



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
April 11, 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
Roy Lash, Lead Planner
William Vandercook, Zoning Coordinator
Max Lester, Zoning Support Planner

Absent:

April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:37 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: 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:

Mr. Vandercook requested a letter regarding Applicant Case Review for Common Citizen – 310 S. Averill Ave. be reviewed prior to PC 22-16.

ADOPTION OF THE AGENDA:

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

M/S – Sorenson/Campbell

Unanimously carried by voice vote.



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MINUTES OF PREVIOUS MEETINGS:

Minutes of March 28th, 2023

Commissioner Jewell noted that an addition is needed on Page 2 that Chairperson Wesley acknowledged on behalf of the Planning Commission the receipt of the transcript from January 12th, 2023.

Commissioner Jewell made a motion to approve the minutes of March 28, 2023 as corrected. Commissioner Blower supported the motion.

Roll Call:

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

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

M/S – Jewell/Blower

6 yes – 0 no – 0 abstain

The motion carried.

PUBLIC FORUM:

Joel Arnold, 7th Ward resident, spoke on an upcoming event with author Nolan Gray who will be coming to Flint to speak about his book which covers zoning policies and how they can impact the development of cities. Mr. Arnold passed out flyers for the event to Commissioners.

PUBLIC HEARINGS:

Mr. Vandercook read a letter received on April 7th, 2023 from Common Citizen located at 310 S. Averill Ave., detailing the surrender of retail marijuana licenses held by Common Citizen at the aforementioned address, in addition to the surrender of related State licenses.

Attorney Gurley stated it may be proper to entertain a motion to accept or deny the offer. Chairperson Wesley repeated that he would entertain a motion to accept or deny the surrender of Common Citizen's licenses.

Commissioner Blower made a motion to accept the surrender of Common Citizen's retail marijuana licenses per the letter read by staff. Commissioner Campbell supported the motion.

Roll Call:

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

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



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M/S – Blower/Campbell

6 yes – 0 no – 0 abstain

The motion carried.

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).

Mr. Vandercook stated that due to the surrender of licenses from Common Citizen, there will only be three marihuana locations within the proximity of 2926 Robert T. Longway Blvd.

Bruce Leach requested to withdraw the application now that the requested variance is no longer needed.

Commissioner Jewell stated in his view the Commission could make a motion to accept the information provided by staff along with the request of the applicant to close the Public Hearing process for the case.

Commissioner Jewell made a motion to accept the staff report and applicant's request for withdrawal of the application for **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). Commissioner Campbell supported the motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Jewell/Campbell

6 yes – 0 no – 0 abstain

The motion carried.



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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 read the Staff Report and Standards Checklist for PC 23-1.

Commissioner Jewell asked for clarification of architect and owner, with his understanding that HWD Harrison, Inc. is the property owner of the proposed development and Mr. Butkis is the architect. Mr. Vandercook confirmed that Mr. Butkis is the architect applying on behalf of the property owner, which is HWD Harrison, Inc. A notarized letter from the CFO Stephanie Fenton was provided authorizing Mr. Butkis to represent the property owner. Additionally, staff has a copy of the By-Laws that designates the CFO as an authorized agent for HWD Harrison, Inc.

Mr. Butkis spoke on the project and stated the Zoning Code allows for metal siding as a primary building material with the approval of the Planning Commission. Mr. Butkis stated the intention of the previously approved Site Plan was for a brick building, but due to cost concerns metal siding is being considered in a way that is not industrial looking and balances brick on the ground floor. The metal material is an insulated metal panel. There is a second metal material known as formed metal panel which has varying ins-and-outs that provide texture. An approval for metal siding would result in up to approximately \$800,000 in savings on the project. Mr. Butkis added that metal is a more resilient material than wood or cement board.

Commissioner Jewell said it is his understanding that HWD Harrison, Inc. is the owner of the property and project which will house the Y.M.C.A. facility along with residential and commercial type spaces. Mr. Butkis confirmed this is correct.

Chairperson Wesley asked if the plans included were the revised plans. Mr. Vandercook confirmed the plans shown are for the requested changes, but the comprehensive Site Plans with the requested changes are not yet submitted, Mr. Vandercook recommended finalizing a potential approval once three sets of the plans are received.

Chairperson Wesley asked if there was anyone in the public wishing to address the Commission in favor of PC 23-1. No one spoke.

Chairperson Wesley asked if there was anyone in the public wishing to address the Commission in opposition of PC 23-1. No one spoke.

Commissioner Jewell asked staff if there have been any communications received regarding PC 23-1. Mr. Vandercook responded that staff has not received additional communications.



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Commissioner Blower made a motion to approve 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), based on the five standards for approval for Special Land Use, including:

Standard 1 – It is applicable to local, state, and federal laws.

Standard 2 – It promotes the intent and purpose of the Master Plan.

