



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Draft Meeting Minutes April 26, 2022

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#### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Lynn Sorensoon, Secretary  
Harry Ryan  
Leora Campbell  
Robert Jewell

#### **Staff Present**

Suzanne Wilcox, Director of Planning and Development  
William Vandercook, Zoning Coordinator  
Keizy Anpalagan, GIS Administrator  
Joanne Gurley, Assistant City Attorney  
Jonathon Mateen, Planner I  
Max Lester, Planner I

#### ***Absent:***

April Cook-Hawkins

#### **ROLL CALL:**

Chairman Wesley called the meeting to order at 5:40 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom and phone conferencing as approved.

#### Roll Call:

Commissioner Ryan: appearing in-person  
Commissioner Campbell: appearing  
virtually in Flint, MI  
Commissioner Blower: appearing in-person  
Commissioner Jewell: appearing in-person

Commissioner Cook-Hawkins: absent  
Commissioner Sorensoon: appearing  
virtually in Flint, MI (arrived late)  
Chairperson Wesley: appearing in-person

#### **ELECTIONS:**

Chairman Wesley suspended the meeting to conduct officer elections. Jonathon Mateen called for nominations for the position of Chair.

Commissioner Jewell nominated Commissioner Wesley for Chair, which was accepted with no other nominations.

Commissioner Ryan motioned to elect Commissioner Wesley as Chair. Commissioner Campbell seconded the motion.

***M/S – Ryan/Campbell***



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Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Chairman Wesley: yes

The motion carried.

5 yes, 0 no, 2 absent

Chairperson Wesley opened nominations for Vice-Chair.

Commissioner Jewell nominated Carol-Anne Blower for Vice-Chair, which was accepted with no other nominations.

Commissioner Campbell made a motion elect Commissioner Blower as Vice-Chair. Commissioner Ryan supported the motion.

***M/S – Campbell/Ryan***

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Chairperson Wesley: yes

The motion carried.

5 yes, 0 no, 2 absent

Chairperson Wesley opened nominations for Secretary and asked if the by-laws state a person must be present to be nominated.

Commissioner Campbell nominated Commissioner Jewell as Secretary, which was declined.

Mr. Mateen states that the by-laws do not state if someone must be present to accept a nomination.

Commissioner Campbell nominated Commissioner Ryan as Secretary, which was declined.

Commissioner Campbell nominated Commissioner Sorenson as Secretary, Chairperson Wesley suggested nominations be suspended until Commissioner Sorenson arrived later in the meeting.

Commissioner Jewell motioned to suspend nominations. Commissioner Campbell supported the motion.



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### ***M/S – Jewell/Campbell***

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: absent
Commissioner Blower: yes	Chairperson Wesley: yes
Commissioner Jewell: yes	

The motion carried.  
5 yes, 0 no, 2 absent

### **ADDITIONS/CHANGES TO THE AGENDA:**

Bill Vandercook added Educational Updates to the reports section of the agenda.

### **ADOPTION OF THE AGENDA:**

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda as amended. Commissioner Campbell seconded the motion.

### ***M/S –Jewell/Campbell***

***Unanimously carried by voice vote***

### **MINUTES OF PREVIOUS MEETINGS:**

Commissioner Jewell made a change to the third paragraph of page 10 of the minutes for April 12th. The change notes that Commissioner Ryan also distinguished the difference between marijuana and hemp and their different uses.

Commissioner Jewell made a motion to approve the minutes of April 12, 2022 as corrected. Commissioner Ryan supported this motion.

### ***M/S – Ryan/Blower***

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: absent
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

5 yes – 0 no – 2 absent

***Unanimously carried by voice vote***



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### **PUBLIC FORUM:**

Jerome Phillipe asked for clarification regarding the permanent marijuana ordinance, specifically what the ordinance is. Chairperson Wesley states that this will be discussed later in the meeting and that the ordinance is still being worked on.

Mr. Phillipe asked if the Commission has any working relationship with the County Road Commission and that he is concerned about road conditions. Chairperson Wesley commented that the Planning Commission doesn't work with the Road Commission. Mr. Vandercook referred the speaker to the City Engineer Mark Adas and Rod McGaha in Traffic Engineering.

