



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA FLINT PLANNING COMMISSION

September 13th, 2022 at 5:30 p.m.
Council Chambers
(Flint City Hall, 1101 S. Saginaw St., 3rd Floor)

Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

- A. Roll Call
- B. Additions or changes to the Agenda
- C. Adoption of Agenda
- D. Minutes of previous meetings
 - August 23rd, 2022
 - August 31st, 2022
- E. Public Forum
- F. Public Hearings
- G. Site Plan Review
 - **SPR 22-008:** Landmark Christian Center Ministries is requesting a Site Plan Review at E. Selby Street Flint, MI 48505 (PID# 47-30-451-018).
 - **SPR 22-009:** Denise Diller/Crossover Outreach is requesting a Site Plan Review at 414 W. Court St. Flint, MI 48503 (PID# 41-18-153-029).
 - **SPR 22-010:** Flint Homeownership Initiative, LLC is requesting a Site Plan Review at 412 W. Second Ave. Flint, MI 48503 (PID# 40-12-460-013).
- H. Case Review:
 - Applicant Case Review
 - Operation Grow, dba butter – 1110 Tower St.
 - Green Buddha III, LLC – 408 S. Center Rd.
 - Holistic Vibes Flint, LLC - 2849 Miller Rd.



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- **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).
- 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).
 - **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).
 - **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).
- Zoning Board of Appeals Meeting Update

I. Reports:

- Status of draft Zoning Ordinance, Suzanne Wilcox, Director of Planning and Development
- Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney
- American Rescue Plan/Capital Improvement Plans, Suzanne Wilcox, Director of Planning and Development
- Planning Commission Vacancies and Expired Terms, Bill Vandercook, Zoning Coordinator
- Website Update, Suzanne Wilcox, Director of Planning and Zoning

J. Resolutions

K. Old Business

L. New Business:

M. Adjournment



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Rules of the Public Forum:

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

Public conduct during a Public Hearing:

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- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.