



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes July 12, 2022

Commissioners Present

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

Staff Present

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

Absent:

April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:37 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 from Flint, MI
Commissioner Blower: appearing in-person
Commissioner Jewell: appearing in-person

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: appearing in-person
Chairperson Wesley: appearing in-person

ADDITIONS/CHANGES TO THE AGENDA:

Bill Vandercook asked that **SPR 21-945:** Communities First, Inc./Glenn Wilson is requesting a Site Plan Review at 2765 Flushing Rd., Flint, MI 48504 (PID# 40-11-351-001) be added to the agenda under the case review section.

ADOPTION OF THE AGENDA:

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



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Mr. Vandercook asked that **2849 Miller Rd - Holistic Vibes Flint, LLC** be added to the new business section.

M/S – Ryan/Sorenson
Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Minutes of June 14th, 2022

Commissioner Sorenson recommended correcting typos on pages 5, 6, and 8.

Commissioner Jewell recommended correcting a capitalization on page 8 as well as clarifying that a statement Commissioner Jewell made was to his understanding.

Commissioner Sorenson made a motion to approve the minutes of April 26, 2022 as corrected. Commissioner Campbell supported this motion.

M/S – Sorenson/Campbell

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: abstain

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Chairman Wesley: yes

5 yes – 0 no – 1 absent – 1 abstention

The motion carried

The minutes of June 28th, 2022 are not finished and will be ready for the July 26th, 2022 meeting.

PUBLIC FORUM:

Chairperson Wesley opened the meeting to the Public Forum.

Danny Amori, the COO of Operation Grow, LLC 1110 Tower St. spoke regarding the related case review. Mr. Amori said he believed they had been following the proper process to have multiple licenses as the application says there is a fee of \$1,500 and asks how many licenses the applicant is applying for. Mr. Amori asked for guidance on how to move forward to receive the additional licenses as their facility cannot survive on one license. Mr. Amori extended an open invitation to the commissioners to tour the facility.

John Frasier, an attorney for Operation Grow, LLC, spoke and said he had shared some communications just before the July 4th holiday with the Planning Department to address questions that came up in the June 14th, 2022, meeting. Mr. Frasier shared his experience with cannabis law in Michigan. Mr. Frasier stated that Mr. Amori has submitted additional applications for four more



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Class C medical licenses as well as applications for five Class C adult-use licenses. Mr. Frasier also addressed a question whether 8,000 ft² would be needed for each individual license, stating he understands the City of Flint Marihuana Ordinance limits space requirements to the business entity and not the licenses. Mr. Frasier also stated that the site plan has not changed since a minor modification that was approved by the Planning Commission in February. Mr. Frasier also said there was a question whether adult-use applications apply to administrative approval language in the Ordinance, stating that he believes the applicant would be able to have the adult-use licenses approved administratively because they already have a medical license.

Brett Crandell spoke, stating this is his first meeting and is here for education. Mr. Crandell asked if the Planning Commission is the place to resolve issues with differences of interpretation of the Zoning Ordinance. Chairperson Wesley explained that if there is a disagreement with Zoning staff the case would be put on the agenda and discussed with the Commission. Mr. Vandercook added that Certificate of Zoning Compliances are handled administratively and can be appealed to the Zoning Board of Appeals. If they want a project to go to the Planning Commission the Commission would hear the applicant's case. Jonathon Mateen asked Mr. Crandell if his question is where to go if the Commission has an opposing interpretation of the zoning code. Mr. Crandell confirmed. Mr. Mateen stated there is an application that goes to the Zoning Board of Appeals for interpretations of the Zoning Code.

PUBLIC HEARINGS:

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).

Mr. Vandercook read the staff report provided to the Commission. Mr. Vandercook noted Attorney JoAnne Gurley pointed out an item in the application that could be corrected pertaining to language in an affirmation. Attorney Gurley explained the applicant is attesting to adhering to the Marihuana Ordinance, thereby the approving body for hiring an individual with substance related felonies is not subject to the Michigan Cannabis Regulatory Agency Approval. The City of Flint Marihuana Ordinance has a different approving body, and the affidavit should reflect that. Mr. Vandercook added that this is the only change that would need to be made for the application to be complete.

Craig Aronoff, the attorney representing Quality Roots, began to speak. Chairperson Wesley explained that he was not able to speak just yet.