### **PUBLIC HEARINGS:**

**PC 22-6:** Applicant, Log Properties, LLC/Fady Mansour, requests a rezoning from D-6 to F at PID 47-29-302-014. (Vacant Property)

Chairperson Wesley asked Mr. Vandercook if this item is intended to be postponed.

Mr. Vandercook states that the parcel is one whole parcel in CONNECTExplore but the parcel has been split by the applicant. While the PID is correct the parcel survey that is presented to the Planning Commission is incorrect as it does not show the split parcel.

Chairperson Wesley clarifies that the triangular piece of the parcel has been split and asks if there is a separate PID for this parcel.

The applicant brought materials up to Chairperson Wesley and provided an explanation. This section is inaudible.

Commissioner Jewell asked for Mr. Vandercook to finish his recommendation. Mr. Vandercook explained that the staff report that was prepared will not reflect the parcel that was presented as Planning and Zoning was not notified of the split by the applicant or the Assessment Division. Mr. Vandercook suggest PC 22-6 is resubmitted by the applicant.

Another speaker talked about the split parcels, which was inaudible. They mention there are three parcels, two parcels and the panhandle.

An applicant spoke to clarify stating that they received approval for a split that turned 47-29-302-014 into the small panhandle parcel. Applicant says that the split was documented and approved with the city. The applicant asks if they can have an approval contingent on the applicant giving a document to Mr. Vandercook showing the correct PID for the parcel

Commissioner Jewell states that the applicant is asking for a contingent approval, but the Commission



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is not at that stage of the process yet. Commissioner Jewell clarifies that to his understanding the correct process would be for the applicant to reapply with the correct PID so that the staff report can be updated to reflect this change. Commissioner Jewell deferred to Chairperson Wesley in what the appropriate process would be.

Chairperson Wesley agrees that postponing is appropriate until corrected information is supplied.

Rade Beslac, a representative with the applicant, asks if they only need to fix the PID on the application to resubmit. Mr. Vandercook confirms. Commissioner Jewell points out that going into the details of what needs to be done for the resubmitted application is more appropriate to discuss with Mr. Vandercook outside of the Commission.

Mr. Mateen states that this matter may need to be re-noticed and would need to go on the May 24<sup>th</sup> meeting. Mr. Vandercook says that this is correct.

Chairperson Wesley asks if there was a motion out forward earlier. Commissioner Jewell clarifies that his motion was withdrawn with the understanding that the Chairperson could decide to postpone the matter with staff's recommendation.

Chairperson Wesley postponed the matter with the understanding that the Zoning Coordinator will notify the Planning Commission when the matter is to be put back on the agenda.

Postponed.

**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).

Chairperson Wesley asks Mr. Vandercook if this matter should be handled at the same time as PC 22-6.

Dave McClain started to speak; Commissioner Jewell stepped in to say he would like to hear from staff before applicants started to present information.

Chairperson Wesley says that he believes applicants are seeking clarification and directs to the applicants that the commission is determining if PC 22-7 should be postponed along with PC 22-6 to be presented at the same time. Dave McClain stated that the presentation was ready to go for this meeting.

Commissioner Jewell asked to hear from staff regarding the matter due to the typical process of public hearings. Mr. Vandercook said that he believed the applicant wanted to move forward with PC 22-7 and that it can be presented that this meeting.



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Mr. Vandercook first stated that the first paragraph of the property background needed to be deleted. The background should reflect that the property is vacant, and the applicant applied for several marijuana location confirmations. Mr. Vandercook then read the staff report provided to the Commission.

Commissioner Jewell asked for clarification on references made to marijuana applications. Mr. Vandercook states that the background should reflect the property is undeveloped and that the applicant applied for a marijuana location confirmation on June 13<sup>th</sup> of 2018, October 19<sup>th</sup> of 2021, and December 7<sup>th</sup> of 2021. Commissioner Jewell asked to the status of those confirmations. Mr. Vandercook states that the applicant split the property because it was originally too close to a residentially zoned property.

Commissioner Jewell asked regarding the application for rezoning if the applicant stated the intended use of the property. Mr. Vandercook stated that it was discussed the facility was intended to be a grow facility.

Commissioner Campbell noted concern over the three parcels having the same intent for use and doesn't think the application should be approved based on Mr. Vandercook's report.

