



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes **July 26, 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
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 5:38 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 in-person
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:

Jonathon Mateen noted the July 12th meeting minutes were complete as of today and asked that they be included in the packet for the August 9th meeting.

Mr. Mateen noted **PC 22-12:** Nathan Bell requests a conditional use permit to operate an office at 2113 W. Court St. Flint, MI 48503 (PID 40-14-480-029) was withdrawn by the applicant who will notify Zoning staff when he is ready to continue.

Mr. Mateen asked that all three applicant case reviews: Green Buddha III, LLC – 408 S. Center Rd., Holistic Vibes Flint, LLC - 2849 Miller Rd., and Operation Grow, Butter – 1110 Tower St. be adjourned to the next meeting (Aug 9th). Operation Grow is still under administrative review, and Green Buddha III, LLC and Operation Grow, butter are still under staff review.



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Mr. Mateen asked that I-475 Planning and Environmental Linkages Study Update be added under reports.

Commissioner Jewell asked for clarification on postponement dates for the applicant case reviews. Mr. Mateen responded that the dates are August 9th for Holistic Vibes and Green Buddha, and a tentative date of August 9th for Operation Grow.

ADOPTION OF THE AGENDA:

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

M/S – Jewell/Blower

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Minutes of June 28th, 2022

Commissioner Campbell noted that Commissioner Cook-Hawkins is listed as present in the Commissioners Present section but should be listed as absent. Commissioner Campbell also noted a spelling error on Page 3.

Commissioner Sorenson noted a spelling error on Page 5 and an extra space before a period on Page 6. Commissioner Sorenson also noted a potential misspelling on Page 5.

Commissioner Jewell noted the word ‘shelving’ used on Page 4, this was the best approximation of what was said in the recording, this word will be replaced with ‘(storage units)’ to better show what was being discussed. Commissioner Jewell asked for clarification on the use of ‘bandwith issues’ on Page 10. Suzanne Wilcox explained that she said this in relation to the lack of staffing.

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

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: yes
Chairman Wesley: yes

M/S – Campbell/Blower

6 yes – 0 no – 1 absent

The motion carried.



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PUBLIC FORUM:

Chairperson Wesley opened the meeting to the public forum.

William Harris spoke in opposition to Holistic Vibes, LLC noting concerns that the business is located in a residential neighborhood where runners participating in the Crim and Powers Catholic High School runners often run. Mr. Harris also raised concerns with traffic and the proximity to kids living in the area.

Jim Jonas asked if the case goes to City Council once the Planning Commission makes a decision. Chairperson Wesley confirmed it goes to Council. Mr. Jonas spoke in opposition to Holistic Vibes, LLC noting a concern that this location is in a residential district.

Michelle Ingram noted that on March 25, 2020, Assistant City Attorney Reed Erikson acknowledged that a letter would be sent from the Planning Commission to the City Council denying recreational marihuana at Miller Rd and Colchester. Ms. Ingram asked if this letter was on record. Ms. Ingram also noted that on April 15, 2020, an email was sent by Suzanne Wilcox stating the application had been withdrawn by Holistic Vibes. Ms. Ingram asked if emails from residents that were sent previously are still on record. Ms. Ingram spoke in opposition to Holistic Vibes, LLC.

Jackie MacDonald started to speak and handed out a list of signatures to the commissioners from residents in the neighborhood in opposition of Holistic Vibes, LLC. Ms. MacDonald spoke in opposition of Holistic Vibes, LLC.

Tammy Parillo spoke about the history of the property with We Grow ownership being transferred to Holistic Health of Flint in November 2018. At the time the owner indicated the whole building was not vacant. Ms. Parillo stated the prior to this We Grow had vacated the building and the business has not been in continuous operation since the transfer. Ms. Parillo said the building had been vandalized multiple times and police had removed "vagrants" from the location. Ms. Parillo stated the neighbors had contacted the Blight Department and worked to maintain the property and board up the building. Ms. Parillo expressed concerns over increased traffic from a marijuana business and the location within a neighborhood.

Lorna Johns spoke about her 40 years in Flint and work as a cartographer and in the Assessor's Office. Ms. Johns expressed concerns about property taxes in the neighborhood and increased traffic. Ms. Johns expressed opposition to Holistic Vibes, LLC.

