



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

**Meeting Minutes
March 28, 2023**

Commissioners Present

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

Staff Present

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

Absent:

April Cook-Hawkins

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: present in-person
Commissioner Campbell: present in-person
Commissioner Blower: present in-person
Commissioner Jewell: present in-person

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: present in-person
Chairperson Wesley: present in-person

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Campbell added the 2023 Meeting Schedule to the agenda under Old Business.

ADOPTION OF THE AGENDA:

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

M/S – Campbell/Blower

Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

Transcript of January 12th, 2023

Chairperson Wesley noted Commersioner Ryan’s name is misspelled. Attorney Gurley noted the requested edit.

Commissioner Jewell acknowledged recieving the transcript of January 12, 2023 as corrected. Commissioner Campbell also acknowledged the transcript.

Chairman Wesley acknowledged on behalf of the Planning Commission the receipt of the transcript for January 12th, 2023 as corrected.

Minutes of March 14th, 2023

Commissioner Jewel noted a misspelled word on Page 2.

Commissioner Campbell made a motion to approve the minutes of March 14th, 2023 as corrected. Commissioner Jewell seconded the motion.

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

6 yes – 0 no – 1 absent

Unanimously carried by voice vote

PUBLIC FORUM:

R.L. Mitchell addressed the Commissioners regarding the Capitol Theater, the Master Plan, policing, and Hurley Hospital.

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).

Attorney Gurley stated this issue is almost ready to be resolved. The current plan is to have a letter supplied by Common Citizen ready for the next meeting which will allow for a determination on whether PC 22-16 should be withdrawn. Mr. Vandercook suggested postponing the case until the April 11th, 2023 meeting.



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FLINT PLANNING COMMISSION

Commissioner Blower motioned to postpone PC 22-16 to the April 11th, 2023 meeting. Commissioner Sorenson seconded the motion.

M/S – Blower/Sorenson

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

The motion carried.
6 yes, 0 no, 1 absent

PC 23-1: Brian Butkis requests a Special Land Use to allow for metal siding as a primary building material at 719 Harrison St. (PID # 41-18-135-023).

Mr. Vandercook requested the case be postponed to the April 11th, 2023 meeting due to a missed noticing requirement.

Commissioner Jewell made a motion based on staff recommendations to postpone PC 23-1: Brian Butkis requests a Special Land Use to allow for metal siding as a primary building material at 719 Harrison St. (PID # 41-18-135-023). Commissioner Campbell seconded the motion.

M/S – Jewell/Campbell

Roll Call:

Commissioner Ryan: yes	Commissioner Cook-Hawkins: absent
Commissioner Campbell: yes	Commissioner Sorenson: yes
Commissioner Blower: yes	Chairman Wesley: yes
Commissioner Jewell: yes	

The motion carried.
6 yes, 0 no, 1 absent

SITE PLAN REVIEW:

None.

CASE REVIEW:

Holistic Vibes Flint, LLC – 2849 Miller Rd.

Attorney Gurley stated there are no updates at this time. Chair. Wesley noted this will remain on the agenda.



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

Attorney Gurley stated the attorney for Green Skies has submitted some documents as of the past week which are in review. Chair. Wesley noted this will remain on the agenda.

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

Mr. Vandercook stated he was notified the closing should be completed by March 31st. Chair. Wesley noted this will remain on the agenda.

Henndogs Holdings, LLC – 3756 S. Dort Hwy.

Mr. Vandercook stated he received a letter requesting an extension to the Site Plan following an incorrect expiration date from staff. Mr. Vandercook administratively gave a six-month extension as allowed by the Zoning Code. A notice was sent to the applicant extending the expiration date to August 18th, 2023.

Chairperson Wesley asked if this was included in the packages. Mr. Vandercook replied that they were not because he received the materials that day and offered copies to Commissioners.

Common Citizen – 310 S. Averill Ave.

Attorney Gurley noted a resolution should be ready before the April 11th, 2023 meeting. Chair. Wesley noted this will remain on the agenda.

City Council Action on Planning Commission Recommendations

Max Lester stated there were no updates at this time.

Zoning Board of Appeals

Max stated there were three cases heard at the March 21st Zoning Board of Appeals meeting, one which relates to the Planning Commission.

