



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**May 23, 2023**

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### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Lynn Sorenson, Secretary  
Harry Ryan  
Robert Jewell  
Mona Munroe-Younis

### **Staff Present**

Joanne Gurley, Assistant City Attorney  
William Vandercook, Zoning Coordinator  
Max Lester, Int. Zoning Coordinator

### ***Absent:***

Leora Campbell  
April Cook-Hawkins

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:30 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: appearing in-person  
Commissioner Campbell: absent  
Commissioner Blower: appearing in-person  
Commissioner Jewell: appearing in-person  
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: not present (arrives later in meeting)  
Commissioner Munroe-Younis: appearing in-person  
Chairperson Wesley: appearing in-person

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

None.

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

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

### ***M/S – Blower/Ryan***

***Unanimously carried by voice vote***



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

Commissioner Jewell noted several changes:

Add Montel Menifee to the Staff Present section on Page 1.

Correct the meeting location to Dome Auditorium on Page 1.

Missing the word “asked” Page 1.

Correct the date to May 23rd on Page 3.

Ammend sentence to “...items and concerns raised by the Planning Commission historically in the past.” on Page 5.

Ammend sentence to “... and her solutions to the Planning Commission’s concerns and expectations.” on Page 5.

Commissioner Blower suggested reviewing the header “10-Year Master Plan Review” on Page 5.

Commissioner Munroe-Younis suggested a spelling correction on Page 2.

Commissioner Munroe-Younis made a motion to approve the minutes of May 9th, 2023 as corrected. Commissioner Blower supported this motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Chairman Wesley: yes

***M/S – Munroe-Younis/Blower***

5 yes – 0 no – 0 abstain

***The motion carried.***

### **PUBLIC FORUM:**

Chairperson Wesley explained the Public Forum process, noting each Public Hearing will have a section for public comment.

### **PUBLIC HEARINGS:**

**PC 23-2:** The City of Flint Planning Commission requests the rezoning of 914 E. Kearsley St. (PID # 41-07-453-016) and 918 E. Kearsley St. (PID # 41-07-453-017) from MR-2 Mixed-Residential Medium Density to MR-1 Mixed-Residential Low Density.

Commissioner Sorenson joined the meeting via Zoom at 5:44 PM.

William Vandercook stated PC 23-2 was supposed to be posted as “The City of Flint Department of Planning and Development requests the rezoning...” not “The City of Flint Planning Commission...”.



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Mr. Vandercook read the staff report for PC 23-2 and requested the case be withdrawn. Chairperson Wesley opened the Public Comment section for PC 23-2.

Mr. Vandercook read a letter received from resident Nic Custer in support of PC 23-2.

Ed Custer spoke in support of PC 23-2. Mr. Custer presented a letter from the owner of 914 E. Kearsley St., noting she is in support of the rezoning to MR-1.

Dave Johnson spoke in support of PC 23-2.

Ingrid Halling spoke in support of PC 23-2.

Commissioner Jewell asked for clarification if Ms. Halling is in support of the rezoning from MR-2 to MR-1. Ms. Halling confirmed.

Andrew Watchorn, owner of 918 E. Kearsley St. spoke on opposition to PC 23-2. Mr. Watchorn stated that at the previous neighborhood association meeting this item was brought forth and the neighborhood association decided not to take a position.

Chairperson Wesley closed the Public Comment.

Commissioner Blower asked staff for more information on the noted error in the zoning map. Mr. Vandercook stated that Norma Sain confirmed the neighborhood association would not support the rezoning request at this time. Mr. Vandercook responded that the Zoning Code was originally intended to be approved six articles at a time, but an error led to the first six articles being put in place prior to the approval of the other articles. A resolution was included with the first six articles to zone these two parcels as MR-1 rather than MR-2, but the improper adoption led to the articles with this resolution being null and void. When the Zoning Code was adopted in full this resolution was not re-added. Mr. Vandercook continued that now that one of the property owners does not want to move forward with a rezoning to MR-1, despite potentially approving in the past, it should be up to the owners to bring these requests forward individually. Commissioner Blower asked if there are other known instances of this type of situation where previous zonings were invalidated during the Zoning Code adoption process. Mr. Vandercook replied that there are not. Mr. Vandercook noted the previous department director requested this item be added to the agenda but was unaware that one of the property owners did not wish for this change.