Kristen Owen spoke in opposition of Holistic Vibes, LLC. Stating the location is not a good fit. Ms. Owen restated information on the history of the location that was given by Ms. Parillo. Ms. Owen stated renovations of the building were being done including a column sign with the name Curbology Cannabis Co. Ms. Owen claimed she spoke to a worker on the site who said they have plans to open in the next couple weeks. Ms. Owen stated opposition to Holistic Vibes, LLC.



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Sandra Hodges spoke in opposition to Holistic Vibes, LLC, stating children walk to school past this location and that the Crim goes past this location as well.

Dennis Pfeifer spoke in opposition to Holistic Vibes, LLC citing a letter by Attorney Gurley. Mr. Pfeifer noted the incompatible zoning in the area.

Attorney Gurley noted that she received emails regarding Holistic Health of Flint and stated she could present and provide these to the commission in whatever way the commission wants. Chairperson Wesley said these should be sent to the Zoning Coordinator, Mr. Vandercook, who will add them to the commissioner packets.

Suzanne Wilcox shared that all the mentioned emails have been received as part of the public record and these will be forwarded to Max Lester and requested letters that were sent to Attorney Gurley and Councilperson Pfeifer be forwarded as well.

PUBLIC HEARINGS:

PC 22-12: Nathan Bell requests a conditional use permit to operate an office at 2113 W. Court St. Flint, MI 48503 (PID 40-14-480-029)

This application has been withdrawn.

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).

Mr. Mateen read the staff report provided in the commissioner packet.

Brianna Fuller, an architect for Sedgewick and Ferweda Architects, and Denise Diller, Director of Crossover Outreach spoke. Ms. Fuller stated that they were made aware of the issue and applied thereafter.

Commissioner Jewell asked if his understanding is correct that with these two parcels combined and zoned similar, they would then be allowed to complete the facility, parking, and space. Ms. Diller confirmed.

Commissioner Jewell asked Mr. Mateen if this would lead to a site plan review. Mr. Mateen confirmed and said that he believed a site plan has been submitted and the applicant plans to present that to the Planning Commission.

Commissioner Sorenson asked if the property is currently vacant. Ms. Diller answered that they are currently occupying the property. Commissioner Sorenson clarified the question was meant for the smaller portion. Ms. Diller stated that there was nothing on that portion of land.



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Commissioner Campbell asked if the two adjacent lots are also owned by the applicant. Ms. Diller said they were, the properties between the current location and Oak St. Commissioner Campbell asked if a residential home was still located adjacent to the property. Ms. Diller stated there is a large white house behind, but she is unsure if it is occupied at this time.

Chairperson Wesley asked if anyone wished to speak in opposition of **PC 22-13**. No one spoke.

Chairperson Wesley asked if anyone wished to speak in support of **PC 22-13**.

Michelle Ingram spoke favorably of Crossover Outreach and asked that the rezoning be approved.

Commissioner Jewell asked if there were any other communications regarding this public hearing. Mr. Mateen stated that no other communications have been received.

Chairperson Wesley spoke saying this would rectify a mistake in Zoning and City Assessor's records as noted in the staff report.

Commissioner Jewell made a motion to approve **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) based on the staff report and findings submitted. Commissioner Campbell supported the motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Jewell/Campbell

The motion carried.

6 yes, 0 no, 1 absent

SITE PLAN REVIEW:

CASE REVIEW:

Applicant Case Review

Green Buddha III, LLC – 408 S. Center Rd., Holistic Vibes Flint, LLC - 2849 Miller Rd., and Operation Grow, butter – 1110 Tower St. are postponed until the August 9th, 2022 meeting, subject to change.



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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 shared that the case was heard at City Council for first reading and will likely go for second reading, there was no discussion at Council.

Ms. Wilcox added that Crossover Outreach will not likely make the August 3rd Committee Meeting Agenda and would more likely be on the 2nd meeting in August to City Council.

Chairperson Wesley asked if City Council acted on the Zoning Ordinance the previous night. Ms. Wilcox shared they did, and the Zoning Code was adopted. Ms. Wilcox stated staff was working on next steps with the Permanent Marihuana Ordinance. Ms. Wilcox added that the Zoning Ordinance will take effect 90 days after publishing, likely on Sunday, in which case the Ordinance would go into effect October 29th, 2022. In the next 90 days the Permanent Marihuana Ordinance would need to be finalized, likely being placed on the next Planning Commission agenda, to be sent to City Council once approved.

