



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
September 13, 2022

Commissioners Present

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

Staff Present

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

Absent:

Harry Ryan
Leora Campbell

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:35 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: absent	Commissioner Cook-Hawkins: appearing virtually in Flint, MI
Commissioner Campbell: absent	Commissioner Sorenson: appearing in-person
Commissioner Blower: appearing in-person	Chairperson Wesley: appearing in-person
Commissioner Jewell: appearing in-person	

ADDITIONS/CHANGES TO THE AGENDA:

Jonathon Mateen stated applicant case reviews for Green Buddha III, LLC and Holistic Vibes Flint, LLC will be postponed.

ADOPTION OF THE AGENDA:

Commissioner Sorenson motioned to accept the agenda as amended. Commissioner Blower seconded the motion.

M/S – Sorenson/Blower

Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

Minutes of August 23rd, 2022

Commissioner Jewell noted on Page 12 the word “resolutions” should be “motions” and the word “made” should be “make”.

Commissioner Sorenson made a motion to approve the minutes of August 23, 2022 as corrected. Commissioner Jewell supported this motion.

Roll Call:

Commissioner Ryan: absent

Commissioner Cook-Hawkins: abstain

Commissioner Campbell: absent

Commissioner Sorenson: yes

Commissioner Blower: yes

Chairman Wesley: yes

Commissioner Jewell: yes

M/S – Sorenson/Jewell

4 yes – 0 no – 2 absent – 1 abstain

Motion carried.

Minutes of Aug 31st, 2022

Commissioner Sorenson made a motion to approve the minutes of August 31, 2022 as presented. Commissioner Blower supported this motion.

Roll Call:

Commissioner Ryan: absent

Commissioner Cook-Hawkins: abstain

Commissioner Campbell: absent

Commissioner Sorenson: yes

Commissioner Blower: yes

Chairman Wesley: yes

Commissioner Jewell: yes

M/S – Sorenson/Blower

4 yes – 0 no – 2 absent – 1 abstain

Motion carried.

PUBLIC FORUM:

Lance Boldrey, speaking for Operation Grow dba butter, spoke on the four additional medical marihuana grow licenses. Mr. Boldrey also stated the stakeholder that had a drug paraphernalia charge has addressed the issue with the City Attorney’s Office and Planning.

Danny Amori, COO of Operation Grow, expressed that they were at the meeting tonight and were available to answer questions if needed.

Tammy Parillo expressed concern about Holistic Vibes Flint, LLC at 2849 Miller Rd.



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PUBLIC HEARINGS:

N/A

SITE PLAN REVIEW:

SPR 22-008: Landmark Christian Center Ministries is requesting a Site Plan Review at N. Selby St. Flint, MI 48505 (PID # 47-30-451-018).

Mr. Mateen read the staff report.

Applicant was not present for the meeting and SPR 22-008. Chairperson Wesley read the application process for Site Plan Reviews, saying “Property owner must attend Planning Commission board meetings or be represented by a person with a notarized letter of representation to act on behalf of the owner.” SPR 22-008 was postponed to a future meeting. Commissioner Jewell requested that staff ask for a rendering of the building.

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).

Mr. Mateen read the staff report.

Brianna Fuller from Sedgewick and Ferweda Architects and Ken and Lionel from Crossover Outreach spoke.

Ms. Fuller stated the site plan for Crossover Outreach is at the corner of Oak St and Court St. Individual parcels were combined. The new building is meant to host the same functions they are conducting in their current building. Their current building is over a hundred years old, and a new space is needed for office, meeting, and community spaces.

Commissioner Jewell asked if renderings of the building shared in prior meetings corresponds to the site plan. Ms. Fuller confirmed they are and that there should be a rendering on the first page that matches what was shown in the past. Commissioner Jewell complimented the lighting and landscaping.

Commissioner Jewell made a motion for approval of 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). Commissioner Blower supported the motion.

Roll Call:

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

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



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M/S – Jewell/Blower

The motion carried.

5 yes, 0 no, 2 absent

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).

Mr. Mateen stated the subject line on the staff report was incorrect and should read that the site plan review is for new duplexes. Mr. Mateen read the staff report and added that the project has received Historic District Commission approval.