Commissioner Jewell asked Mr. Vandercook if the split in the parcel was complete. Mr. Vandercook answered that the split is complete with the Assessor's Division. Commissioner Jewell also asked if the locational standards checked and not in conflict. Mr. Vandercook answered that the locational standards are compliant.

Commissioner Blower asked Mr. Vandercook if there was a number available of the number of Special Regulated Uses in that area. Mr. Vandercook confirmed it is mapped out and his understanding is this



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would be the fourth within 2,000 feet.

Commissioner Campbell asked for clarification on the item marked Group E, which type of business it would be. Mr. Vandercook answered it would be a Group E adult-use.

Chairperson Wesley asked Mr. Vandercook if the applicants would not be able to sign off on a new affidavit this evening. Mr. Vandercook confirmed as the applicants are appearing on Zoom. Mr. Aronoff stated they could have it executed and sent to Mr. Vandercook in the morning.

Chairperson Wesley asked the applicant to explain their case and talk about Quality Roots. Aric Klar, CEO and Owner, spoke about shifting from pharmacies to retail marihuana facilities as well as a processing facility. Mr. Klar shared that in their four existing stores they see about 2,500 customers, have no incidents with the CRA, and wish to hire locally as much as possible.

Commissioner Sorenson asked for more information on the parcel split that occurred. Noah Lank, owner of the property, answered that the parcel had a small corner piece that was a 2,500 ft² vacant fenced in driveway that was split from the property. The remaining property is roughly an acre and a half that has the structure on it. Commissioner Sorenson asked if the property with burned out and graffitied structures is a part of his parcels. Mr. Lank stated these were not and that he had spoken to the Blight Department regarding this issue. Mr. Lank stated he had offered to pay for cleanup of the property.

Commissioner Blower asked if this was the old James Lumber property and which structure is on the subject parcel that will be rehabbed. Mr. Lank stated it is a blueish-grey wood structure, approximately 250 feet long with an asphalt driveway.

Mr. Aronoff added that regarding the affidavit, they would be happy to have that as a condition of approval and can have it completed first thing in the morning.

Chairperson Wesley opened the public hearing to anyone wishing to speak in opposition. No one spoke.

Chairperson Wesley opened the public hearing to anyone wishing to speak in support. No one spoke.

Mr. Vandercook noted that there have been no communications for this case.

Commissioner Blower made a motion to support **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) with the condition that the affidavit is signed per administrative review. Commissioner Campbell supported the motion.



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M/S – Blower/Campbell

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Chairman Wesley: yes

6 yes, 0 no, 1 absent

The motion carried.

SITE PLAN REVIEW:

SPR 22-007: Communities First, Inc./Glenn Wilson is requesting a Site Plan Review at S. Grand Traverse Flint, MI 48504 (PID# 41-18-153-016).

Mr. Vandercook read the staff report provided to the Commission.

Commissioner Jewell asked Mr. Vandercook to address the comments made by other departments such as the Fire Department and City Engineering. Mr. Vandercook noted the comments from the Building Department regarding a dangerous tree has been addressed. The comment saying if there is a picnic table a bathroom would need to be added does not apply as a picnic table is not planned for the site. Mr. Vandercook noted a comment from the Water Department asking if the food trucks will require water connections does not apply as the trucks will not need water connections. Mr. Vandercook noted a comment from the Sewer Department stating there are no issues as long as the applicant will not be connecting to city sewer lines, which they will not. Mr. Vandercook noted comments from the Fire Department requesting a fire hydrant be added, adding that these are requests and there is no requirement to add a new hydrant.

Commissioner Jewell asked Mr. Vandercook if food trucks have operated on the subject parcel and adjacent parcels prior to the Site Plan Review approval. Mr. Vandercook answered that he has seen food trucks on the site but has not seen them operating. Commissioner Jewell asked Mr. Vandercook if he could clarify public announcements that the trucks were operational. Mr. Vandercook stated that he saw a broadcast on Channel 12 that discussed Foodie Court. Commissioner Jewell stated that it was his understanding that the Foodie Court has been in operation since the beginning of June (2022), was promoted by local media, and there were press alerts via email. Commissioner Jewell restated his question to Mr. Vandercook. Chairperson Wesley asked Commissioner Jewell to clarify what he means by adjacent sites. Commissioner Jewell said it was his understanding that there are three parcels, one which contains the flower shop and two that are parking. Commissioner Jewell stated there have been food trucks operating not only on the subject parcel, but the two other parcels and asked for clarification on the operation of food trucks prior to site plan approval. Mr. Vandercook stated he has no information on food trucks operating on adjoining parcels. Commissioner Jewell said that he is verifying he has seen this. Commissioner Jewell asked if there was any contact with Zoning