Zoning Board of Appeals Meeting Update

Mr. Mateen shared that there was not a ZBA meeting in July, there will be a meeting in August with a planned Commissioner Training with Corey Christensen, ROWE consultant.

REPORTS:

Status of draft Zoning Ordinance, Suzanne Wilcox, Director of Planning and Development

Some of this information was given during the Case Review portion of the meeting.

Commissioner Jewell shared thanks to Chairperson Wesley for his role in seeing the Zoning Ordinance along.

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

Attorney Gurley stated she anticipated a third draft with substitutive edits. There is also a renumbering that needs to occur for the Marihuana Ordinance to coincide with the Zoning Ordinance, additionally zoning districts will need to be correlated and changed.

Chairperson Wesley asked if Attorney Gurley believed there would be a draft available for the August 9th meeting. Attorney Gurley confirmed.

Attorney Gurley added that she has reached out to the Cannabis Regulatory Agency to see about setting up a presentation but has not yet heard back. Commissioner Jewell asked for additional information on Temporary Event Licenses for the next meeting.



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Choice Neighborhoods Initiative Update, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox shared there were no new updates. At the moment the focus is to make sure the vendor gets paid for work that has been done.

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

Ms. Wilcox shared there was a meeting with Ernst & Young regarding the Housing and Economic Development and Blight portions of the American Rescue Plan. The meeting covered detailing funding sources to prepare for sending resolutions to City Council.

Ms. Wilcox stated ROWE is working to prepare a Capital Improvement Plan and there is a meeting Thursday to discuss the status of the Capital Improvement Plan.

Marihuana Application Process Flyer, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox stated the flyer is on hold while the Marihuana Ordinance is still being worked on.

Staffing Update/Staff Roster, Suzanne Wilcox, Director of Planning and Development
Ms. Wilcox said there was no update since the last meeting.

Commissioner Jewell asked about Roy Lash. Ms. Wilcox stated Mr. Lash is the new Lead Planner and that he came from the Division of Community and Economic Development as a Grant Coordinator and was more recently a Parks Planner. At the moment Mr. Lash's focus is onboarding the new Parks Planner and taking on Choice Neighborhoods tasks. Ms. Wilcox added that once the unfilled positions are filled or contracted, Mr. Lash will take more responsibilities involving the Planning Commission.

Planning Commission Vacancies and Expired Terms, Bill Vandercook, Zoning Coordinator
Mr. Mateen stated that there is still work being done to get recommendations from the Mayor to City Council for the vacant and expired positions.

Educational Updates, Bill Vandercook, Zoning Coordinator
Mr. Mateen said the educational update would likely be ready at the next meeting by Mr. Vandercook.

I-475 Planning and Environmental Linkages Study Update

Mr. Mateen stated he was contacted by MDOT and they want to give a presentation to the Planning Commission to show their current progress on the I-475 Planning and Environmental Linkages Study. Mr. Mateen said there were currently no public hearings for August 9th and if the Commission wanted to have it at that meeting, he could contact MDOT.

Commissioner Jewell thanked Mr. Mateen on his work with the I-475 update. Commissioner Jewell expressed concern about overloading the August 9th meeting with Marihuana Ordinance draft review and discussion.



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Chairperson Wesley added that there may also be three case reviews on the next agenda as well.

Chairperson Wesley stated the time frame from moving the Marihuana Ordinance forward was tight and would need to be a focus. Ms. Wilcox added that she would get a written schedule of events to the Chair. Ms. Wilcox stated if the Marihuana Ordinance was not ready to go into effect at the same time as the Zoning Code, there would be no Marihuana Ordinance and applications and cases would have to be put on hold.

Commissioner Jewell suggested a special meeting to address marihuana to ensure the timeline is met.

RESOLUTIONS:

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

Commissioner Sorenson made a motion to adjourn. Commissioner Campbell supported the motion.

M/S – Sorenson/Campbell

Unanimously carried by voice vote.

Meeting adjourned at 7:09 PM.