Standard 3 – It is compatible with adjacent land uses.

Standard 4 – It is compatible with the natural environment.

Standard 5 – It is consistent with the capabilities of public services and facilities expected by the proposed use.

Standard 6 – It does not endanger the public health, safety, and welfare.

Commissioner Sorenson supported the motion.

Commissioner Jewell asked Commissioner Blower if she would be comfortable adding HWD Harrison, Inc. to the motion as the property owner and applicant. Commissioner Sorenson agreed to the amended motion as a part of her second. The new motion reads PC 23-1: HWD Harrison Inc. requests a Special Land Use to allow for metal siding as a primary building material at 719 Harrison St. (PID # 41-18-135-023).

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Chairman Wesley: yes

M/S – Blower/Sorenson

6 yes – 0 no – 0 abstain

The motion carried.

Chairperson Wesley commented that he believes this new development will be beneficial for downtown Flint

SITE PLAN REVIEW:

None.

CASE REVIEW:

Holistic Vibes Flint, LLC – 2849 Miller Rd.

Attorney Gurley stated there are no new updates for Holistic Vibes. This item will remain on the agenda.

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

Attorney Gurley stated a few documents have been provided that are under review and an update will be ready after the review has taken place. This item will remain on the agenda.



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

Mr. Vandercook stated Ashley Capital closed on the properties and submitted the lot combination request to the City Assessor's Office. The previous day the Site Plans were signed following receipt of the lot combination request documentation. Commissioner Jewell asked if this was in consultation with the Chair. Mr. Vandercook confirmed that Chairperson Wesley reviewed and signed the plans.

Common Citizen – 310 S. Averill Ave

Mr. Vandercook requested this item be removed from the agenda. Chairperson Wesley agreed, stating this matter was concluded.

City Council Action on Planning Commission Recommendations

Max Lester stated there were no updates for this item.

Zoning Board of Appeals Update

Max stated a ZBA meeting would be held on April 18th, 2023 and an update will be ready for the Commission at the April 25th, 2023 meeting.

REPORTS:

American Rescue Plan/Capital Improvement Plan

Mr. Vandercook stated staff has been informed of a new Interim CFO for the City of Flint, but staff has not yet reached out.

Redevelopment Ready Communities (RRC)

Mr. Vandercook said that staff were expecting Jason Ball to attend this meeting, but he did not seem to be present. Chairperson Wesley put this item on hold.

Planning Commission Vacancies and Expired Terms

Max stated that Commissioner Jewell's appointment was renewed the previous day during the City Council regular meeting as a part of the consent agenda. His new term expires March 23, 2026.

Commissioner Jewell expressed his appreciation for the opportunity to be reappointed. Commissioner Jewell commented that there are other Commissioners with expired terms and vacant positions to be filled and he hopes resolutions are coming through soon to address these positions.

10-Year Master Plan Review

Mr. Vandercook stated that Suzanne Wilcox has not yet met with Jason Ball to discuss a timeline memo. Roy Lash, Lead Planner, stated that he was hoping to have this meeting wrapped up with Ms. Wilcox and Mr. Ball soon in order to stay ahead of the preparation work for the Master Plan review process, especially as community groups are starting to engage in this process.



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Commissioner Blower shared that she knows of community groups starting to have these discussions and expressed concern that the City may not be keeping pace with the community. Commissioner Campbell asked if it is possible for community groups to move ahead of the Planning Commission in this process. Commissioner Blower clarified that she thinks the City should be working with community groups rather than separately. Mr. Lash shared that he believes the current focus of those groups is to form an advocacy plan with what residents of those groups would like to see changed in the Master Plan. Commissioner Jewell agreed with the current discussion and noted that it is important for the Planning Commission to meet with residents and gather information and ideas before the Commission moves to a decision process.

Staffing Update

Mr. Vandercook shared that staff does not have an update at this time. Commissioner Jewell asked if there have been any newly submitted applications or inquiries for the Planner I position. Mr. Vandercook stated several applications had been submitted but the applicants did not meet the qualifications criteria. Commissioner Jewell asked for clarification on what the roles and responsibilities of the two Zoning Coordinator roles would be structured. Commissioner Jewell asked for more information on Ms. Wilcox's transition plan is, how this is communicated with other Chairs, and noted that he does not see a posting for the Director of Planning and Development role.

Current Articles

No discussion.

RESOLUTIONS:

None.

OLD BUSINESS:

Remote Meetings Follow-up and Status

No update.

NEW BUSINESS:

Notification of Election of Officers – April 25th Regular Meeting

Commissioners discussed being prepared for the election of officers at the next meeting. Commissioner Jewell suggested staff review the process for officer elections.

ADJOURNMENT:

M/S – Sorenson/Jewell

Unanimously carried by voice vote.

Meeting adjourned at 6:39 PM.