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staff that food trucks would be operating on the subject parcel. Mr. Vandercook stated there has not been any communication with the applicant that food trucks would be in operation. Commissioner Jewell asked if Mr. Vandercook contacted the applicant after seeing the media exposure of the Foodie Commons. Mr. Vandercook said he has not, and that he has not contacted many of the food truck operators around the City of Flint. Commissioner Jewell noted concern that the applicant operated on the parcel prior to the Site Plan Review approval.

Chairperson Wesley spoke on the need for staffing that can carry out enforcement and ensure policies are being followed.

Commissioner Campbell stated the only food truck she has seen has been on 3rd Avenue and asked if it was known who owns the truck that Commissioner Jewell mentioned. Commissioner Jewell clarified that his questions are not pertaining to who owns the truck, but the operation of food trucks on the subject parcel and the adjacent parcels that are not a part of the Site Plan Review.

The applicant Glenn Wilson began speaking by saying Communities First is seeking site plan approval to have access to a power box on the parcel. Mr. Wilson stated there were visioning sessions that were publicized to get ideas for plans from the community. Mr. Wilson stated the trucks were not plugged in. Mr. Vandercook clarified that Mr. Wilson needs a building permit for the electrical box, which requires Zoning approval. Mr. Wilson added that no money was generated during these sessions.

Commissioner Sorenson asked if the food trucks would be parked on the site permanently. Mr. Wilson responded that they would not, the trucks would leave at the end of the day. Commissioner Sorenson asked if the food truck operators make reservations to park there. Mr. Wilson confirmed that they would make reservations to operate on the site. Commissioner Sorenson asked if there would be porta potties on the site. Mr. Wilson confirmed there would be some on site. Commissioner Sorenson asked if there were any plans for the flower shop. Mr. Wilson said plans were in progress and would be submitted once they were finalized.

Commissioner Blower asked generally about flow of traffic in the area, where the trucks will be parked, buffer between parcels, and plans for the future. Mr. Wilson referred to the site plan where there are designated spaces for the trucks. Mr. Wilson answered that the anticipated traffic would be people pulling in to order from the food trucks.

Chairperson Wesley asked if there would be any changes to the driveways. Mr. Wilson said there would not be changes to the parking lot.

Commissioner Blower restated the question regarding the fence line or tree line. Mr. Wilson said there is fencing and trees already there. On the west side there are already fencing and trees. To the north there is a fence and tree line there as well on property owned by Communities First.



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Commissioner Jewell noted that he praises the project but has concerns regarding process and procedure.

Kurt Neiswender, architect for the project, spoke about the timeline and the long wait to get to the Planning Commission with a site plan. Commissioner Jewell acknowledged the efforts the applicants took to get through the process.

Mr. Wilson spoke on his anticipation for the draft Zoning Code to be implemented and a desire for policies that make businesses easier to implement. Mr. Wilson added that the project raised money from Flint citizens with matching funds and the project has been on hold awaiting approval.

Commissioner Campbell asked about language used for parking requirements and if there may be a sit-down area in the future as there are porta potties in the site plan. Mr. Neiswender clarified that the language used for parking requirements is based on restaurants being the closest definition for food trucks in the Zoning Ordinance. Mr. Neiswender added that the porta potties are there for convenience only and there are no plans for seating areas at this time due to limitations of parking count and occupancy load.

Commissioner Blower made a motion to approve **SPR 22-007: Communities First, Inc./Glenn Wilson** is requesting a Site Plan Review at S. Grand Traverse Flint, MI 48504 (PID# 41-18-153-016). Commissioner Campbell seconded the motion.

M/S – Blower/Campbell

Roll Call:

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

5 yes, 0 no, 1 absent, 1 abstention

The motion carried.

CASE REVIEW:

Applicant Case Review

Green Buddha III, LLC – 408 S. Center Rd.

Mr. Vandercook shared that the attorney for this application requested to postpone the case review until the July 26th, 2022, Planning Commission meeting.



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Operation Grow, LLC/Butter – 1110 Tower St.

