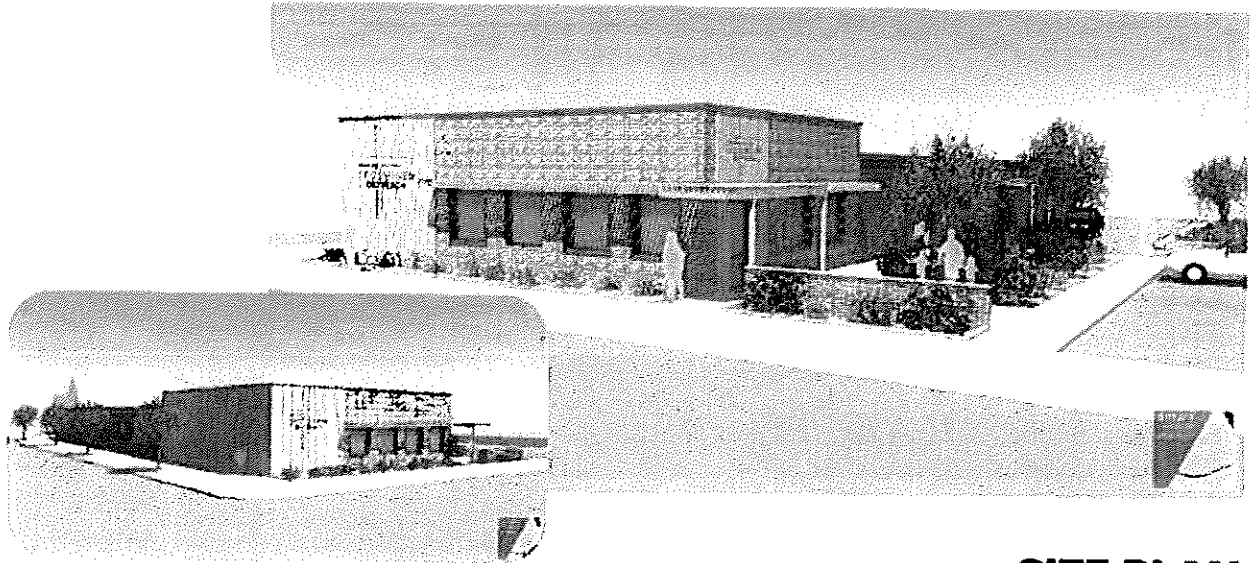
Remarks:

