



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Draft Meeting Minutes**  
**February 8, 2022**

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### **Commissioners Present**

Robert Wesley, Chair  
Elizabeth Jordan, Vice-Chair  
Carol-Anne Blower, Secretary  
Leora Campbell  
Robert Jewell  
Lynn Sorenson  
Harry Ryan  
April Cook-Hawkins

### **Staff Present**

Bill Vandercook, Zoning Coordinator  
Keizy Anpalagan, GIS Administrator  
Joanne Gurley, Assistant City Attorney  
Lauren Marshall, Planner I

### ***Absent:***

### **ROLL CALL:**

Chairman Wesley called the meeting to order at 5:39 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  
remotely, City of Flint, MI  
Commissioner Blower: appearing in-person  
Commissioner Jewell: appearing remotely,  
City of Flint, MI

Commissioner Cook-Hawkins: appearing  
in-person  
Commissioner Sorenson: appearing in-  
person  
Commissioner Jordan: appearing in-person  
Chairman Wesley: appearing in-person

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

No additions/changes to the Agenda.

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

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jordan motioned to accept the agenda. Commissioner Sorenson supported the motion.

***M/S – Jordan/Sorenson***

***Unanimously carried by voice vote***

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

Minutes of December 14<sup>th</sup>, 2021.



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Commissioner Jordan stated a few corrections on pages 4, 7 and 9. Commissioner Sorenson stated a correction on page 5.

Commissioner Sorenson motioned to approve the Minutes of December 14<sup>th</sup>, 2021 with corrections. Commissioner Blower supported the motion.

### Roll Call:

Commissioner Ryan, yes	Commissioner Cook-Hawkins, yes
Commissioner Campbell, yes for approval	Commissioner Sorenson, yes with corrections
Commissioner Blower, yes	Commissioner Jordan, yes
Commissioner Jewell, yes with corrections	Chairman Wesley, yes

***M/S – Sorenson/Blower***  
***The motion carried***

8 yes – 0 no – 0 absent

Commissioner Wesley stated that the Planning Commission meeting scheduled to be held on January 25, 2022 did not occur due to a lack of quorum.

### **PUBLIC FORUM:**

No one from the public spoke.

### **PUBLIC HEARINGS:**

No public hearings.

### **SITE PLAN REVIEW:**

**SPR 21-954:** ROWE Professional Services is requesting a Site Plan Review at 3201 E Court St (PID# 41-09-326-023).

William Vandercook, Zoning Coordinator, provided a report to the Planning Commission as noted in the staff report for SPR 21-954.

Scott Csutora, architect, stated they have been working with Consumers Energy to develop a site plan. Mr. Csutora stated that the plan is for Consumers Energy gas leak detection services training.

Commissioner Jewell asked if there was any departmental requests that were outstanding. Mr. Vandercook stated there was a fire hydrant requested by the Fire Department that the applicant has added to the site plans. Commissioner Blower asked Mr. Vandercook if the outstanding requests from the Sewer Department were resolved. Mr. Vandercook stated that the Sewer Department request pertains to new laws regarding storm water requirements. Mr. Vandercook stated he would share those updates with the Planning Commission.



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Commissioner Blower made a motion to approve SPR 21-954 ROWE Professional Services Site Plan Review at 3201 E Court St (PID# 41-09-326-023). Commissioner Ryan supported the motion.

**Roll Call:**

Commissioner Ryan, yes  
Commissioner Campbell, yes  
Commissioner Blower, yes  
Commissioner Jewell, yes

Commissioner Cook-Hawkins, yes  
Commissioner Sorenson, yes  
Commissioner Jordan, yes  
Chairman Wesley, yes

***M/S – Blower/Ryan  
The motion carried.***

***8 yes – 0 no – 0 absent***

**SPR 22-001:** All 4 Kids Learning Center is requesting a Site Plan Review at 2744 Flushing Rd (PID# 40-11-301-035).

Mr. Vandercook provided a report to the Planning Commission as noted in the staff report for SPR 22-001.

Lisa Adams, applicant, stated she has been doing childcare for 25 years. Ms. Adams stated she wants to create a space for kids to stay out of trouble and to teach them skills. The architect was also present.

Commissioner Jewell stated he believed the project would be a great addition to the area and asked if there were any departmental requirements not met. Mr. Vandercook stated there were no concerns regarding this application. Commissioner Sorenson asked what age groups would be allowed into the facility. Ms. Adams stated the targeted age group is 0-12 years old. Commissioner Sorenson asked what type of projects would be provided. Ms. Adams stated that after school programs such as ball room dancing and daycare needs. Ms. Adams stated the building is in two sections, one for daycare and one for the community. Commissioner Jordan stated that since the pandemic there has been increased importance of childcare and stated her appreciation for increasing those services for the community.

Commissioner Jewell made a motion to approve SPR 22-001 All 4 Kids Learning Center Site Plan Review at 2744 Flushing Rd (PID# 40-11-301-035). Commissioner Campbell supported the motion.