Commissioner Jewell asked if the department reviews have been verified and confirmed. Mr. Mateen confirmed

Moses Timlin from the Flint Homeownership Initiative spoke. Mr. Timlin stated this project has been in-progress for a while, adding that the parcel has been rezoned to accommodate the project. Chris Nedanis, an architect with Gazall, Lewis, and Associates spoke. Mr. Nedanis stated the duplexes would be on the same site and the intent is to keep the new development contextual to the neighborhood. Input was gathered by the Carriage Town Historic Neighborhood Association and the Historic District Commission. Detached garages are included for all tenants.

Chairperson Wesley asked if there were plans for the two large trees on the lot. Mr. Nedanis stated if the trees are outside of the building setback they would remain and if they are inside the building setback they would likely be removed. Chairperson Wesley asked about the exterior of the structure. Mr. Nedanis stated the exterior would be a composite siding that has a wood look and offers the low maintenance cost of vinyl. Mr. Timlin added that the material can be painted.

Commissioner Jewell asked about landscaping. Mr. Nedanis stated there would be planter areas for the tenants near the porches and there was no specific landscape plan. Mr. Timlin stated they may start a homeowner's association to collect fees for mowing, snow removal, and salting ice. Commissioner Jewell asked who would own the property. Mr. Timlin answered that the tenants would own the units while Flint Homeownership Initiative, LLC would retain the property. Commissioner Jewell asked again if there is landscaping planned. Mr. Timlin stated there is not. Commissioner Jewell asked if the tenants do not participate in landscaping will the lot just be gravel. Mr. Timlin answered that the lot is grass covered. Mr. Timlin added that the fees would also cover seeding and maintaining the grass.

Commissioner Blower asked for an overview of the project and LLC itself. Mr. Timlin answered that Flint Homeownership Initiative, LLC is jointly owned by Uptown Reinvestment Corporation and Michigan Community Capital, a Michigan based non-profit working to build obtainable housing, housing designed for people at 80%-120% income bracket. This project is a hopeful pilot for more home development in Flint. Commissioner Blower asked if there are prospective owners in mind or if



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these will be marketed once complete. Mr. Timlin stated the latter is true. Mr. Timlin added that across the street there are two detached single-family homes planned for development that will have Certificates of Zoning Compliance sent in soon.

Commissioner Sorenson made a motion to approve 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). Commissioner Blower supported the motion.

Roll Call:

Commissioner Ryan: absent

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Sorenson/Blower

The motion carried.

5 yes, 0 no, 2 absent

CASE REVIEW:

Applicant Case Review

Operation Grow, dba butter – 1110 Tower St.

Attorney Gurley stated she had a chance to review the full application and speak with Operation Grow’s attorney Lance Boldrey. Attorney Gurley stated there is a list of ten items that need to be resolved, none of which can not be resolved quickly. Mr. Boldrey confirmed he had received the list that afternoon and had responded to all the items.

Suzanne Wilcox asked if the four additional medical grow licenses could be administratively approved with the Chairperson present. Commissioner Jewell stated he believed these four licenses were originally meant to be administratively approved and that this would be consistent.

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. Mateen stated the following site plan was approved administratively on October 20, 2021 and that the applicant has submitted building plans to Building Safety and Inspections for review but has not yet received a permit. The applicant is requesting an extension to ensure the site plan does not expire while their building permit is processed.

Commissioner Jewell recalled this case was addressed several months ago and there were concerns of what did and did not occur. Commissioner Jewell asked if staff had a chance to meet with the applicants and if staff is recommending or not recommending an extension. Mr. Mateen stated he



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spoke with the architect Kurt Neiswender and learned the issue was that they could not submit a plan to the building department which they have now done. Mr. Mateen stated staff is recommending an extension as they should receive a permit once reviews have concluded. Mr. Mateen added that the applicants may request another extension if the building permit is not granted but we will not know until that point.

Commissioner Sorenson suggested a ninety-day extension. Chairperson Wesley recommended a six-month extension in which the case can be reviewed again if needed. Chairperson Wesley asked if there were any objections. None were raised.

Commissioner Jewell asked if there was a need to make a motion to support the extension. Chairperson Wesley responded that it falls under the Chair's authority.