Mr. Vandercook stated that Operation Grow applied for a Group F Grow facility with ten stacked licenses requested on the application. The applicant paid for one license at the time. Additionally, they applied for four additional medical grow licenses and paid the fees. The question posed to the Commission is how to proceed with the four additional medical grow licenses the applicant is requesting. Is there a process to go through that follows the marihuana code that will allow the licenses to be administratively reviewed, or presented to the Planning Commission after routing to departments.

Attorney Gurley stated that the conversations held internally focused on if an application that has a fee paid for one license would suffice for the application requesting four additional licenses. Under the admin rules for the Cannabis Regulatory Agency, stack licenses are defined as more than one marihuana license issued to a single licensee to operate as a Class C grower. Further, under 420.17, it states that the licensee should pay a separate initial license fee for each marihuana license issued and stacked. The initial concern was that the applicant paid for one license and stated that they wanted ten. The Planning Commission needs to discuss what the process should be for stacked licenses. One commissioner stated that they would like to have notice when licenses are stacked for procedural purposes. There also needs to be an internal procedure of keeping track of the number of stacked licenses and making sure that the number of stacked licenses is in accordance with the square footage of the facility.

Commissioner Jewell stated that there is no staff report on the verbal information that has been presented. Additionally, Commissioner Jewell shared confusion that there were ten licenses requested with payment only for one. He needs clarification on the request for four licenses.

Mr. Vandercook stated the applicant supplied four additional licenses and paid the fees and requested five additional licenses for adult-use, totaling nine additional licenses.

Commissioner Jewell stated that the decision made will inform future businesses who intend to stack licenses.

Commissioner Jewell stated that he has a concern about the differences in the licenses being stacked. The applicant received approval for a medical grow facility, however, they have not received Planning Commission approval for an adult-use grow facility.

Commissioner Sorenson asked to clarify the definition of a stacked license. Mr. Vandercook responded that medical and adult-use licenses can be stacked per the ordinance if square footage and other requirements are met. Mr. Vandercook added that stacked licenses are multiple individual licenses that are under the same roof. Attorney Gurley gave the State definition that a stacked license is more than one marihuana license issued to a single licensee to operate as a Class C grower. Ms. Wilcox added that stacked licenses refer specifically to Class C grow licenses.



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Commissioner Campbell asked if anyone has looked back at the original application from 2019 to see why it was approved for ten licenses. Commissioner Campbell added that if the question is should this come back to the Planning Commission for approval, she believes it should and that someone should make sure to keep track of how many stacked licenses there are for future review.

Commissioner Jewell asked Mr. Vandercook if one could have a license for growing for a certain number of plants, Mr. Vandercook confirmed. Using 100 plants as an example, Commissioner Jewell asked if someone could grow 100 plants with one license, would someone need two licenses to grow 200 plants, Mr. Vandercook confirmed. Commissioner Jewell asked if the applicant is seeking additional grow licenses to expand the number of plants versus other types of business. Mr. Vandercook confirmed that the applicant is seeking four additional Class C grow medical licenses and the other five licenses are for Class C grow adult-use licenses.

Commissioner Jewell expressed some concern with ensuring the site meets the square footage requirements and ensuring that the Chair is involved with the administrative review.

Chairperson Wesley stated that he believed that for the site in question the square footage requirements are met and asked Mr. Vandercook if this was correct, Mr. Vandercook confirmed. Chairperson Wesley raised some concern as to tracking stacked licenses.

Mr. Vandercook referred to Ms. Wilcox on tracking stacked licenses. Ms. Wilcox shared that there have been conversations about keeping track of stacked licenses that go through administrative review and various concerns other than square footage requirements that may need to be documented. Ms. Wilcox stated that she believed this tracking can occur through the BS&A system Planning and Development uses. Ms. Wilcox shared that any action that is taken is stored in BS&A along with primary and supporting documents. Additionally, licenses can be tracked per license with timelines and the dates of approval. Ms. Wilcox believes that if the site plan has no changes, stacked licenses can be administratively reviewed and tracked along with the Chairperson, and brought to the Planning Commission as a case review.

Attorney Gurley agreed with Ms. Wilcox and added that the difference between 1,500 and 6,000 plants may necessitate a review from other departments such as the Fire Department. Mr. Vandercook said that prior to administrative review, routing sheets are sent out to other departments for sign-off. Attorney Gurley asked if this meant for each additional license there is a review, Mr. Vandercook confirmed and added that if multiple licenses are being applied for at once they can be reviewed at the same time. Mr. Vandercook stated that odors will start to be monitored in Flint.

