



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Final Meeting Minutes May 10, 2022

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#### **Commissioners Present**

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

#### **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:***

#### **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: appearing virtually from Flint, MI  
Commissioner Sorenson: appearing in-person  
Chairperson Wesley: appearing in-person

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

Commissioner Campbell added a concern relating to Sylvester Broome Empowerment Village to the New Business portion of the meeting.

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

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

#### ***M/S – Jewell/Ryan***

***Unanimously carried by voice vote***



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

Commissioner Jewell pointed out a misspelling of Commissioner Jewell's name as well as missed capitalizations for Master Plan, Planning Commission, and Zoning Board of Appeals.

Commissioner Sorenson asked what CONNECTExplorer is, which is referenced in the minutes for PC 22-6. Bill Vandercook explained that CONNECTExplorer is a database system that is used by the Building Department, Planning Department, and Assessment Department for parcel identification information. Commissioner Jewell further clarified that it was identified on a map provided with the information packet.

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

***M/S – Jewell/Ryan***

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

7 yes – 0 no

***Motion carried.***

### **PUBLIC FORUM:**

R.L. Mitchell talked about the House of Esther on W. Pierson Rd. and their desire for the school portion of 524 W. Pierson Rd. to be open for public occupation.

### **PUBLIC HEARINGS:**

**PC 22-8:** Total Essence LLC, requests a Group F Special Regulated Use Permit for an adult-use (recreational) growing and processing marijuana facility at 2010 N. Dort Hwy (PID # 41-04-352-031).

Mr. Vandercook requested PC 22-8 be postponed to the May 24<sup>th</sup>, 2022 meeting to allow for more time to prepare necessary documentation.

Chairperson Wesley asked if the postponement request came from Planning staff and if it was against the intent of the applicant. Mr. Vandercook confirmed the request came from staff and does not go against the applicant's intent.

Commissioner Jewell asked for clarification if postponing until May 24<sup>th</sup> would allow Planning staff to prepare the documents. Mr. Vandercook stated he believed that would be enough time to receive the documents.



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Commissioner Sorenson made a motion to postpone PC 22-8: Total Essence LLC, requests a Group F Special Regulated Use Permit for an adult-use (recreational) growing and processing marihuana facility at 2010 N. Dort Hwy (PID # 41-04-352-031), at the request of the Zoning Administrator at the next hearing on May 24<sup>th</sup>, 2022. Commissioner Campbell supported the motion.

*M/S – Sorenson/Campbell*

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

7 yes – 0 no

***Motion carried.***

### **SITE PLAN REVIEW:**

**SPR 22-005:** Brett Brindley is requesting a Site Plan Review at 1537 S. Saginaw St. (PID # 41-18-410-009).

This case is regarding Julie’s Pawn Shop.

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

Commissioner Jewell asked Mr. Vandercook for an update on comments made by the Water Department whether the applicant is using existing water and sewer on the application checklist. Mr. Vandercook stated that there is existing water and sewer on the site that will be used. Mr. Vandercook mentioned that the engineer of the project is at the meeting and can speak more on the question. Commissioner Jewell asked if the questions on the checklist are resolved, and Mr. Vandercook confirmed they were.

The applicant Brett Brindley spoke of how the lease on their current location is ending and they need a new location. Mr. Brindley wants to relocate to a building across the street and expressed their desire to remain in the same central location they have operated from since 1964. Mr. Brindley stated the building has been vacant and their intent is to renovate the building and that it will contribute to a nicer area.

Chairperson Wesley asked Rade Beslac to speak. Mr. Beslac stated there is water and sewage in the building, but he doesn’t know if the systems are currently functional. Mr. Beslac stated if there were issues, they would need to then contact the Sewer and Water Department.

Chairperson Wesley asked if the applicant has already gone to the Zoning Board of Appeals for variances, Mr. Beslac confirmed they have.

Commissioner Jewell expressed his appreciation of the outside design of the property as well as the lighting.



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Chairperson Wesley expressed excitement to seeing the finished building.

Commissioner Campbell also expressed excitement that the building will be renovated, and that the applicant is staying within the city.

Commissioner Jewell made a motion to approve SPR 22-005 as requested by Brett Brindley, Site Plan Review at 1537 S. Saginaw St. (PID # 41-18-410-009). Commissioner Campbell supported the motion.

#### ***M/S – Jewell/Campbell***

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

7 yes – 0 no

***Motion carried.***

Chairperson Wesley communicated to the applicant that they can pick up their stamped site plan at the Zoning office the next day.

#### **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).

Mr. Vandercook communicated that the site plans had been corrected for the 30-foot height requirement, the fence met requirements, and the stormwater agreement had been drafted. Mr. Vandercook stated he had not yet received the final signed copy of the stormwater agreement and that it needed to go to the City Administrator Clyde Edwards.

Attorney JoAnne Gurley stated that she drafted the document, and a wet signature was needed. Currently that document needs to go to the City Attorney then to the City Administrator.

Chairperson Wesley asked for clarification on what “wet signature” means.

Attorney Gurley answered that it means an original signature as opposed to a copy.

Commissioner Jewell asked if the document was done or waiting to be signed. Attorney Gurley answered that the document is with the City Attorney and that she will personally walk it to the City Administrator the next day.

Chairperson Wesley stated that this matter likely does not need to go back on the agenda, but, if it is necessary he will place it back on the agenda.



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### **REPORTS:**

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

Suzanne Wilcox stated the draft Zoning Ordinance moved forward to City Council. It was expected to appear on the May 4<sup>th</sup> agenda. Ms. Wilcox received a call from City Clerk Inez Brown who relayed that City Council Pfeiffer wanted to review the draft Zoning Ordinance in detail. Ms. Wilcox relayed that Ms. Brown wants to delay the draft Zoning Ordinance from going to City Council until Councilman Pfeiffer has reviewed it in detail.