Commissioner Blower asked if there is a process for a neighborhood association to request a rezoning against the wishes of a property owner. Mr. Vandercook responded that a City initiated rezoning could go forward, adding that this situation resulted from a miscommunication. Mr. Vandercook recommended the property owners move forward with request individually if they decide they would like to be rezoned in the future, apart from any potential changes that could occur from a Comprehensive Plan review.



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Commissioner Jewell stated his understanding of Public Hearings is an applicant brings a case forward, which in this case is the Department of Planning and Development, and that in previous cases applicants have been able to withdraw a case. Commissioner Jewell asked Mr. Vandercook if the language in the staff report requesting the case be removed means a request for withdrawal. Mr. Vandercook confirmed. Commissioner Jewell noted the applicant is requesting to withdraw the case and that he is not comfortable moving forward with the case where the applicant is requesting it be withdrawn.

Commissioner Munroe-Younis asked if the property owner in support of the rezoning would still be able to pursue that request if this case is withdrawn. Mr. Vandercook confirmed, adding that this could be done by application for rezoning or through a request during the Comprehensive Plan review process. Commissioner Jewell reiterated that there is a request for withdrawal from staff, which is before the Commission.

Commissioner Jewell made a motion to accept the withdrawal of PC 23-2: The City of Flint [Department of Planning and Development] requests the rezoning of 914 E. Kearsley St. (PID # 41-07-453-016) and 918 E. Kearsley St. (PID # 41-07-453-017) from MR-2 Mixed-Residential Medium Density to MR-1 Mixed-Residential Low Density. Commissioner Ryan seconded the motion.

### Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

### *M/S – Jewell/Ryan*

6 yes, 0 no, 0 abstain

***The motion carried.***

**PC 23-3:** Hallwood Plaza, LLC/Reggie Clements requests a Special Land Use to allow for an Entertainment Live Use with Alcohol Sales and Consumption at 4901 Clio Rd./Unit 4929 Clio Rd. Flint, MI 48504 (PID # 46-34-226-010).

Mr. Vandercook read the staff report and standards checklist for PC 23-3.

Reginald Clements presented as the applicant. Mr. Clements stated he been in the restaurant business since 2011 and currently operates 4929 Clio Rd. as a restaurant with an alcohol license.

Commissioner Ryan asked what the hours of operation are planned to be. Mr. Clements answered on Sunday, Monday, and Tuesday he opens at 12 PM and closes around 9PM to 10 PM. On Friday and Saturday, he opens at 12 PM and could be open until 2 AM.

Commissioner Jewell noted the Planning Commission could place some restrictions to the approval



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such as limiting hours. Commissioner Jewell asked for specifics of what the business will and will not entail. Mr. Clements said he would serve food and provide a place for events such as receptions, conferences, birthday parties, and provide entertainment. Commissioner Jewell asked what the hours of operation will be. Mr. Clements responded Wednesday and Thursday plans to open at 12 PM for lower energy activities and close at 10 PM, but some days it could go later to 11 PM. Friday and Saturday he plans to open at 12 PM and close by 2 AM. Sunday he plans to open at 12 PM and close around 10 PM.

Commissioner Blower asked if the restaurant is a separate business from the live entertainment aspects, or are they blended together. Mr. Clements answered that the restaurant will have a different atmosphere depending on the time, but the restaurant aspect will typically be available throughout the day depending on the time and event. Commissioner Ryan asked for clarification on the Sunday closing time by law. Chairperson Wesley stated the law says 12 AM, but Mr. Clements may have more information on this. Mr. Clements answered 12 PM to 2 AM but that he would make sure to double check this information.

Chairperson Wesley opened the floor to public comment.

Paul Swatzell spoke in support of PC 23-3.

No one spoke in opposition.

Commissioner Jewell asked staff if any communications were received. Mr. Vandercook stated there was none.

Chairperson Wesley closed the floor to public comment.

Commissioner Blower asked about a mention of Single-Family Residential to the South in Mount Morris, whether they have been notified and how close they are to the property. Mr. Vandercook responded that they are buffered by a bank and Secretary of State Building, adding the Zoning Ordinance requires a 50-foot distance from the front door. Commissioner Blower asked if there is parking that would get close to the residential property. Mr. Vandercook stated it is roughly 500 feet from the business.

