



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**May 9<sup>th</sup>, 2023**

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### **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  
Max Lester, Planner I  
Montel Menifee, Marihuana Facilities Licensing Coordinator

### ***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: appearing in-person  
Commissioner Campbell: appearing in-person  
Commissioner Blower: appearing in-person  
Commissioner Jewell: appearing in-person

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

Chairman Wesley welcomed the new Ward 9 Commissioner Mona Munroe-Younis

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

Max Lester requested the Election of Officers be removed from the agenda.

Commissioner Jewell asked if the previously discussed Marihuana Application Process Flyer would be discussed at this meeting or at another meeting. Montel Menifee answered that this will take place at another meeting.



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

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

*M/S – Sorenson/Blower*  
*Unanimously carried by voice vote*

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

Commissioner Jewell noted corrections on Page 8 and asked for a clarification on Page 9.

Commissioner Blower requested further clarification on Page 7 regarding doors locking.

Commissioner Campell requested corrections on Page 6.

Max noted two corrections on Page 1 and Page 9.

Attorney Gurley noted the Planning Commission By-Laws also state Commissioners continue to serve after their term is expired until reappointed or a new appointment is made.

Commissioner Munroe-Younis noted a correction on Page 7.

Commissioner Campbell made a motion to approve the minutes of April 25th, 2023 as corrected. Commissioner Sorenson supported this 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 – Campbell/Sorenson*

6 yes – 0 no – 0 abstain

*The motion carried.*

### **PUBLIC FORUM:**

Chairman Wesley opened the Public Forum.

Andy Watchorn spoke about a conversation he had with Mr. Vandercook and his neighborhood association, noting Mr. Vandercook's suggestion was for PC 23-2 to be taken off the agenda. Mr. Watchorn stated he hoped this was possible to do.



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Ingrid Halling spoke on PC 23-2 in support of Mr. Watchorn, noting if the item was taken off the agenda there is no reason to speak further.

Chairman Wesley closed the Public Forum.

#### **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.

Chairman Wesley noted a correction will be made at a later date to read “The City of Flint Department of Planning and Development” rather than the “City of Flint Planning Commission” as this is a mistake from posting.

Max stated they spoke with Mr. Vandercook earlier in the day and staff’s intention was to withdraw the case. Chairman Wesley noted Mr. Watchorn and Ms. Halling along with staff have requested this item be dropped from the agenda.

Commissioner Jewell noted the case had been posted for the next meeting on May 23<sup>rd</sup> as well, adding that the item would need to come back if it is dropped or withdrawn at the current meeting.

Commissioner Blower asked if this would be a postponement, not a withdrawal, due to the posting for the next meeting. Chairman Wesley suggested adjourning the case to the next meeting where official action can be taken, due to the item being posted again.

Commissioner Jewell made a motion to postpone PC 23-2 until the next regular meeting on May 23<sup>rd</sup>, 2023 for formal action. Commissioner Campbell seconded 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***

The motion carried.

6 yes, 0 no, 0 abstain

Commissioner Jewell noted a written staff report for this case would be helpful for the next meeting, detailing the situation and staff’s recommendation.



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### **SITE PLAN REVIEW:**

None.

### **CASE REVIEW:**

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

Attorney Gurley stated there were no new updates for Holistic Vibes.

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

Attorney Gurley stated there were no new updates for Green Skies Healing Tree.

Commissioner Jewell asked if these should remain on the agenda. Attorney Gurley recommended Holistic Vibes could be removed until the City is served but recommended leaving Green Skies Healing Tree on the agenda.

Commissioner Campbell made a motion to remove Holistic Vibes Flint, LLC – 2849 Corunna Rd. from the agenda. Commissioner Ryan supported the motion.

***M/S – Campbell/Ryan***

***The motion carried via voice vote.***

*City Council Action on Planning Commission Recommendations*

No new updates.

