



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
September 27, 2022

Commissioners Present

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

Staff Present

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 5:40 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 virtually from Flint, MI

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:

William Vandercook and Jonathon Mateen discussed that Jason Ball from ROWE was at the meeting to present an update on the Redevelopment Ready Communities work that has been ongoing, adding that additional materials that were not in the commissioner packets were also available. Chairperson Wesley asked if this would go under Reports. Mr. Mateen answered that it could go under Reports or Old Business. The update was added under Reports.

ADOPTION OF THE AGENDA:

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



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Roll Call:

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

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

M/S – Jewell/Campbell

7 yes – 0 no – 0 absent

The motion carried.

MINUTES OF PREVIOUS MEETINGS:

Commissioner Jewell made a motion to approve the minutes of September 13, 2022 as presented. Commissioner Sorenson supported this motion.

Roll Call:

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

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

M/S – Jewell/Sorenson

6 yes – 0 no – 0 absent – 1 abstain

The motion carried.

PUBLIC FORUM:

Danny Amori, COO of Operation Grow, spoke about the case review of their medical and adult-use grow licenses and the possibility of administrative approval. Mr. Amori stated they were available if there were any questions for him or the team.

PUBLIC HEARINGS:

N/A

SITE PLAN REVIEW:

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

Mr. Vandercook stated that Mr. Mateen read the staff report at the last meeting and stated staff recommendation is that the plan meets all requirements and that the plan be approved as presented.



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Commissioner Jewell asked if the department comments have been addressed. Mr. Vandercook stated these have been addressed and resolved.

Pastor Richard Allen spoke on behalf of Landmark Christian Center Ministries. Pastor Allen stated that they have gone through the Site Plan Checklist and have talked with staff in the departments and believe they have satisfied all requirements.

Commissioner Jewell complimented the landscaping and lighting provided in the site plan.

Commissioner Campbell made a motion to approve **SPR 22-008**: Landmark Christian Center Ministries is requesting a Site Plan Review at E. Selby St. Flint, MI 48505 (PID # 47-30-451-018). Commissioner Blower supported the motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Campbell/Blower

7 yes, 0 no, 0 absent

The motion carried.

CASE REVIEW:

Applicant Case Review

Operation Grow, dba butter – 1110 Tower St.

Mr. Vandercook stated that at the September 13, 2022, meeting the commissioners reviewed the case as a Case Review regarding the four additional medical grow licenses. Mr. Vandercook added that Attorney Gurley had requested additional information from the applicants which was provided, but there were a couple documents that Attorney Gurley wanted to ensure were complete.

Attorney Gurley stated that the items that have been requested are very minor and she expects that the attorney working with Operation Grow will work quickly to get those items to submitted.

Mr. Vandercook added that the applicants are seeking a decision on whether their five Group F Class C Adult-Use grow licenses can be administratively approved.

Chairperson Wesley read 50-183 F. (8) of the Marihuana Ordinance, adding that he believed the licenses can be administratively approved once all the items requested by Attorney Gurley are received.



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Commissioner Jewell asked if the four additional medical grow licenses had been clarified for administrative approval. Mr. Vandercook stated that all the documentation had been submitted to the Zoning Coordinator and thus they can be administratively approved conditioned on Attorney Gurley receiving notarized copies of the additional documents. Commissioner Jewell asked if the four medical grow license approvals will be done administratively. Mr. Vandercook confirmed, adding that the applications between the medical and adult-use are the same except that one says adult-use. The supporting documentation is also the same between the applications.

Chairperson Wesley stated that if it is the desire of the commission, all nine licenses could be administratively approved once all the requested documents are received. Commissioner Jewell noted that the commissioners previously decided that the five adult-use licenses would appear before the Planning Commission. Commissioner Wesley expressed that there are no outstanding issues that would necessitate that the licenses do not go through administrative approval. Commissioner Jewell stated that a report by staff following administrative approval to the commission would be appropriate and establish consistency of information.

Commissioner Ryan asked a question regarding the number of licenses. Mr. Vandercook clarified the number of licenses for medical and adult-use to be approved.

Attorney Gurley asked that a decision be made as a motion so that the Planning Commission's intent is made as an official action.

Commissioner Jewell made a motion to approve the four Group F Class C Medical Grow licenses for administrative review and approval conditioned on the additional materials being submitted. Additionally, for the five Group F Class C Adult-Use Grow licenses to be approved for administrative review and approval conditioned on the additional materials being submitted. Commissioner Sorenson supported the motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Jewell/Sorenson

7 yes, 0 no, 0 absent

The motion carried.

Mr. Vandercook added that moving forward he is comfortable going through administrative approval for applicants like Operation Grow, following the language of the ordinance and with proper oversight by the other departments, Attorney Gurley, and the Chairperson.



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

Mr. Vandercook requested this be postponed to the October 11, 2022, meeting while the case remains under review.

Holistic Vibes Flint, LLC – 2849 Miller Rd.

Mr. Vandercook requested this be postponed to the October 11, 2022, meeting while the case remains under review.

City Council Action on Planning Commission Recommendations

Commissioner Jewell asked if staff had an update on the second reading for the Crossover Outreach rezoning case. Mr. Mateen stated he believed they had been approved by City Council on their September 12, 2022, meeting.