Chairperson Wesley expressed discontent, stating that there are other Council members, all of whom get one vote. Chairperson Wesley expressed that the draft Zoning Ordinance has been waiting for three and a half years.

Ms. Wilcox stated that she met with Planning staff, the Clerk, and Council staff and there are minor formatting changes that need to be made, but that these changes should not hold up the process.

Chairperson Wesley said he would follow up with Ms. Brown on the matter.

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

Chairperson Wesley stated that per a prior meeting with Attorney Gurley, he was looking to set a special meeting for June 7<sup>th</sup> to go over the Permanent Marihuana Ordinance in detail. The goal is for a June 7<sup>th</sup> meeting at 5:00 pm. Chairperson Wesley asked the other commissioners to review the document once available before the meeting.

Attorney Gurley stated there may be a need to set a second meeting to ensure the Permanent Marihuana Ordinance can be discussed in full.

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

Ms. Wilcox shared that the developer terminated its relationship for convenience, there is concern that the project will not meet the project deadline in September 2024. Ms. Wilcox shared that Congress extended the deadline by one year. Additionally, there is a commitment for additional funding to satisfy the developer's needs in addition to the deadline extension. Ms. Wilcox expects scheduling a meeting with the Steering Committee should be possible in a couple weeks.

Chairperson Wesley asked for the deadline date. Ms. Wilcox stated it was September 2024.

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



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Ms. Wilcox shared that the American Rescue Plan money is moving forward. The plan is being prepared to go to City Council and is nearly finalized. The Capital Improvement Plan is currently delayed due to staffing and funding restraints. Economic assistance has been given from the Economic Development Department which has a request for proposal for someone who can assist the city in preparing the Capital Improvement Plan. The responses for the request for proposal are due May 11<sup>th</sup>. It is expected that a Capital Improvement Plan will be completed this year.

Commissioner Jewell asked when or if the Planning Commission would be provided a document of the utilization of American Rescue Plan funding. Ms. Wilcox shared that she does not believe the document is ready at this time, but she will share that request with Ernst & Young and does not see them having an issue with sharing that information.

Commissioner Jewell stated that given the relation between the American Rescue Plan and the Master Plan, it is important for the Planning Commission to be given a chance to review and provide commentary on the plan

### **Marihuana Application Process Flyer, Suzanne Wilcox, Director of Planning and Development**

Ms. Wilcox stated there are still a few changes that need to be made on the document, progress is slowed as Keizzy Anpalagan is now only contracted with the City of Flint IT Department part time. The document will be ready for the next meeting.

### **Zoning Board of Appeals Meeting**

Chairperson Wesley gave an open invitation to the Commissioners to contact him if they are interested in being the Planning Commission's representative with the Zoning Board of Appeals. Chairperson Wesley expressed the Michigan Planning Enabling Act states a Planning Commission member should be a member on the Zoning Board of Appeals, but there are questions as to what role this member should have regarding voting.

Commissioner Jewell asked about the status of other Zoning Board of Appeals in the surrounding area, if their Planning Commission representative member has a vote and whether Attorney Gurley or staff had any additional information.

Mr. Vandercook spoke but was inaudible.

Commissioner Jewell stated that there is a Zoning Board of Appeals meeting the next week which has three hearings. Mr. Vandercook confirmed. Commissioner Jewell stated that one of the cases was reviewed by the Planning Commission. Commissioner Jewell requested that the Planning Commission be updated on the Zoning Board of Appeals agenda.

Mr. Vandercook asked for clarification, stating the Planning Commission representative would give a presentation following the Zoning Board of Appeals Meeting to the Planning Commission, and staff would take on that role if no representative was present. Commissioner Jewell clarified that he is



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talking about notice of hearings if the Zoning Board of Appeals has a case that has already gone to the Planning Commission.

#### **Staffing Update**

Ms. Wilcox stated that Travis Gilbert is a new intern with Planning and Zoning.

Commissioner Wesley stated he met Travis earlier and that he was from Flint and studying at Arizona State. Ms. Wilcox confirmed and said she would invite him to come to Planning Commission meetings. There are no other updates.

Commissioner Jewell asked if Keizzy is part of the staffing update. Ms. Wilcox stated that Ms. Anpalagan's vacancy is in the IT Department. Ms. Wilcox stated Ms. Anpalagan's former GIS position in Planning and Development is still vacant and discussions are going to be held on whether to keep it as a GIS Technician role or to modify it to a lateral Planner 1 role.

#### **Educational Update**

Mr. Vandercook spoke about educational topics brought up by Commissioners in prior meetings. Mr. Vandercook said that starting in June there can be one topic per month. Mr. Vandercook would like to start with reviewing caregivers as they relate to zoning as well as new hemp regulations.

#### **RESOLUTIONS:**

No resolutions were discussed.

#### **OLD BUSINESS:**

No old business was discussed.

#### **NEW BUSINESS:**

Commissioner Campbell asked if the Sylvester Broome Empowerment Village had purchased an adjacent lot. Chairperson Wesley stated he believed they did purchase the lot for parking and was a part of the original request.

Ms. Wilcox stated the Planning Commission would be updated on actions taken by City Council on action items taken by the Planning Commission. Ms. Wilcox stated all outstanding rezoning ordinances that were approved or denied by the Planning Commission are now caught up on. Additionally, the most recent item approved by the Planning Commission, 412 W. Second Ave was approved for second reading at the City Council meeting.

Mr. Vandercook asked if these updated should be added under Reports for future meetings. Chairperson Wesley confirmed.

#### **ADJOURNMENT:**

*M/S – Ryan/Campbell*





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Meeting adjourned at 6:47 PM.