City Council Action on Planning Commission Recommendations

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 that the Planning Commission voted to recommend denial of this rezoning on June 28, 2022 based on information presented by Zoning staff and concerns of spot zoning. Ms. Wilcox stated that on the August 22, 2022 City Council meeting the Council voted to overturn the Planning Commission's recommendation and approved the rezoning.

Chairperson Wesley asked if City Council was made aware of what businesses could locate within a D-5 Metropolitan Commercial Service district and how this would affect areas such as the site on Richfield Rd. Ms. Wilcox said the staff report is provided and a discussion ensued on what is permitted in this zoning district. Ms. Wilcox added that the Council asked about conditional rezoning, but they ultimately felt the storage units planned to locate here was supported by residents in the area and the Councilmember of the respective ward.

PC 22-10: Quality Roots, Inc., requests a Group E Special Regulated Use Permit for an adult-use (recreational) marijuana retail facility at 3001 Robert T. Longway Blvd. (PID # 41-09-151-013).

Ms. Wilcox stated that the Planning Commission voted to recommend approval of the Special Regulated Use Permit at the July 12, 2022 meeting. Ms. Wilcox stated this was brought to the City Council meeting on August 22, 2022 where it was approved.

PC 22-13: Applicant, Denise Diller/Crossover Outreach, requests a rezoning from C-2 to D-2 at 807 Oak St. (PID # 41-18-153-009) now identified as a part of 414 W. Court St. (PID # 41-18-153-029).

Ms. Wilcox stated the Planning Commission voted to recommend the rezoning request at the July 26, 2022 meeting based on the staff report and findings submitted. City Council voted to approve the rezoning at their September 12, 2022 meeting.



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Zoning Board of Appeals Update

Mr. Mateen stated there is not update for today. There is a Zoning Board of Appeals meeting on September 20, 2022 but that agenda will have nothing relevant to the Planning Commission appearing.

REPORTS:

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

Ms. Wilcox said there was no new update and that the Zoning Ordinance is on schedule and expected to take effect on October 29, 2022. Ms. Wilcox added that updating the forms is continuing and these are expected to be ready before the Ordinance takes effect.

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

Attorney Gurley stated the Permanent Marihuana Ordinance went to first reading the previous night at the September 20, 2022 City Council meeting. The Permanent Marihuana Ordinance will move to second reading which can not occur until 15 days after first reading. Attorney Gurley stated there were talks of City Council holding a special meeting. Ms. Wilcox added that a special meeting has been offered as an option to City Council and recommended by staff, but it does not seem as though City Council sees a special meeting as necessary at this time. The Permanent Marihuana Ordinance is scheduled to appear on the City Council's October 10, 2022 meeting agenda for second reading and adoption.

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

Ms. Wilcox stated work is continuing with the Finance Office and on NOFOs for applicants. Ms. Wilcox said there has been applications presented to City Council. Two were approved last night for Blight purchases. Ms. Wilcox shared that she is not sure if there is a consensus of Council members on what they would like to see, but, action items are still being presented to Council to allocate the ARPA funds. Ms. Wilcox added that there is a deadline to have all the funds obligated by 2024 and expended by 2026.

Ms. Wilcox stated work is continuing with ROWE to finalize the components needed to achieve Redevelopment Ready Community status, such as the Capital Improvement Plan. S. Wilcox shared that ROWE has reached out to all department heads and staff to gather information on Capital Improvements in their areas. Ms. Wilcox stated the work is on schedule to be presented to the Planning Commission and overall approved before the end of the year.



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Planning Commission Vacancies and Expired Terms

Mr. Mateen stated discussions are still being held with the Clerk's Office to get the positions filled and handle term issues. Mr. Mateen added that Planning Commission appointments are made by the Mayor's Office, but there are no new updates since the previous meeting.

Website Update, Suzanne Wilcox, Director of Planning and Development

Ms. Wilcox stated she was provided the contact information for the website developer to work on the Planning and Development items that need to be added or corrected. Ms. Wilcox added that staff has been working on a comprehensive list of changes to provide to the developer. Ms. Wilcox said she expects to have more information available by the next meeting.

RESOLUTIONS:

N/A

OLD BUSINESS:

N/A

NEW BUSINESS:

N/A

ADJOURNMENT:

M/S – Sorenson/Blower

Unanimously carried by voice vote.

Meeting adjourned at 6:48 PM.