Chairperson Wesley suggests Commissioner Campbell asks these questions to the applicants after their presentation and that currently he is asking if any of the commissioners have questions directed to Mr. Vandercook.

Mr. Vandercook clarified a comment about blight on the property made by Commissioner Campbell, the information regarding blight was mistakenly copied over and should be deleted.

Commissioner Wesley invited the applicants to speak.

Fady Mansour spoke on 22-7 stating a building was on the property that is currently approved as a caregiver facility. The applicant has applied for a retail provisioning center in 2018. In May 2020 the applicant was called into a hearing to be heard on if they wanted a provisioning center and the applicant declined as the facility is already built out as a caregiver facility with multiple tenants. The applicant now wants to turn it into a state licensed cultivation facility, which would include an addition at a future date.

Mr. McClain stated his belief that a rezoning to F is aligned with the adjacencies in the area. Mr. McClain asked if the Master Plan is a legally adopted document that can be used for consideration in this matter as the draft ordinances have not yet been adopted. Mr. Vandercook stated that the Master Plan was approved by City Council and can be used in discussion and consideration.

Commissioner Jewell asked if the applicant's intent was to locate a marijuana facility on the proposed rezoned property. Applicant clarified that there is a caregiver facility currently on the property and the



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intent is to turn it into a cultivation facility. Commissioner Jewell noted that the rezoning stays with the property and all uses under the F zoned category would be allowed in the future.

Mr. Vandercook asked for clarification on how many tenets are in the facility and the size of the caregivers. The applicant stated that the facility has four addresses for tenets in the facility. Their intent is to remove the caregivers and have one cultivation facility licensed by the state. Mr. Vandercook asked if the four addresses allowed for four caregivers. Applicant confirmed there are four caregivers who can each have seventy-two plants, with each patient being allowed twelve plants. Mr. Vandercook clarified that a caregiver facility is not required to go through Planning and Zoning and can instead go straight to the Building Department for building departments under State law.

Keizy Anpalagan asked what class license the applicant would apply for. Mr. Mansour said he believed it would be a class B license.

Commissioner Campbell asked for clarification on previously discussed intent for the facility. Applicant restated their intent for the facility. Commissioner Campbell asked when they were approved to be a caregiver facility. Applicant stated it was in April of 2021. Commissioner Campbell asked if the applicant came before the Planning Commission. Applicant referred to Mr. Vandercook's explanation that the city doesn't have authority to regulate caregivers and that licensing falls to the state.

Clarification is given to Commissioner Campbell that the applicant would not have needed to go to the Planning Commission for a caregiver facility, but they would need to for a grow facility. Commissioner Campbell asks for more clarification on why the applicant is coming to the Planning Commission now and how the building is being used. Applicant states that only the caregivers have access to the building. Mr. McClaine states that the caregivers access the building to care for their patient's plants, and then deliver the product to their patients off-site.

Commissioner Campbell asks why they are going to the Planning Commission now for rezoning after already allowing caregivers into the facility. Commissioner Jewell clarified that the focus of the commission is rezoning, and that the current use of the site has already been approved by the state and isn't related to the commission. Commissioner Jewell also states that if the property is rezoned the applicants would need to come back for approval for a grow facility which falls under the jurisdiction of the Planning Commission, unlike the current use as a caregiver facility.

Chairperson Wesley opened the discussion to any audience members in support or in opposition, no one spoke.

Mr. Vandercook commented that no other correspondence with PC 22-7.

Commissioner Ryan asked Mr. Vandercook how rezoning from D-6 to F, which conflicts with the Master Plan, would impact the area. Mr. Vandercook replied that the Zoning Coordinator must consider future land use. While this would not be spot zoning due to nearby F zoned properties, the



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Master Plan designates the future land use as Green Innovation which doesn't coincide with intended use.

Commissioner Blower expressed concern with rezoning from D-5 to F because the zoning would stay with the property and allow all uses under the zoning for F. Commissioner Jewell and Commissioner Sorenson also expressed concern with rezoning staying with the parcel.

Commissioner Jewell reiterates that the applicant is seeking a rezoning from D-6 to F for the parcel and a motion will be made either to approve or deny the rezoning.