Commissioner Ryan made a motion to approve PC 23-3: Hallwood Plaza, LLC/Reggie Clements requests a Special Land Use to allow for an Entertainment Live Use with Alcohol Sales and Consumption at 4901 Clio Rd./Unit 4929 Clio Rd. Flint, MI 48504 (PID # 46-34-226-010). Commissioner Munroe-Younis seconded the motion.



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Roll Call:

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

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

***M/S – Ryan/Munroe-Younis***

6 yes, 0 no, 0 abstain

***The motion carried.***

**PC 23-4:** URC 600 South, LLC/Signs by Crannie requests review from the Planning Commission for a Planned Sign Program at 600 S. Saginaw St. Flint, MI 48502 (PID # 41-18-116-001).

Max Lester read the staff report and standards checklist for PC 23-4.

Commissioner Jewell expressed the property owner Uptown Reinvestment Corporation [URC 600 South, LLC] is the applicant and Signs by Crannie is a contractor acting on their behalf. Commissioner Jewell noted a revised copy of the standards checklist was received, with an error being present in the copies first sent to the Commission.

Paul Swatzell of Signs by Crannie presented for this case. Mr. Swatzell stated that the proposed sign is the same style as the existing signs on the property.

Chairperson Wesley opened the floor to public comment.

No one spoke.

Commissioner Jewell asked staff if any communications were received. Mr. Vandercook and Max stated there was none.

Chairperson Wesley closed the floor to public comment.

Commissioner Munroe-Younis made a motion to approve **PC 23-4:** URC 600 South, LLC/Signs by Crannie requests review from the Planning Commission for a Planned Sign Program at 600 S. Saginaw St. Flint, MI 48502 (PID # 41-18-116-001). Commissioner Ryan supported the motion.

Commissioner Blower amended the motion to include the following findings of facts:

Complies with Standard 1 because the deviation from the specific requirements of the DC – Downtown Core district is needed.

Complies with Standard 2 because the property is unique when compared to those in the same zoning district and vicinity.

Complies with Standard 4 because the proposed plan does not create a danger to public safety.



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Complies with Standard 5 because approval of the Planned Sign Program will not have an adverse impact on properties in the vicinity.

Complies with Standard 6 because the proposed sign is compatible with surrounding buildings as well as the building on site.

Complies with Standard 7 because the proposed sign will be constructed out of high-quality materials.

Commissioner Munroe-Younis accepted the amendment to the motion and added another amendment noting the following finding of fact:

Complies with Standard 3 because the proposed sign complies with the purpose and intent of Article 15 Section 50-178.

Commissioner Ryan accepted the amendments to the motion.

### Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

### *M/S – Munroe-Younis/Ryan*

6 yes, 0 no, 0 abstain

*The motion carried.*

**PC 23-5:** Citizens Plaza, LLC/BGL 2, INC d.b.a Club Medz requests a Group E Special Regulated Use Permit for an Adult-Use Marihuana retail facility at 2838 E. Court St./Unit 2840 E. Court St. Flint, MI 48503 (PID # 41-16-101-021).

Mr. Vandercook read the staff report for PC 23-5.

Commissioner Blower asked if the Parks Beautification plan was approved previously or if it is an addition. Mr. Vandercook stated it is an addition, with the options for applicants within 500 feet of a park to apply for a variance with a \$5,000 fee or to develop a Parks Beautification Plan under the Community Benefits Program. Mr. Vandercook added that Mr. Lane mistakenly began paying towards this plan in 2022 prior to approval by City Council and suggested this be applied to the future payments. Commissioner Blower asked for clarification of whether the Parks Beautification Plan is required due to adding an Adult-Rec license to the business. Mr. Vandercook confirmed.

