



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**March 14, 2023**

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### **Commissioners Present**

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

### **Staff Present**

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

### ***Absent:***

Harry Ryan

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:38 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium and via Zoom and phone conferencing as approved.

### **Roll Call:**

Commissioner Ryan: absent  
Commissioner Campbell: present via Zoom  
from Flint, MI  
Commissioner Blower: present in-person  
Commissioner Jewell: present in-person

Commissioner Cook-Hawkins: present  
virtually via Zoom  
Commissioner Sorenson: present in-person  
Chairperson Wesley: present in-person

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

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

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

***M/S – Blower/Campbell***

***Unanimously carried by voice vote***



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

#### *January 12th, 2023 Transcript*

Attorney Gurley stated she needed to locate the email containing the document and have it ready for the next meeting. Chairperson Wesley noted these will be acknowledged by the Commission.

#### *February 28, 2023*

Chair. Wesley noted that Comm. Sorenson was marked as present despite being absent.

Comm. Campbell noted Green Skies is misspelled on Page 5. Comm. Sorenson noted unclear language on Page 5.

Commissioner Jewell made a motion to approve the minutes of February 28, 2023 as corrected. Commissioner Campbell supported this motion.

#### Roll Call:

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

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

#### ***M/S – Jewell/Campbell***

5 yes – 0 no – 1 abstain – 1 absent

***The motion carried.***

### **PUBLIC FORUM:**

Joel Arnold from Residents for Stronger Neighborhoods spoke on the 10-Year Master Plan Review item of the agenda. Mr. Arnold offered support as residents and advocates, be it speaking at City Council, writing letters in support, or helping with community outreach. Mr. Arnold stated his recollection that the original Master Plan process cost around 3 million dollars and recognized funding could be a barrier.

Elizabeth Jordan thanked the Commissioners for their continued roles on the Commission.

Commissioner Jewell noted that he does not believe the Master Plan cost amounted to 3 million and suggested this be confirmed.



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### **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 Blvd. (PID # 41-09-303-002).

Attorney Gurley stated she received the names of the other facilities in the area and is double checking to see if a variance will or will not be needed for the applicant, an answer will be ready for the next Planning Commission meeting.

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 Blvd. (PID # 41-09-303-002). To the next regularly scheduled meeting on March 28<sup>th</sup>, 2023.

Comm. Jewell supported the motion.

#### Roll Call:

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

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

*M/S – Blower/Jewell*

6 yes, 0 no, 1 absent

*The motion carried.*

### **SITE PLAN REVIEW:**

None.

### **CASE REVIEW:**

*Holistic Vibes Flint, LLC – 2849 Miller Rd.*

Atty. Gurley stated there is no update for Holistic Vibes. Chair. Wesley noted this will stay on the agenda.

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

Atty. Gurley stated that to her understanding Green Skies is still providing documents to staff for their license application. Chair. Wesley noted this will stay on the agenda.



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

Mr. Vandercook stated he received an email from the applicants who hope to close by March 31<sup>st</sup>, 2023. Chair. Wesley noted this will stay on the agenda.

*Layla Holdings/Henndogs Holdings – 3756 S. Dort. Hwy.*

Mr. Vandercook noted two licenses were given on February 13<sup>th</sup>, 2021. They had a Site Plan Review on December 14<sup>th</sup>, 2021 in which a motion was made to allow for administrative approval, which was completed February 18<sup>th</sup>, 2022. Mr. Vandercook received a transfer of ownership and misspoke, stating the Site Plan was good until April 2023, not the actual date of February 18<sup>th</sup>, 2023. Mr. Vandercook used the authority given to the Zoning Coordinator in the Zoning Code to grant an extension to August 18<sup>th</sup>, 2023.

*City Council Action on Planning Commission Recommendations*

Mr. Vandercook stated there was no report at this time.

*Zoning Board of Appeals*

Mr. Vandercook stated there are three cases to be heard at the Zoning Board of Appeals meeting on the 21<sup>st</sup>, and an update will be given at the next regular meeting.