Zoning Board of Appeals Meeting Update

Mr. Mateen stated there is no update for tonight, the ZBA held a meeting for commissioner training.

REPORTS:

Redevelopment Ready Communities Update, Jason Ball, ROWE PSC

Jason Ball from ROWE PSC spoke on the work being done to certify Flint as a Redevelopment Ready Community. Mr. Ball apologized that the materials were not out in time to be included with the commissioner packets and stated that it was up to the Commission if they want to postpone approving any items in the materials handed out at the meeting. Mr. Ball explained the documents.

Commissioner Campbell asked if these materials were being passed out in the meeting. Chairperson Wesley confirmed and noted that the commissioners appearing virtually do not have the documents available and could not act on what they do not have available.

Commissioner Jewell asked what Redevelopment Ready Communities is, adding that to this date he has not seen a summary statement of the program, intent, process, and the role of the Planning Commission and ROWE in the process. Commissioner Jewell stated that he was not comfortable voting on items when he does not have information on what the Redevelopment Ready Communities program is. Mr. Ball asked if the RRC Guidebook would be an adequate method of delivering this information or if it is desired for a MEDC (Michigan Economic Development Corporation) representative to appear and explain the program. Commissioner Jewell stated that if the guidebook is sufficient in answering the various questions posed, that would be enough. Mr. Vandercook added that he can write a staff report summarizing the RRC information.

Mr. Ball answered a question about the status of RRC, saying that the City of Flint enrolled in the program somewhere around 2016 and work has slowly been progressing. ROWE responded to an RFP to help the City meet the program requirements. Mr. Ball added that he could go back and find the



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resolution that enrolled the City in the program. Commissioner Jewell stated that this would be helpful to him as a commissioner.

Mr. Vandercook asked if there was a timeline that needed to be followed to approve these items. Mr. Ball said there was no timeline for the RRC materials, the only timeline is that ROWE is funded to work until December. Mr. Ball added that ROWE is intending on getting as much work done as they can before funding runs out, in which city staff can then continue to work on meeting the RRC requirements. Mr. Ball stated that he can speak at the next meeting, but he would need to appear virtually.

Status of draft Zoning Ordinance

Mr. Vandercook stated there are no updates and that the draft Ordinance is still intended to go into effect on October 29, 2022.

Status of Permanent Marihuana Ordinance

Attorney Gurley stated the Permanent Marihuana Ordinance will go for second reading and adoption on October 10, 2022, with the recommended effective date being October 29, 2022.

Commissioner Jewell asked if the City Council could approve the Permanent Marihuana Ordinance at the October 10 meeting and would it then become effective. Attorney Gurley answered that they can approve the ordinance and the recommended effective date will be given to coincide with the draft Zoning Ordinance on October 29. Attorney Gurley added that based on the Michigan Zoning Enabling Act, the Permanent Marihuana Ordinance would go into effect seven days after publishing unless a later effective date is set by the legislative body or charter.

American Rescue Plan/Capital Improvement Plans

Mr. Vandercook discussed a presentation given to City Council on June 14, 2022, and handed out a presentation printout to the commissioners, adding that it will be sent to the commissioners who are attending virtually as well. Mr. Vandercook referenced an article from Flint Beat on June 15, 2022, that reported on the presentation and the Council's request for more details in the ARPA plan. Mr. Vandercook indicated the Mayor had a meeting September 21, 2022, adding that there are still no details about how money will be spent.

Commissioner Jewell asked if there was an update for Capital Improvement Plans. Mr. Vandercook stated there was no update that he knew of.

Planning Commission Vacancies and Expired Terms

Mr. Vandercook stated staff had a meeting scheduled with the Clerk's Office for September 10 that was cancelled. Mr. Vandercook stated that to his understanding the updated ward boundary map is completed but he has not yet received a copy.

Discussion was held on the new ward boundaries.



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Commissioner Ryan asked how the upcoming election would impact the commissioners. Mr. Vandercook clarified that the Mayor appoints commissioners and City Council votes on the appointments, the Governor is not a part of the process.

Website Update

Chairperson Wesley stated he spoke with Suzanne Wilcox about the website earlier that day and that there are issues with getting the website developers to fix the issues with the Zoning page.

Commissioner Jewell discussed the Open Meetings Act. Mr. Mateen stated the public notices, agendas, and minutes are all uploaded and available. Mr. Vandercook noted that in the past meeting or two it was mentioned that items for a meeting were not posted when they had been.

RESOLUTIONS:

N/A

OLD BUSINESS:

N/A

NEW BUSINESS:

Commissioner Ryan asked about the new PA system and what the solution will be. Chairperson Wesley answered that the new system is in use now with a single microphone in the center of the commissioners. Commissioner Ryan noted a concern that the audience is having trouble hearing the commissioners. Mr. Vandercook checked audio levels in the middle of the audience seating and noted it was exceptionally clear. Chairperson Wesley recommended speaking close to the desk microphones.

ADJOURNMENT:

M/S – Sorenson/Campbell

Unanimously carried by voice vote.

Meeting adjourned at 6:47 PM.