



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
February 14th, 2023

Commissioners Present

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

Staff Present

Joanne Gurley, Assistant City Attorney
William Vandercook, Zoning Coordinator
Max Lester, Planner I

Absent:

Lynn Sorenson, Secretary

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:39 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: present in-person
Commissioner Campbell: present in-person
Commissioner Blower: present in-person
Commissioner Jewell: present in-person

Commissioner Cook-Hawkins: appearing
online via Zoom Conferencing
Commissioner Sorenson: absent
Chairperson Wesley: present in-person

ADDITIONS/CHANGES TO THE AGENDA:

ADOPTION OF THE AGENDA:

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

M/S – Campbell/Jewell

Unanimously carried by voice vote.



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MINUTES OF PREVIOUS MEETINGS:

Minutes of January 12th, 2023

Mr. Vandercook clarified that the official transcript is still in draft form and will require some additional edits. The minutes will not be used for official purposes and does not need to be approved.

Minutes of January 24th, 2023

Commissioner Jewell made suggestions for grammar edits on Pages 3, 6, and 7 and to move a paragraph into New Business.

Commissioner Jewell made a motion to approve the minutes of January 24th, 2023 as corrected. Commissioner Campbell supported this motion.

Note: Comm. Cook-Hawkins' connection was lost at 5:40 pm and was reestablished at 5:50 pm

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: abstain

Commissioner Sorenson: absent

Chairman Wesley: yes

M/S – Jewell/Campbell

5 yes, 0 no, 1 abstain, 1 absent

The motion carried.

PUBLIC FORUM:

Chair. Wesley opened the Public Forum. No one spoke.

PUBLIC HEARINGS:

PC 22-16: CFMJ LLC requests a Marihuana Facilities Location Variance from 4 or more Group E and Group A uses within 2,000 ft for a Group E – Adult Use Marihuana Facility at 2926 Robert T. Longway (PID 41-09-303-002).

Mr. Vandercook stated this case was postponed while determining if Common Citizen at 310 S. Averill Ave still had an active marihuana license. Mr. Vandercook stated the owners were sent a letter and have been in contact with Attorney Gurley. Attorney Gurley stated the determination of the status of their license is still in progress and that she anticipates having a conclusion within the next couple of weeks. Mr. Vandercook recommended postponing **PC 22-16** to the next regularly scheduled meeting on February 28th, 2023.



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Comm. Jewell stated he was comfortable with the update from Staff.

Comm. Blower made a motion to postpone **PC 22-16**: CFMJ LLC requests a Marihuana Facilities Location Variance from 4 or more Group E and Group A uses within 2,000 ft for a Group E – Adult Use Marihuana Facility at 2926 Robert T. Longway (PID 41-09-303-002) until the next regularly scheduled meeting on February 28th, 2023. Comm. Campbell supported the motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: absent

Chairman Wesley: yes

M/S – Blower/Campbell

6 yes, 0 no, 0 abstain, 1 absent

The motion carried.

SITE PLAN REVIEW:

N/A

CASE REVIEW:

Applicant Case Review

Holistic Vibes Flint, LLC – 2849 Miller Rd.

Attorney Gurley stated that at this point there is no update. The City has not been properly served and her attempts to contact the establishment's attorney have not received a response. Comm. Jewell recommended keeping this item on the agenda for now.

Court Ruling – Green Skies Healing Tree, LLC – 3401 Corunna Rd.

Attorney Gurley stated that the applicant has some minor deficiencies which were sent to their attorney. Staff are awaiting on the applicant and their attorney to provide the additional documentation as necessary to the City of Flint's Marihuana Ordinance. Comm. Jewell recommended keeping this item on the agenda for now and receiving updates when available.

931 E. Hamilton Ave. – Flint Commerce Center/Ashley Capital

Mr. Vandercook said a motion was made to conditionally approve the Site Plan conditioned on the lots being combined. Mr. Vandercook stated the lot combination has not yet gone through and the property has not been closed on as of today. Chair. Wesley stated this item would remain on the agenda.



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City Council Action on Planning Commission Recommendations

PC 22-3: *Deda Juncevic requests a rezoning from CC to CE at 4811 Fenton Rd. (PID 41-30-302-004).* Max Lester stated **PC 22-3** was approved by City Council at their December 12th, 2022 meeting with a vote of 7 yes, 0 no, and 2 absent.

Zoning Board of Appeals

ZBA 23-1: *Christopher Bowman requests a use variance at 1109 N. Dort Hwy., Flint MI 48506 (PID 41-08-280-013) to allow for a fitness center in the MR-2 Mixed Residential district.*

Max stated **ZBA 23-1** was approved for a Use Variance on January 17th, 2023 and was administrative-ly approved as a Zoning Permit on January 25th, 2023. Comm. Jewell asked if his understanding is correct that the applicants of the ZBA cases discussed in the last meeting are now in the process of submitting a Site Plan. Max answered that this will be the next step for ZBA 23-2 and ZBA 23-3, but none have been submitted as of now.