### **REPORTS:**

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

Mr. Vandercook stated Ms. Wilcox has not received a response from the CFO. Chair. Wesley stated he has no received a response either, noting the Planning Commission is still looking to see how the ARPA allocation ties in with the Master Plan and Capital Improvement Plan. Chair. Wesley stated this will remain under reports.

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

Jason Ball from ROWE PSC stated that he received an email regarding the final information needed for the Capital Improvement Plan and he expects to receive the information the next day. Comm. Jewell recalled a discussion on spreadsheet format for the CIP funding.

Mr. Ball stated there is one outstanding section needed for the Public Participation Plan with information still missing regarding the Community Development Block Grant.

Comm. Jewell recalled conversations of accountability of responsibilities being added to the draft plan. Mr. Ball said that he did make edits to this effect.

Mr. Ball referenced the draft Guide to Development, stating it has come from the Economic Development Division. Mr. Ball asked the Commissioners to take time to review the document for an in-depth review during the first meeting in April. The intent is for this document to be made available



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to the public to explain the application processes. Comm. Jewell complimented the design. Comm. Jewell noted on Page 6 that marihuana information is in small print. Mr. Ball stated that the intent was to keep the guide less complex, but marihuana could be expanded upon. Comm. Jewell noted that as presented it could be confusing to someone seeking information on marihuana and could be more visible while pointing to a different resource. Mr. Vandercook added that staff is still working on creating a marihuana specific site.

Comm. Jewell referred to the “red binder” which is the previous Commissioner Binder, suggesting Mr. Ball sit down with staff and walk through the binder to identify what is and is not included. Comm. Jewell noted the By-Laws appear to be out of date. Comm. Jewell also noted that including the previous ordinance would be helpful along with an indication of which ordinance is the old and which is the new. Comm Jewell noted there is nothing after the last tab. Comm. Jewell noted the City Department contacts page does not expand on who the primary contacts for the departments are. Comm. Jewell noted the City Council contacts page doesn’t have a heading for the City of Flint, a listing of officers, or City Clerk staff included on the page. Comm. Jewell requested that the Commissioners be prompted to bring the manual back when updates are made. Chair. Wesley noted the Council information lists pertinent information and may not be a priority for revisions, especially as Council Members change. Mr. Ball suggested these binders be reviewed yearly when the annual report is completed. Atty. Gurley requested a copy of the binder as well. Comm. Blower suggested adding a timeline of events such as the adoption of the Master Plan, Zoning Code, and Marihuana Ordinance.

Mr. Ball noted there is an annual developers survey that was removed as a requirement for RRC that the Planning Division has asked for a simple version to be drafted and run administratively. Mr. Ball added that another requirement is for a joint meeting to be held with development related Boards and Commissions. Comm. Jewell suggested including backgrounds and introductions explaining roles and responsibilities as a part of the joint meeting.

### *Planning Commission Vacancies and Expired Terms*

Chair. Wesley recalled that Ms. Wilcox will prepare resolutions for vacancies. Mr. Vandercook noted reappointments will be presented. Chair. Wesley noted this will remain on the agenda.

### *10-Year Master Plan Review*

Mr. Vandercook stated staff is working on the process of conducting the review process and introduced the Lead Planner Roy Lash, who will be overseeing the review process. Mr. Vandercook indicated a memo on the timeline and process for amending the Master Plan is being drafted but was not ready for the meeting. Mr. Lash discussed the initial steps of brainstorming community engagement and roles.

### *Staffing Update*

Mr. Vandercook stated there were no updates at this time.



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### *Current Articles*

Mr. Vandercook noted an article was included pertaining to the ARPA Advisory Committee from Flint Beat.

### **RESOLUTIONS:**

None.

### **OLD BUSINESS:**

#### *Remote Meetings Follow-up and Status*

Atty. Gurley stated the City Attorney has not completed the opinion yet, noting he is aware of the request but is also working on a trial. Atty. Gurley stated she will request a timeline on when this will be completed.

### **NEW BUSINESS:**

### **ADJOURNMENT:**

#### *M/S – Campbell/Blower*

*Unanimously carried by voice vote.*

Meeting adjourned at 6:32 PM.