Commissioner Jewell noted there is not a case number, reviewer, or date of review listed on the staff review form and asked when it was last reviewed. Mr. Vandercook stated he believed the last review was on May 19<sup>th</sup>, 2023. Commissioner Jewell noted the same for the review checklist. Mr. Vandercook stated he and Montel Meniffee completed the review, Mr. Meniffee noted the date of review as May



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16<sup>th</sup>, 2023. Commissioner Jewell noted the date received on the application is noted as March 8<sup>th</sup>, 2022, asking why there is a large gap in time until the hearing date. Attorney Gurley stated this application was reviewed by her in December 2022 and a list of deficiencies were noted which needed to be corrected. Mr. Vandercook stated it took a year to receive all documentation from the applicant. Commissioner Jewell noted the letter from Mr. Lane is dated December 27<sup>th</sup>, 2022 and the letter from Mr. Keeler is dated January 28<sup>th</sup>, 2022 and asked if the agreement is still in effect. Mr. Vandercook stated he does not have recent verification or updated documentation. Chairperson Wesley asked if the agreement on file currently is still binding. Attorney Gurley responded that it would be. Mr. Vandercook noted that Mr. Keeler has received two checks, one for 2022 and one for 2023 from Mr. Lane per the agreement.

Commissioner Blower asked what the process is if a payment is not received as agreed upon in a Parks Beautification Plan and how this is reported to staff. Attorney Gurley stated the Parks Beautification Plan is a contract and that licenses are renewed yearly, of which that process includes ensuring all provisions are followed. Attorney Gurley added that she believes Mr. Menifee is working on processes of checks and balances to ensure all license holders are following agreements made as a part of approvals.

Brady Lane presented for this case. Mr. Lane explained that he is the owner of Club Medz and he is requesting an adult-use license as demand for medical marihuana has decreased significantly.

Commissioner Jewell asked for a walk-through of the requested changes. Mr. Lane answered that a customer walks through the front door to a window where they show ID to proceed into the facility where there are two registers and display areas, separating medical marihuana inventory from adult-use marihuana inventory. Commissioner Jewell asked about security on site. Mr. Lane answered that they have close to seventy cameras, an alarm system, and noted that they have never had a problem with violence.

Chairperson Wesley asked if medical cards were still valid for those 18 and up and how these are presented. Mr. Lane answered someone who is 18 with a medical card can present it and purchase medical marihuana product but would not be to allowed purchase adult-use inventory. Commissioner Jewell asked if there is a physical separation between the two inventories. Mr. Lane answered that registers and inventory are separated.

Commissioner Jewell asked for details on staffing. Mr. Lane stated he is the primary worker until the business gets going with the adult-use license. Mr. Lane added that he envisions they will have five to six employees who would assist customers.

Commissioner Blower asked if there would be any other changes to the inside or outside of the facility. Mr. Lane responded there are no other changes planned. Commissioner Blower asked Mr. Lane to explain the relationship he has built with the neighborhood association. Mr. Lane replied that he will express the partnership in advertising and that hopefully if they do well, they can keep supporting the





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association. Commissioner Blower asked if he has heard of any opposition to his business plans. Mr. Lane answered that he has not. Aaron Pacheco stated that he has had ongoing conversations with Mike Keeler, president of the association, where discussed organizing cleanup days and engaging with people to help out with the park cleanup. Commissioner Jewell asked when they last spoke, if there are specific plans in progress now, and if the agreement will be updated. Mr. Pacheco stated he spoke to Mr. Keeler a month prior in April and expressed that they intend to follow the current agreement. Chairperson Wesley stated he does not believe the applicants believed this was a requirement and is not something they have at this time. Mr. Vandercook stated that Mr. Lane assumed he needed to start making payments once the agreement was made with the neighborhood association, rather than once City Council approved the license. Staff did not know until March that Mr. Lane made two payments already.

Chairperson Wesley opened the floor to public comment.

No one spoke.

Commissioner Jewell asked staff if any communications were received. Mr. Vandercook responded there was none.

Chairperson Wesley closed the floor to public comment.

Commissioner Jewell expressed that documents within an application be up to date when they come to the Commission if the application has taken time to be ready for a hearing. Commissioner Blower stated the importance of the Park Beautification Plan in considering this application.

Commissioner Munroe-Younis expressed appreciation that the applicants chose to go through the Park Beautification Plan route and her hope that their relationship with the neighborhood association continues beyond the required timeline.

Commissioner Blower made a motion to approve **PC 23-5: Citizens Plaza, LLC/BGL 2, INC d.b.a Club Medz** requests a Group E Special Regulated Use Permit for an Adult-Use Marihuana retail facility at 2838 E. Court St./Unit 2840 E. Court St. Flint, MI 48503 (PID # 41-16-101-021). Commissioner Ryan supported the motion.

Commissioner Jewell proposed an amendment to add a condition that the Park Beautification Plan be updated to a current date and provided to staff.