*Zoning Board of Appeals Update*

Max stated the next Zoning Board of Appeals meeting was scheduled for May 16<sup>th</sup>, 2023 and an update would be available for the May 23<sup>rd</sup>, 2023 Planning Commission meeting.

### **REPORTS:**

*American Rescue Plan/Capital Improvement Plan*

Max stated they did not have an update for the American Rescue Plan. The Capital Improvement Plan (CIP) will be addressed at the next meeting with Jason Ball.

Commissioner Blower asked if the Commission would need to take action on the CIP at some point. Chairman Wesley suggested potentially at the next meeting after discussion with Mr. Ball.

*Redevelopment Ready Communities (RRC)*

Max reiterated that Mr. Ball would be at the next meeting, adding binders will likely be requested to be brought back when the packets for the next meeting are provided to add updated materials. Jason will check to see if the Commission is ready to take action on RRC items.



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### *Planning Commission Vacancies and Expired Terms*

Chairman Wesley asked for clarification on the Ward 2 vacancy, asking if this is the ward with two commissioners. Commissioner Sorenson stated that was Ward 3. Commissioners discussed the Councilmember for Ward 2.

Chairman Wesley noted his email address has changed.

Commissioner Jewell noted the date on the roster showing when it was last updated should be corrected to a newer date.

### *10-Year Comprehensive Plan Review (On agenda as 10-Year Master Plan Review)*

Max stated on May 2<sup>nd</sup>, 2023 Chairman Wesley and Vice-Chair Blower met with staff, Elizabeth Jordan, and Jim Richardson to discuss the update. At the meeting Chairman Wesley stated he would work with Communications Director Caitie O'Neill to draft a statement on our current progress. Commissioner Blower noted the meeting was very informative in terms of the history of the process ten years ago as well as how we could potentially move forward depending on whether we can secure resources. A new Planning and Development Director will start in June who will be tasked with leading this effort. Max added that Mr. Richardson made the point of proceeding with this as a "Comprehensive Plan" rather than a "Master Plan." Commissioner Jewell noted the City Charter refers to a Comprehensive Plan and Commissioner Munroe-Younis noted this avoids using terminology that is objectionable or uninviting to residents. Chairman Wesley noted there was some pushback to the language of "Master Plan" previously. Commissioner Munroe-Younis made a request to ensure language used in the agenda matches the shift to "Comprehensive Plan."

### *Staffing Update*

Chairman Wesley stated his belief that Max is now the second Zoning Coordinator. Max stated that they have not received confirmation yet from HR but once that is completed the second Zoning Coordinator position would be filled and presumably leave an opening for Planner I.

Max noted Emily Doerr was named as the recommended appointment from Mayor Neeley with a start date of June 12<sup>th</sup>, following approval by City Council. Commissioner Jewell stated it would be appropriate for staff and the Chair to hold a briefing with Ms. Doerr regarding the items and concerns raised by the Planning Commission historically in the past as well as the division. Commissioner Jewell also stated a welcome session would be appropriate where Ms. Doerr can share her vision and and her solutions to the Planning Commission's concerns and expectations.

### *Current Articles*

Max briefly explained the articles provided in the packet regarding the previously empty Director appointment and the YMCA breaking ground at 719 Harrison St.

### **RESOLUTIONS:**

None.



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### **OLD BUSINESS:**

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

Attorney Gurley stated she does not have an update from the City Attorney as to when he will be able to review and redraft the legal opinion at this point.

### **NEW BUSINESS:**

Commissioner Munroe-Younis noted there were members of the public who had the impression that action would be taken on a Public Hearing item and the Commissioners moved on from the item quickly. Commissioner Munroe-Younis suggested the Commission take time to thank people for coming and make sure they are encouraged for participating in the public process.

### **ADJOURNMENT:**

#### *M/S – Sorenson/Blower*

*Unanimously carried by voice vote.*

Meeting adjourned at 6:32 PM.