Commissioner Ryan raised concerns on temperature control, growing components such as soil and water, and how micro factors in. Commissioner Ryan reiterated that heat should be a factor that is observed when the number of plants increases.



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Chairperson Wesley asked if heat would be something the Fire Department reviews. Commissioner Ryan stated that they could, or it could be a new branch of government made to evaluate heat generated by buildings, adding that studies would be helpful in making these decisions.

Chairperson Wesley asked the applicant to address some of the concerns that were raised. Mr. Amori stated that they believed they had been approved for ten licenses and that their building is designed for that number of plants including odor control, heat, and other systems. Mr. Amori shared that there is a carbon filtration system and a gas system to reduce odor. Mr. Frasier added that more carbon filters can be added to the HVAC system as more odor is generated. Mr. Fraiser also stated that when the Bureau of Fire Services reviews plans, they require a photometric plan of where lighting will be to insure appropriate dispersion of heat. Mr. Amori stated the site plan has been reviewed by the Bureau of Fire Services with the full number of licenses in mind and the facility is fully sprinklered. Commissioner Ryan asked the applicant to expand on the method of heat control. Mr. Amori answered that there is 90 tons of air in each room and that their focus is more on humidity control. Mr. Amori stated they maintain the temperature at 77 degrees (Fahrenheit) with 45 degrees relative humidity, the mechanical aspect is to take air out of the room, cooling the air down to remove humidity, and warming the air back up. Mr. Amori added that CO₂ monitoring is required per 1,500 ft² and that they are over monitored in this aspect. Mr. Amori continued saying the building is double sprinklered and always maintains pressure, and that adding another fire hydrant could reduce pressure in the system and could cause a safety hazard.

Commissioner Ryan asked if the system is automatically controlled and if anyone is monitoring the system. Mr. Amori answered that there are people in the facility 24/7 monitoring the systems and that the Flint Police has monitoring access 24/7 as well through the camera system.

Mr. Amori added that they entered a pilot program with Consumers Energy to evaluate the efficiency of their HVAC system compared to typical systems.

Attorney Gurley asked that documentation be provided for the information the applicants provided at this meeting.

Mr. Vandercook restated that there are four medical grow licenses for consideration as well as an application for 5 adult-use grow licenses, and that the Commission originally approved a medical grow license. Mr. Vandercook explained that in the ordinance Group E provisioning licenses can be approved from medical to adult-use administratively, but this is not currently possible for a Group F grow to be approved administratively from medical to adult-use.

Attorney Gurley said that what is requested from the applicant is documentation verifying the controls necessary to protect the health, safety, and welfare of the residents of this community by having ten stacked licenses have been met so that other departments can verify the information as well.



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Chairperson Wesley asked how this would come back on the agenda. Mr. Vandercook asked Attorney Gurley if the four medical grow licenses can be administratively reviewed following reviews by other departments. Attorney Gurley stated she believed the four medical grow licenses could be administratively approved if the licenses are being tracked. Mr. Vandercook recommended bringing the five adult-use licenses application back to the Planning Commission after routing them out to other departments.

Chairperson Wesley asked how it would come back to the Commission, Mr. Vandercook replied that it would be under a public hearing. Commissioner Jewell recommended and reiterated the four medical grow licenses come back under case review and the information needing to be verified be presented after administrative review. The five adult-use grow licenses would come back to the Planning Commission under public hearing.

Mr. Vandercook said the case review might be ready on the next Planning Commission meeting (July 26th), the public hearing will likely be placed on the August 9th agenda. Ms. Wilcox reaffirmed that the medical licenses may be able to make it to the July 26th meeting rather than the August 9th meeting if the administrative review is completed in time.

Commissioner Campbell asked if the applicant would pay for each individual license. Chairperson Wesley stated that he believes they have already paid for the licenses.

SPR 21-945: Communities First, Inc./Glenn Wilson is requesting a Site Plan Review at 2765 Flushing Rd., Flint, MI 48504 (PID# 40-11-351-001).

Mr. Vandercook stated that Mr. Wilson wanted an extension because he thought the site plan would expire in July after the one-year period. Mr. Vandercook stated the site plan will not expire until September 17th, 2022 so this will be on the agenda for the August 23rd meeting.