Commissioner Campbell motioned to deny rezoning from D-6 to F for PC 22-7 based on the F designation not aligning with the future land use set in the Master Plan which is designated as Green Innovation and because rezoning would allow all uses under the F designation. Commissioner Ryan supported the motion.

Commissioner Jewell asked Commissioner Campbell and Commissioner Ryan if they were comfortable with adding to the findings the recommendation by planning staff. Both Commissioner Campbell and Commissioner Ryan acknowledged they were comfortable with adding staff recommendation to findings.

*M/S – Campbell/Ryan*

Roll Call:

Commissioner Ryan: yes

Commissioner Cook-Hawkins: absent

Commissioner Campbell: yes

Commissioner Sorenson: yes

Commissioner Blower: yes

Chairman Wesley: yes

Commissioner Jewell: yes

The motion carried.

6 yes, 0 no, 1 absent

### **ELECTIONS CONTINUED:**

Chairperson Wesley reopened the elections for the position of Secretary.

Commissioner Sorenson nominated Commissioner Blower for Secretary; Chairperson Wesley explained Commissioner Blower has already been elected as Vice-Chair.

Commissioner Blower nominated Commissioner Sorenson for Secretary. Commissioner Sorenson accepted the nomination.

Commissioner Campbell motioned to elect Commissioner Sorenson as Secretary. Commissioner Ryan supported the motion.





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Commissioner Blower closed nominations with no other nominations made.

### *M/S – Campbell/Ryan*

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

Commissioner Jewell expressed thanks to Chairperson Wesley, Commissioner Blower, and Commissioner Sorenson.

### **SITE PLAN REVIEW:**

No site plan reviews.

### **CASE REVIEW:**

**SPR 22-004:** Communities First Inc./Glenn Wilson is requesting a Site Plan Review at: 422 West University Avenue (PID 40-12-457-008)

Chairperson Wesley stated that this case was on the agenda for this meeting as requests were made of Communities First Inc. Mr. Vandercook agreed and added that Communities First LLC. was requested to revise the site plan to have a building with a maximum height of 30 ft. Mr. Vandercook stated that this has been revised and there is a stormwater management agreement that was signed by the city attorney and was sent back to Communities First LLC. for signature. Mr. Vandercook also noted they need to add privacy fences on the site plan, and they are expected to be ready for administrative approval within the week.

Chairperson Wesley asked Mr. Vandercook if the privacy fence has already been taken care of and it is part of the agreement as well. Mr. Vandercook confirmed.

Commissioner Jewell asked if this project will be completed within a two-week period and not appear on the next commission agenda. Mr. Vandercook confirmed. Commissioner Jewell recommended adding the case to the review section of the May 10th meeting once the stormwater agreement was signed and the site plan administratively signed.

### **REPORTS:**

**SPR 20-941:** Sylvester Broome Empowerment Village is requesting a Site Plan Review at: 4119 N Saginaw St. (PID 46-36-428-059).



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Chairperson Wesley asked Mr. Vandercook if all conditions have been satisfied. Mr. Vandercook confirmed.

*Status of Draft Zoning Ordinance, Suzanne Wilcox, Director of Planning and Development*

Suzanne Wilcox spoke of the city council meeting on April 20th with Planning staff and a presentation was given on the Master Plan, zoning code, misconception with the zoning code, and what the zoning code is. Ms. Wilcox expressed city council seemed supportive. The permanent draft codes are intended to be presented for first reading either on the May 9th committee meeting or in a special meeting. Ms. Wilcox is optimistic that the draft codes will be adopted. Ms. Wilcox also expressed that the Master Plan has been adopted and includes a future land use plan and reiterated the prior discussion on the Master Plan being enforceable in land use decisions.

The first reading is intended to take place on May 9th, and then a second reading will be required to be published, this is intended to occur on June 13th.

Chairperson Wesley asked when the planning commission is requested to attend the city council first reading. Ms. Wilcox stated the next meeting on May 4th, but she will let the commission know if it doesn't get added to the agenda.

Commissioner Jewell asked if an email can be sent with details. Ms. Wilcox confirmed this can be done.