**Roll Call:**

Commissioner Ryan, yes  
Commissioner Campbell, yes  
Commissioner Blower, yes  
Commissioner Jewell, yes for approval

Commissioner Cook-Hawkins, yes  
Commissioner Sorenson, yes  
Commissioner Jordan, yes  
Chairman Wesley, yes



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*M/S – Blower/Ryan*  
*The motion carried.*

*8 yes – 0 no – 0 absent*

**SPR 22-002:** Chris Klamkin and Daniel Amori, Operation Grow LLC, is requesting a Site Plan Review at 1110 Tower St (PID# 41-16-101-028).

Mr. Vandercook provided a report to the Planning Commission as noted in the staff report for SPR 22-002.

Commissioner Campbell asked for clarification on the non-combined parcel. Mr. Vandercook stated that the original two parcel numbers were required to be combined. Mr. Vandercook stated that two of the three parcels were combined but the third has not been combined.

Commissioner Jewell asked if there were outstanding departmental concerns. Commissioner Wesley stated that in Mr. Vandercook's review there were no outstanding concerns.

Commissioner Jewell stated his concern over the licensing plans. Commissioner Jewell stated in the upper right hand corner of the site plan, it states this drawing is for licensing only and not provided for construction. Commissioner Jewell asked for clarification on if the Commission was approving for construction or just approval of phasing for licensing. Mr. Vandercook stated that the site plans have already been approved for construction and tonight's application is for phasing the project. Commissioner Blower asked if the phase plans were identical to the administratively approved plans from 2021. Mr. Vandercook stated staff reviewed the plans and determined they are the same plans.

Chris Klamkin and Daniel Amori, applicants, stated the project was originally approved in July of 2019 and they started building the project in the middle of last year. Mr. Amori stated that when they started building they came across inefficiencies in the floor plan and minor changes were made that were administratively approved in October of 2021. Mr. Amori stated that the drawing submitted is a color coded drawing of the approved drawings from October of 2021 to indicate the phases of the building. Mr. Amori stated that phase 1 was permitted and complete as of December 2021. Mr. Amori stated they are actively hiring from the Flint area. Mr. Amori stated they are working on phase 2.

Commissioner Jordan asked if the plans submitted are an addendum to the previous site plan to verbalize the phasing of the project. Mr. Amori stated that is correct and that the color coded drawings are the exact drawings from the administrative approval. Mr. Amori stated the notation at the top of the site plans is because they are not for construction and just a depiction of the phasing.



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Commissioner Soreson asked if there was a second floor and if the use would change. Mr. Klamkin stated that there is a mezzanine to be constructed in phase 5 and that the use of the building is staying the same throughout the phasing.

Commissioner Cook-Hawkins asked about security. Mr. Amori stated they have a 24-hour third party security team. Commissioner Sorenson asked why the third parcel was not combined. Mr. Amori stated that two parcels have been combined that hold the building and one of the parking lots. Mr. Amori stated the non-combined parcel is intended to be a parking lot. Mr. Amori states in the future they can combine the last parcel, however, it is across a public street from the two parcels that have already been combined.

Commissioner Sorenson asked how many employees are anticipated for phase 1 and phase 2. Mr. Amori stated 15 are expected in phase 1 and an additional 30 in phase 2. Commissioner Blower asked to confirm that the motion would be made for a medical marihuana facility. Mr. Amori and Mr. Klamkin stated that in the future they wish to apply for a recreational license and hope to have it administratively approved.

Commissioner Sorenson asked if there would be customers coming to the facility or if they would deliver the product. Mr. Amori stated it is a wholesale business and that a third party secure transport would move the product. Commissioner Sorenson asked when the applicant applies for an adult-use license it would not be a retail facility. Mr. Amori confirmed that it would not be a retail facility. Mr. Klamkin stated the intended use was and always has been cultivation. Mr. Vandercook commended the efforts and due diligence of the Building Department.

Commissioner Jordan made a motion to approve SPR 22-002 Chris Klamkin and Daniel Amori, Opertaion Grow LLC, site plan review at 1110 Tower St (PID# 41-16-101-028) noting the request is an addendum to their existing site plan review to allow the build to be completed in phases. Commissioner Blower supported the motion. Commissioner Jordan noted the parcel number stated in the motion is the current parcel number since the parcel combination has been completed.

### Roll Call:

Commissioner Ryan, yes for approval of phases	Commissioner Cook-Hawkins, yes for approval of phases
Commissioner Campbell, yes for approval	Commissioner Sorenson, yes for approval
Commissioner Blower, yes for approval	Commissioner Jordan, yes
Commissioner Jewell, yes for approval of phases	Chairman Wesley, yes for approval

***M/S – Blower/Ryan  
The motion carried.***

***8 yes – 0 no – 0 absent***



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#### **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)**

Mr. Vandercook stated Keizzy Anpalagan, GIS Technician, and Joanne Gurley, City Attorney, stated that they were working together to complete a Memorandum of Understanding. Ms. Anpalagan stated that the letter Sylvester Broome created needs to be reviewed by the Law Department and are waiting for the final approval from legal. Attorney Gurley stated that the Law Department can have the review of the MOU completed by the next Planning Commission meeting.

