



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
June 13, 2023

Commissioners Present

Robert Wesley, 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
Montel Meniffee, Marihuana Facilities Licensing Coordinator

Absent:

Carol-Anne Blower, Vice-Chair
Leora Campbell
April Cook-Hawkins

Note: Comm. Campbell was in the call but was having technical difficulties preventing participation.

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:36 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: absent
Commissioner Jewell: appearing in-person

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

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

Chairperson Wesley asked for a motion to approve the agenda. Commissioner Munroe-Younis motioned to accept the agenda as presented. Commissioner Sorenson seconded the motion.

M/S – Munroe-Younis/Sorenson
Unanimously carried by voice vote.



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MINUTES OF PREVIOUS MEETINGS:

Commissioner Jewell noted a correction from March to May on Page 1.

Commissioner Jewell noted grammar corrections on Page 4 and Page 8.

Commissioner Munroe-Younis noted grammar corrections on Page 8 and Page 9.

Commissioner Ryan made a motion to approve the minutes of May 23, 2023 as corrected.

Commissioner Sorenson supported this motion.

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: absent

Commissioner Jewell: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: yes

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

M/S – Ryan/Sorenson

5 yes – 0 no – 0 abstain

The motion carried.

PUBLIC FORUM:

No one spoke.

PUBLIC HEARINGS:

PC 23-6: Layla Holdings, LLC/Henndogs Holdings, LLC requests a change of ownership for their Group E Medical and Adult-Use licenses at 3756 South Dort Hwy. Flint, MI 48507 (PID # 41-20-476-048) to OTC Michigan, LLC at 771 Jamacha Road, #358 El Cajon, CA 92019.

Mr. Vandercook read the Staff Report for PC 23-6.

Commissioner Jewell asked for clarification about the location of the entity requesting to receive ownership and whether they are a California or Michigan entity. Mr. Vandercook responded by drawing attention to a document from the State of Michigan Licensing and Regulatory Affairs, recognizing the company as a Domestic Limited Liability Company.

Commissioner Munroe-Younis posed the questions of whether there is a plan to hire local management and if there are any Community Benefit agreements under the current owner, and if so, would they need to be carried over or updated. Mr. Vandercook noted this could come up under a Site plan Approval process for further review. Mr. Menifee added that hiring local management would be a requirement under the Marihuana Ordinance. Commissioner Jewell noted the approval is limited to the transfer, but that this does include expectations along with the transfer.

Sean Maddoks spoke on behalf of Layla Holdings, LLC, noting an attestation of approval for representation was sent to City staff the previous day. Mr. Maddoks stated the owners have a Michigan LLC



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with an address that will be shifted once the property has been purchased. Mr. Maddoks stated staff will be hired locally, adding that the owners are a husband-and-wife team that have had successful businesses starting in California. Mrs. Saroki's brother, who lives in Michigan, will act as manager for the first six months with a possibility of a manager from out of state overseeing operations for a month or two. The owners have also operated under business transfers previously.

Commissioner Jewell asked Mr. Maddoks if there are any past or present legal situations facing the owners. Mr. Maddoks answered there is not.

Attorney Gurley asked Mr. Maddoks to restate his role within OTC Michigan, LLC. Mr. Maddoks responded Chief Compliance Officer and general counsel.

Chairperson Wesley opened the floor to public comment. No one spoke.

Chairperson Wesley closed the floor to public comment.

Commissioner Jewell asked staff if there has been any other communications or correspondence. Mr. Vandercook replied that no other communications were received.

Commissioner Munroe-Younis made a motion to approve **PC 23-6**: Layla Holdings, LLC/Henndogs Holdings, LLC requests a change of ownership for their Group E Medical and Adult-Use licenses at 3756 South Dort Hwy. Flint, MI 48507 (PID # 41-20-476-048) to OTC Michigan, LLC at 771 Jamacha Road, #358 El Cajon, CA 92019. Commissioner Sorenson supported the motion.

Chairperson Wesley commended staff for thorough documentation.

Roll Call:

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

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

M/S – Munroe-Younis/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None.



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CASE REVIEW:

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

Attorney Gurley stated there were very few deficiencies found in the materials previously sent to staff which were sent back to the applicants, adding that the deficiencies were minor and would not likely take much time to correct.

Commissioner Jewell asked for a general overview of the deficiencies. Attorney Gurley noted they needed to be more specific in the capital investment in the City such as a timespan and specific organizations to be beneficiaries. Attorney Gurley also noted the makes and models of security cameras need to be included.

City Council Action on Planning Commission Recommendations

Max stated there were no updates, but there may be an update at the next meeting for a resolution moving to City Council.

Zoning Board of Appeals

Max shared there is one case on the agenda for the June 20, 2023 meeting. An update will be available at the next meeting.

REPORTS:

American Rescue Plan/Capital Improvement Plan

Max shared there is not an update at this time. Staff will discuss these items with incoming Director of Planning and Development Emily Doerr. Mr. Vandercook added that Jason Ball will be at the meeting on June 27th to discuss the CIP.

Redevelopment Ready Communities (RRC)

Max noted the previous Zoning Ordinance printout did not fit in the binders and new ones would be ordered. New copies of the Guide to Development and Public Participation Plan will be brought to the next meeting.

Commissioner Jewell asked if the Guide to Development and Public Participation Plan is to be presented back to the Commission on the 27th. Max confirmed, noting a motion to approve the documents need to be made to finalize them.

Commissioner Munroe-Younis asked if it is best to contact staff if there are any questions regarding the Guide to Development or Public Participation Plan. Mr. Vandercook confirmed this would be appropriate.

Planning Commission Vacancies and Expired Terms

Max noted this will also be discussed with Ms. Doerr.



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10-Year City of Flint Comprehensive Plan Review

Chairperson Wesley stated he is working on contacting the Communications Director Caitie O'Neill to draft a statement.

Commissioner Jewell recommended staff bring up previously noted concerns brought up by the Commission to Ms. Doerr and to schedule a meeting between the Chair, Vice-Chair, and the incoming Director.

Current Articles

Max stated an article was shared from Flint Beat regarding the case of PC 23-2.

Educational Topic

Mr. Vandercook read the Educational Topic memo regarding Zoning Permits, Zoning Coordinator Reviews, and Site Plan Reviews.

Commissioner Jewell stated he has a struggle with the potential scenario of a major development being approved without the knowledge of the Planning Commission and how that may look if the Commissioners are then asked questions about it, noting updates on approvals would be appropriate. Mr. Vandercook suggested discussing this in greater detail at a future date. Commissioner Jewell suggested adding this as an agenda item for a future meeting. Chairperson Wesley agreed.

Commissioner Munroe-Younis asked about the rationale of asking questions in the Zoning Coordinator Review application but not for Site Plan Review. Mr. Vandercook replied that in a Site Plan Review process the Commission can ask questions of the applicant.

Mr. Vandercook noted the process for Zoning Coordinator Review is very expensive and time consuming and staff are reviewing this item to be brought back at a later date.

RESOLUTIONS:

None.

OLD BUSINESS:

Remote Meetings Follow-up and Status

Attorney Gurley shared she still does not have a document from the City Attorney on this matter.

NEW BUSINESS:

Ordinance Text Review Update

Mr. Vandercook shared staff have been reviewing potential Zoning Ordinance text updates and are discussing the matter with Legal on how to move forward. Attorney Gurley noted the Planning Commission is to review the Zoning Ordinance yearly and this coincides with that time period, Legal is currently reviewing the process this would take.



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ADJOURNMENT:

M/S – Ryan/Munroe-Younis

Meeting adjourned at 6:42 PM.