City Council Action on Planning Commission Recommendations, Suzanne Wilcox, Director of Planning and Development

PC 22-9: Jaycee, LLC/Jeff Gappy, requests a rezoning from D-3 Community Business to D-5 Metropolitan Commercial Services at 3402 Richfield Rd. (PID 47-33-452-052)

Ms. Wilcox stated there was no new information aside from the denial from the last Planning Commission meeting that will be going to City Council committee meeting next Wednesday (July 29th).

Commissioner Jewell asked for clarification on which case Ms. Wilcox was speaking about. Mr. Mateen indicated that it is for **PC 22-9**.

Zoning Board of Appeals Meeting Update



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ZBA 22-8: Michael J. Demasi requests a non-use variance to provide full relief from the 50-foot setback requirement entertainment facilities are required to maintain from residential districts at 4202 Fenton Rd. Flint, MI (PID 40-25-277-042).

Mr. Mateen stated at the time the applicant applied they did not have an architect on the project. At the meeting it was determined that the variance likely was not needed due to the location of the entries and exits and the application was withdrawn.

REPORTS:

Status of draft Zoning Ordinance, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox said the draft Zoning Ordinance was on the schedule for second reading at City Council but was not heard due to a tornado siren later in the meeting. Ms. Wilcox stated there is a discussion on including the Permanent Marihuana Ordinance in the draft Zoning code or moving forward with them separated and taking the Permanent Marihuana Ordinance to Council in the 90-day time frame. As of now it is likely that it will go back onto the July 25th Council meeting.

Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney
Attorney Gurley added that we are still waiting to hear from the Cannabis Regulatory Agency on when a meeting can be set before Commission to answer questions on certain licenses.

Commissioner Jewell noted there were other concerns raised that could come back during that proposed meeting.

Choice Neighborhoods Initiative Update, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox shared there is nothing to add from the last meeting.

American Rescue Plan/Capital Improvement Plans, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox said there is a meeting to discuss the American Rescue Plan this week and that there will be more information available for the next meeting. Ms. Wilcox shared that a consultant is working to prepare the Capital Improvement Plan.

Staffing Update, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox shared that the new Parks Planner started Monday and the other positions are still open and seeking recruitment. A Request for Proposals Is being finalized for the Choice Neighborhood Program Coordinator and Project Planner and is expected to go out potentially next week.

Planning Commission Vacancies and Expired Terms, Bill Vandercook, Zoning Coordinator



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Mr. Vandercook shared the vacancies are still being worked on and discussed with the Clerk's Office to determine how to proceed.

Commissioner Jewell said it was his understanding that there have been some discussions with the Councilmember for the 9th Ward regarding making a recommendation to the Mayor and there may be follow up with that Councilmember.

Marihuana Application Process Flyer, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox said the flyer is on hold while the conversation of how to proceed with the Permanent Marihuana Ordinance is ongoing.

Educational Updates, Bill Vandercook, Zoning Coordinator

Mr. Vandercook mentioned two handouts, one being new administrative rules from the Marihuana Regulatory Agency (*Cannabis Regulatory Agency*) and the other regarding hemp from the Cannabis Regulatory Agency. Mr. Vandercook stated he would like to discuss hemp regulations at the next meeting.

I-475 Planning and Environmental Linkages Study Update, Jonathon Mateen, Planner I

Mr. Mateen briefly shared that MDOT has chosen the Reduced Footprint Freeway and that 80-100 feet of additional green space will be created in some areas and that MDOT may be looking to opening these areas to development. Moving forward MDOT will do an environmental study and are looking for cooperation with the City. Mr. Mateen stated he contacted Ruth Clark, an MDOT Transportation Planner, and that there will be an invitation to an advocacy group to discuss how the Master Plan and Zoning Code fits into the plan for the new area that will be created.

RESOLUTIONS:

OLD BUSINESS:

NEW BUSINESS:

2849 Miller Rd – Holistic Vibes Flint, LLC

Mr. Vandercook requested 2849 Miller Rd – Holistic Vibes Flint, LLC be added as a case review on the agenda for the next meeting (July 26th). Mr. Vandercook stated a comprehensive background will be provided and the owners of the property will be notified of the meeting by certified mail.

ADJOURNMENT:

M/S – Sorenson/Campbell

Unanimously carried by voice vote.

Meeting adjourned at 8:30 PM.