{*Due to technical audio difficulties:* Commissioner Jewell expressed concerns that he had raised from past updates regarding timelines and the need for completion.}

**SPR 21-947: SOZO Health is requesting a Site Plan Review at 1101 Robert T. Longway (PID# 41-09-251-001).**

Mr. Vandercook stated that the applicant has resubmitted the landscape plan. Mr. Vandercook stated that the applicant's original landscape plan encroached onto another property, which required them to resubmit revised plans. Lauren Marshall, Planner I, shared that the applicant stated they wished to postpone until spring. Mr. Vandercook stated that he has the plan ready for Commissioner Wesley's review and administrative approval. Commissioner Wesley state he would come in to review the plan.

**SPR 21-957: Henndogs Holdings LLC is requesting a Site Plan Review at 3756 S Dort Highway (PID# 41-20-476-048).**

Mr. Vandercook stated that the applicant submitted a rendering which was requested by the Commission to be reviewed administratively with oversight of the Chair Commissioner. Mr. Vandercook stated staff and the Chair Commissioner will review the rendering and issue an administrative approval if the renderings are adequate. Commissioner Wesley stated that he will sign off on the site plans when determined to be adequate.

#### **REPORTS:**

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

Mr. Vandercook stated staff have had several meetings developing the ordinance and are still in process of scheduling meetings with City Council. Commissioner Blower asked if the moratorium in the Zoning Department had been resolved. Mr. Vandercook stated the moratorium has been resolved and that all the chapters of the draft zoning code would be brought to Council at the same time. Commissioner Wesley stated that staff were trying to set up 2-on-2 meetings with City Council and did not believe those had taken place yet.



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{*Due to technical audio difficulties:* Commissioner Jewell expressed concerns that he had raised from past updates regarding expectations, proposed actions steps, timelines and the need for completion.}

*Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney:*

Attorney Gurley stated staff have had several meetings for updating the Marihuana Ordinance, especially with Captain Birnie regarding the reviews and inspections that the Police Department handle. Attorney Gurley stated that Captain Birnie had extensive recommendations and that both the Law Department and Planning and Development will review the recommendations and incorporate those that fit into the permanent marihuana ordinance. Mr. Vandercook stated that staff have created a summary of amendments for the permanent marihuana ordinance and a report will be shared with the Commission once it is finalized.

{*Due to technical audio difficulties:* Commissioner Jewell expressed appreciation for department staff review and input. He noted his concerns raised from past updates regarding expectations, proposed actions steps, timelines and the need for completion.}

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

No updates.

*Educational Updates for the Planning Commission, William Vandercook, Zoning Coordinator*

No updates.

*Status of Zoning Board of Appeals Meetings, Commissioner Blower*

Commissioner Blower stated she had no update since the Zoning Board of Appeals has not met since the last Planning Commission meeting. Commissioner Blower also stated that she is still waiting for the Law Department's formal legal opinion on her role as Planning Commission Representative at Zoning Board of Appeals meetings. Attorney Gurley stated she will send the memorandum regarding Commissioner Blower's abilities to the Chair Commissioner of the Zoning Board of Appeals.

{*Due to technical audio difficulties:* Regarding the ZBA Planning Commission Representative "role and responsibilities"; Commissioner Jewell expressed concerns that he had raised from past updates focusing on expectations, actions steps, timelines and the need for a written recommendation report.}

#### **RESOLUTIONS:**

No resolutions.

#### **OLD BUSINESS:**



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

Commissioner Jordan stated that this topic was raised in the monthly meeting the Chair Commissioner and Vice Chair Commissioner have with staff. Commissioner Jordan stated that Ms. Wilcox would be reaching out to Mr. Whittigan, Finance Director, to invite him to an upcoming Planning Commission meeting since he has a critical role in coordinating the budgeting process for both the American Rescue Plan and the Capital Improvement Plan. Commissioner Jordan stated she thought it would be appropriate to extend Mr. Whittigan an invitation through staff for him to join the next Planning Commission meeting.

Additionally, Commissioner Jordan noted the strategic importance of the Capitol Improvement Plan in terms of positioning the City of Flint to be able to apply for Federal Infrastructure Bill funds beyond ARPA funding.

*{Due to technical audio difficulties: Commissioner Jewell asked why there was no Report and expressed concerns that he had raised from past updates regarding involvement of the Planning Commission, role of the Master Plan / Capital Improvement Plan, expectations, meeting with the Chief Financial Officer, related actions steps, and timelines.}*

*Marihuana Application Requiring City Council Approval*

Mr. Vandercook stated that the applications that needed to be seen at City Council are currently being presented before the Council this month.

#### **NEW BUSINESS:**

*Planning Commission Annual Report, Suzanne Wilcox, Director of Planning and Development*

No update.

*{Due to technical audio difficulties: Commissioner Jewell noted that he had reviewed the Annual Report and expressed appreciation on a “job well done” by staff.}*

#### **ADJOURNMENT:**

*M/S – Ryan/Sorenson*

*Unanimously carried by voice vote.*

Meeting adjourned at 7:50 PM.