*Status of Permanent Marijuana Ordinance, JoAnne Gurley, Assistant City Attorney*

Attorney Gurley explained that the commission received an eleven-page document with suggestions and recommendations from and staff Captain Birnie, and some updates from state law. Attorney Gurley special meeting will likely need to be held to specifically go over the document.

Commissioner Jewell expressed that his concerns and expectations have already been expressed in the prior meeting and with Mr. Vandercook. Commissioner Jewell would like to see a document showing the present marijuana ordinance with notes for possible changes.

Ms. Wilcox expressed that she had discussed how the form should be formatted and had an understanding with the suggestions at the prior meeting, but that instructions were now unclear. Ms. Wilcox requests that future requests for staff are made in the form of a motion with specific details of what is requested.

Commissioners discussed when a special meeting could be held. Commissioner Jewell suggested that Chairperson Wesley meet with staff to communicate expectations for the discussion document, determine a timeline, and set a date for the special meeting.



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Chairperson Wesley agreed to meet with Mr. Vandercook and discuss what is needed and to set a date. Chairperson Wesley floated the 5<sup>th</sup> Tuesday in May as a possible date. Mr. Vandercook requested Attorney Gurley be present at the meeting as well.

#### *Choice Neighborhoods Initiative Update, Suzanne Wilcox, Director of Planning and Development*

Ms. Wilcox states that currently the Choice Neighborhood Initiative staff has multiple open positions. Phase 1 is complete, and all residents of Atherton East have been relocated. Phase 4 has been converted to Phase 3a and 3b. There are some issues with timing and funding for the phases, there is good news from HUD that they can get extensions for 2014-15 grantees due to supply chain issues and an increase in construction costs. Members of the community have expressed interest in an update to the steering committee, this is strained due to the lack of staff and current workload for planning staff.

#### *American Rescue Plan/Capital Improvement Plans, Suzanne Wilcox, Director of Planning and Development*

Ms. Wilcox expressed that the American Rescue Plan is underway, and the community has been consulted for priorities. There may be additional funding coming through DPW to assist with projects. Capital Improvement Plans are also making progress and an update should be ready a couple weeks.

Chairperson Wesley expresses the importance of the Capital Improvement Plan and to keep it updated regularly.

#### *Marijuana Application Process Flyer*

Ms. Wilcox stated the flyer has been drafted but there are some minor edits that needed to be made. Once complete the flyer will be provided to the commission likely by the next meeting.

Commissioner Jewell stated it was his understanding that the commission would receive a proof to discuss before it was published and asked if that was no longer the case. Ms. Wilcox stated it was not ready for this meeting, but it can be provided to the commission at the next meeting for review before it is published online.

#### *Zoning Board of Appeals*

There is no report as the Zoning Board of Appeals did not meet last session. It will be discussed in the future if anyone will continue to go to Zoning Board of Appeals meetings for the planning commission.

Chairperson Wesley mentioned asking Mr. Vandercook to check with other zoning boards of appeals to see how they work with their planning commissions.



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### *I-475 Update – Link to Resources*

Mr. Mateen stated that the meeting link was sent to the planning commission and the link should be able for a short time. Any further updates will be included in future meetings. An article from East Village Magazine was provided with the packet materials.

### *Staffing Update*

Ms. Wilcox states there is no new information regarding staffing. Mr. Vandercook states staff information for Roy Lash and Max Lester are included with the packet materials.

### *Educational Update*

Mr. Vandercook stated several commissioners attended a seminar on marijuana regulatory updates on April the 19<sup>th</sup>. Mr. Vandercook will send a link to the recorded seminar to the commission. Mr. Vandercook references to two articles from the Flint Beat regarding the zoning ordinance process and these will be passed out to the commission. Mr. Vandercook will bring a list of topics for future educational sessions to the next meeting.

Ms. Wilcox references the articles from the Flint Beat and clarifies that the meeting referenced in the articles was a presentation and the draft zoning code was not voted on.

### **RESOLUTIONS:**

No resolutions.

### **OLD BUSINESS:**

No old business.

### **NEW BUSINESS:**

Keizzy Anpalagan, GIS Specialist, announced that she will taking a new position in Detroit and will be with the City of Flint part time. Ms. Anpalagan thanked the Commission for their support and knowledge.

### **ADJOURNMENT:**

*M/S – Blower/Jewell*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:11 PM.