BUILDING
On our legacy

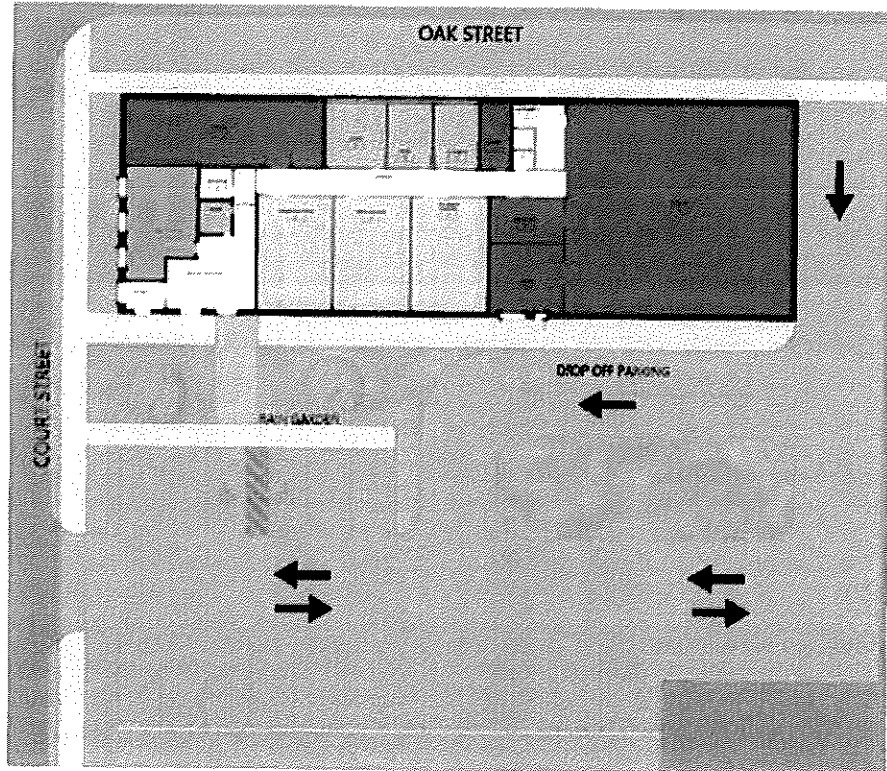
BELIEVING
In our future

Showing the Love of Christ · Restoring Hope · Rebuilding Lives

BUILDING RENDERINGS



SITE PLAN



CROSSOVER OUTREACH · 414 W. Court Street · Flint, MI 48503
www.crossoveroutreach.org · (810) 234-2479 · info@crossoveroutreach.org



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

STAFF REPORT (22-13)

DATE: July 22, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: Denise Diller/ Crossover Outreach, request a rezoning from C-2 to D-2 at 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W Court Street (PID 41-18-15-029).

LOCATION: 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W Court Street (PID 41-18-15-029).

AFFECTED WARD: Subject site is in Ward 5.

PERTINENT SECTION OF THE ORDINANCE:

D-2 Permitted Uses (50-41 and 50-42).

EXISTING LAND USE PATTERNS:

North-Residential
East- Commercial
South- Commercial
West-Residential

EXISTING ZONING PATTERNS:

Subject Property C-2 Multi Family High Density Apartment District

North- C-2 Multi Family High Density Apartment District
East- D-5 Metropolitan Commercial Service District
South- D-2 Neighborhood Business District
West-C-2 Multi Family High Density Apartment District

BACKGROUND

Planning and Zoning historical records indicate that 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W Court Street (PID 41-18-15-029) was never

properly rezoned from C-2 to D-2, but inadvertently combined with 414 W Court (PID 41-18-15-029). Property combinations cannot take place unless 1. The zoning districts match and/or the property is rezoned to match prior to a parcel combination.

APPLICANT REQUEST:

The applicant is requesting a rezoning from the C-2 zoning district to the D-2 zoning district to construct a new facility for non-profit corporation.

A rezoning from C-2 to D-2 represents a shift from residential to business.

The D-2 district: It is the purpose of D-2 districts to provide principally for convenience goods needs of persons residing in the residential area nearby. Uses permitted outright or conditionally shall be limited to those required to satisfy basic needs for goods and services required for daily or frequently and other uses, which while not serving basic day to day needs, nonetheless can be considered to have little impact on surrounding residential areas (50-41 and 50-42).

The future land use classification for this parcel is NC - Neighborhood Center. This Land Use is described in the Master Plan as: focal points of Flint's neighborhoods and are distributed throughout the city. Neighborhood Centers are primarily located at the intersection of busy streets that provide ease of access for nearby residents and contribute to the overall activity of the area.

STAFF COMMENTS

Rezoning this parcel from C-2 to D-2 Aligns with current and future zoning, are compliant with City and State codes and will give the applicant the ability to build a nonprofit facility. Rezoning this parcel from C-2 to D-2 will rectify a past error in current City of Flint planning, zoning, and assessment records.

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



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

August 3rd, 2022

Denise Diller/Crossover Outreach
414 W. Court St.
Flint, MI 48503

RE: Planning Commission Public Hearing Action Notification

PC 22-13: Applicant, Denise Diller/Crossover Outreach, requests a rezoning from C-2 to D-2 at 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W Court St. (PID 41-18-153-029).

At its meeting on July 26th, 2022, the Flint Planning Commission **Approved** the rezoning request from C-2 to D-2 at 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W. Court St. (PID 41-18-153-029).

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

PC 22-13: Applicant, Denise Diller/Crossover Outreach, requests a rezoning from C-2 to D-2 at 807 Oak Street (PID 41-18-153-009) now identified as a part of 414 W Court St. (PID 41-18-153-029).