ZBA 23-4: Brian Butkis requests a Non-Use Variance at 719 Harrison St. Flint, MI 48502 (PID # 41-18-135-023) to provide 20% relief from the 70% ground-floor façade transparency requirements for commercial uses in the DE – Downtown Edge district. This was approved with a vote of 7 yes, 1 no, and 0 absent.

Commissioner Jewell asked if the variance is a part of a Site Plan Review. Mr. Vandercook replied that the Site Plan was already approved, and additionally PC 23-1 will also impact that Site Plan. Mr.



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Vandercook stated at the April 11th meeting staff can ask for the variance and possible special land use to be added to the Site Plan administratively.

REPORTS:

American Rescue Plan/Capital Improvement Plan

Mr. Vandercook noted that the current CFO is resigning and a report from him on the ARP is not coming. For the CIP, Jason Ball is waiting for final details from Suzanne Wilcox. Mr. Ball will be at the April 11th meeting and will hopefully have that information in time.

Commissioner Jewell spoke about the requested memo on ARP dollars and how they tie into the Mater Plan and categories in the CIP. Commissioner Jewell asked for clarification if Mr. Vandercook was informed that a memo would not be provided. Mr. Vandercook clarified that he made the comment based on the news of Mr. Widigan's resignation, not from an actual communication. Commissioner Jewell added that to date the Planning Commission has requested this information from two CFOs and have still not received the information. Commissioner Jewell requested that a status of the request to the CFO be provided to the Planning Commission.

Redevelopment Ready Communities

Commissioner Jewell recalled feedback that was given on the Planning Commissioner binders and asked if Commissioners will be notified to bring the binders in when they are ready to be updated. Mr. Vandercook responded that the staff has not yet gone through the binder in-depth to see if any other changes are needed. Chairperson Wesley asked what has been updated in the staff binders. Mr. Vandercook referenced a list of items noted in a previous meeting. Comm. Jewell added that he suggested staff sit down with Mr. Ball and itemize the changes requested by Commissioners and any additional items found by staff or Mr. Ball.

Planning Commission Vacancies and Expired Terms

Max stated two resolutions went before the City Council Government Operations Committee on March 22nd, 2023 for the reappointment of Chairperson Wesley and Commissioner Jewell. Chair. Wesley's reappointment was voted to move to the City Council where it was approved the day prior on March 27th. Commissioner Jewell's reappointment was voted to remain in committee. Chair. Wesley noted he was at the Governmental Operations meeting and the Councilmember of Commissioner Jewell's Ward noted she wanted to discuss this with the Mayor first.

Attorney Gurley added that Suzanne Wilcox is preparing to bring more resolutions to City Council on the Mayor's recommendations in the next few weeks.

10 Year Master Plan Review



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FLINT PLANNING COMMISSION

Chairperson. Wesley spoke on considerations of cost that will need to be explored further.

Staffing Update

Mr. Vandercook said that Montel Menifee's biography is included in the packet and that there are no new hires at this time. Chairperson Wesley added that there will be a heavier load during the process to fill the Director of Planning and Development position, especially as we enter the Master Plan review.

Commissioner Jewell asked about getting clarification of how work will be split between two Zoning Coordinators.

Current Articles

Max shared that one article is on the ARPA Committee which discusses their selection process and responsibilities. The other article covers Ashley Capital. Commissioner Jewell noted an article on the ARPA Committee was also in the Flint Journal on Sunday March 26th.

RESOLUTIONS:

OLD BUSINESS:

Remote Meetings Follow-up and Status

Attorney Gurley stated that an opinion from the City Attorney is not ready yet.

2023 Meeting Schedule

Commissioner Campbell asked for clarification on the meeting schedule, Max clarified that the dates on the right were for application deadlines and the dates on the left were the meeting dates.

NEW BUSINESS:

Notification of Election of Officers – April 25th Regular Meeting

Commissioners briefly discussed the election of officers occurring on April 25th.

Attorney Gurley noted the City Council Chambers will be renovated starting in April and the Council will meet in the Dome in the meantime.

ADJOURNMENT:

M/S – Blower/Campbell

Unanimously carried by voice vote.

Meeting adjourned at 6:28 PM.