Commissioner Blower and Commissioner Ryan agreed to the amendment.

Mr. Vandercook noted this will need to be moved onto City Council.



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Commissioner Jewell asked if the condition should be fulfilled prior to the resolution moving to City Council. Chairperson Wesley stated he did not believe this needs to hold up the resolution and staff should just make sure to bring the letter back to the Commission and add the letter to the case files.

### Roll Call:

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

### *M/S – Blower/Ryan*

6 yes, 0 no, 0 abstain

***The motion carried.***

### **SITE PLAN REVIEW:**

None.

### **CASE REVIEW:**

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

Attorney Gurley stated that Green Skies Healing Tree, LLC submitted documentation on the social equity program that needs to be reviewed, an update will be available at the next meeting.

### *City Council Action on Planning Commission Recommendations*

No updates.

### *Zoning Board of Appeals*

Max stated there were two cases at the May 16<sup>th</sup>, 2023 meeting:

**ZBA 23-9:** Catholic Charities of Shiawassee and Genesee Counties/Joshua Stanton requests a Use Variance to allow for a pylon sign in a GN-1 zoned district at 729 E. Stewart Ave. Flint, MI 48505 (PID # 47-31-155-030) was approved with a vote of 7 yes, 1 no, 0 abstentions.

**ZBA 23-10:** Dantzler Designs, LLC/Sequoia Prince-Dantzler requests a Use Variance to allow for Entertainment, Live (Non-ARU) in a TN-2 zoned district at 2549 Corunna Rd. Flint, MI 48503 (PID # 40-23-202-001) was approved with a vote of 8 yes, 0 no, 0 abstentions.

### **REPORTS:**

#### *American Rescue Plan/Capital Improvement Plan*

Lauren Marshall, ROWE PSC, stated she did not have an update on the American Rescue Plan but that she was discussing this with Roy Lash. Ms. Marshall stated Commissioners should have the updated Capital Improvement Plan (CIP) with them, noting this version is rough but is a version that can be updated upon yearly. Ms. Marshall noted that the Commission does not need to make a motion that night, but the approval would pertain to whether the listed projects align with the goals and objectives of the City of Flint Master Plan.



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Commissioner Jewell asked if Ms. Marshall reviewed with Jason Ball and Mr. Vandercook on prior discussions regarding the CIP. Ms. Marshall responded that she has been heavily involved with drafting the CIP. Commissioner Jewell asked if she met with Jason Ball and Mr. Vandercook prior to this meeting to review the discussion for tonight. Ms. Marshall stated she did and has meeting materials for previous meetings. Commissioner Jewell asked if information previously requested was included in the updated draft regarding ARP funding. Ms. Marshall responded that she and Jason have not received that information from the City. Commissioner Jewell requested Ms. Marshall meet with Mr. Vandercook and Mr. Ball to discuss this. Commissioner Blower thanked Ms. Marshall for her hard work in updating the CIP.

### *Redevelopment Ready Communities (RRC)*

Ms. Marshall state she believes everything is up to date apart from the Planning Commissioner onboarding documents and that she has a table of contents showing what items will be updated.

Commissioner Jewell asked Mr. Vandercook why the table of contents was being handed out and if a meeting had taken place. Mr. Vandercook stated he had met with Mr. Ball and Max previously. Ms. Marshall stated that was her only update regarding RRC.

Chairperson Wesley asked for clarification of something Ms. Marshall said earlier. Ms. Marshall explained that the Commission did not need to make a motion on the CIP tonight but could look it over to determine if the listed projects meet the goals and objectives of the Master Plan. The next step after approval would be to forward the CIP to City Council. If requested, further analysis or maps could be added to the document. Commissioner Blower requested a map be added to the CIP. Commissioner Munroe-Younis asked if a comparative analysis could also be added to the CIP if there are no budget implications.

Chairperson Wesley postponed the Planning Commission Vacancies and Expired Terms, 10-Year City of Flint Comprehensive Plan Review, Staffing Update, and Current Articles, and Remote Meetings Follow-up and Status items to the next meeting due to the time of day and length of the meeting.

### **RESOLUTIONS:**

N/A

### **OLD BUSINESS:**

N/A

### **NEW BUSINESS:**

N/A



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**ADJOURNMENT:**

*M/S – Blower/Sorenson*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:09 PM.