REPORTS:

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

Max gave an overview of the ARPA memo supplied to the Commissioners, explaining the funding categories listed on the City's website, the noted goals, and the timeline of ARPA and CIP information requests made by Commissioners. Comm. Campbell asked if we do not know who will be serving on the ARPA Advisory Board. Max answered that we do not know at this time, but the application period for residents to apply to be on the Committee is closed.

Comm. Jewell asked for information on how ARPA funding is linked to the CIP. Comm. Campbell noted the lack of information available on ARPA contacts and the ARPA Advisory Committee. Mr. Vandercook stated Suzanne Wilcox supplied Chair. Wesley with contact information. Chair. Wesley asked if the CFO was asked this information, would he have answers about the ARPA Advisory Committee, adding that the Committee will need to comply with the Open Meetings Act and post a schedule of meetings. Chair. Wesley stated that he will draft a memorandum to the CFO to make clear what information the Commission is seeking. Comm. Jewell and Comm. Campbell noted several questions to ask of the CFO.

- What is being allocated to address specific aspects of the Master Plan?
- Based on ARPA dollars, what is being allocated to address the Capital Improvement Plan?
- How were the application period expirations determined?
- What are the Planning Commission's responsibilities in relation to the ARP? Can applicants receive money for projects prior to receiving zoning approval?

Commissioners discussed the Commission's potential role with ARPA. Comm. Jewell noted that while he does not believe the Commission would have control over allocation or processes, he believes they



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have a role in providing input into ARPA as it relates to the goals of the Master Plan and Capital Improvement Plan and to receive information on ARPA so they may relay that information to residents.

Comm. Cook-Hawkins stated there are five designated technical assistants to assist applicants with the submission process. Comm. Cook-Hawkins noted that the contact information is available on the City's website on the ARPA page, including information for Flint Innovative Solutions, Neighborhood Engagement Hub, North Flint Neighborhood Action Council, The Power Initiative, and Social Impact Philanthropy & Investment.

Redevelopment Ready Communities (RRC), Jason Ball, ROWE PSC

Mr. Vandercook gave an overview of the memo from Jason Ball. There is still information needed from the City to finalize the Capital Improvement Plan. Mr. Vandercook Mr. Ball would be able to attend the next regular meeting on February 28th to go over the topics in the memo. Comm. Jewell recommended that when the CIP draft is finalized it links to ARP funding. Comm. Jewell asked that an adequate time be given between receiving and being asked to approve materials. Comm. Campbell discussed items needing approval, asking what is to be approved later. Comm. Blower noted that the memo lists at the end of each item what the next step is.

Planning Commission Vacancies and Expired Terms, Bill Vandercook, Zoning Coordinator

Mr. Vandercook stated he spoke with the Mayor the prior week and the Mayor's focus is appointing new Commissioners for the vacant Ward seats 2 and 9. Mr. Vandercook suggested the Planning Commission send a communication to the Mayor regarding reappointments. Comm. Jewell noted that as of March 2023 all present Planning Commission members will have expired terms.

The Commissioners discussed their time on the Commission. Comm. Campbell recognized staff's efforts.

Staffing Update, Bill Vandercook, Zoning Coordinator

Mr. Vandercook stated a Planner I position has been posted. Additionally, the City hired a Marihuana Facilities Licensing Coordinator with the Legal Department who works in the Planning and Zoning Division office on marihuana applications. Montel Menifee was hired for this position, and he will appear at the February 28th meeting. Comm. Jewell asked for clarification on whether the phone extension listed is for the Planning and Zoning number. Mr. Vandercook confirmed. Comm. Jewell asked if Mr. Menifee would work on marihuana applications and if he would present them to the Commission. Mr. Vandercook confirmed and said he may present applications in the future, adding that the Zoning Coordinator is responsible for verification of information as well. Comm. Jewell asked if the materials the Commission will receive will be the same. Mr. Vandercook confirmed. Mr. Vandercook clarified that marihuana related Site Plan Reviews will be reviewed with himself and Mr. Menifee. Comm. Jewell asked that an update is given if the normal processes for marihuana applications changes.



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Current Articles

Max gave an overview of the memo supplied to Commissioners. The Current Articles cover an ARPA webinar given by the City as well as a news report on the Genesee County Land Bank and local minority owned businesses who are unable to take on demolition contracts.

Comm. Campbell discussed the Land Bank article and how she believed local owned businesses should have been given priority already.

RESOLUTIONS:

OLD BUSINESS:

Remote Meetings Discussion

Attorney Gurley said she believed the previous discussion on this topic was on whether the legal opinion applied only to the Planning Commission, adding that it applies to any Board or Commission under the City of Flint. Chair. Wesley stated that he believes the Hurley Board among others still conducts remote meetings. Chair. Wesley raised the question of how a commissioner can be required to appear in person if it could endanger their health.

Comm. Jewell raised the questions of whether remote meetings occur, if it occurs does it apply to participants as well as Commissioners or Board members throughout the State, and what is the role of the Americans with Disabilities Act and its implications with the Open Meetings Act and remotely meeting for Commissioners.

NEW BUSINESS:

ADJOURNMENT:

M/S – Campbell/Blower

Unanimously carried by voice vote.

Meeting adjourned at 6:57 PM.