



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
July 25th, 2023

Commissioners Present

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

Staff Present

Emily Doerr, Director of Planning and Development
Joanne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator

Absent:

Harry Ryan
April Cook-Hawkins

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:42 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium and via Zoom conferencing as approved.

Roll Call:

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

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

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

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

M/S – Munroe-Younis/Blower

The motion carried unanimously via voice vote



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MINUTES OF PREVIOUS MEETINGS:

Minutes of July 11th, 2023

Corrections noted by Commissioners:

Pg 3 – “I” corrected to “if”

Pg 3 – Clarified language around when materials were suggested to be brought to the meeting.

Pg 3 – “Commissioner Blower mad a motion” corrected to “Commissioner Blower made a motion”

Pg 5 – “This may be once source” changed to “This may be one source”

Pg 6 – “handles” corrected to “handled”

Commissioner Campbell made a motion to approve the minutes of July 11, 2023 as corrected.
Commissioner Blower supported this motion.

Roll Call:

Commissioner Ryan: absent

Commissioner Campbell: yes

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: absent

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

M/S – Campbell/Blower

6 yes – 0 no – 0 abstain

The motion carried

PUBLIC FORUM:

No one spoke

PUBLIC HEARINGS:

PC 23-9: VJG Investments, LLC/Applicant Green Bean Company, Inc. located at 1609 W. Atherton Rd. AKA 1625 W. Atherton Rd. Flint, MI 48507 (PID:40-25-201-056) requests a Marihuana Facilities Location Variance relief of 298.4 feet from the 1000-foot setback requirement from schools, or such distance as may be needed to comply with 50-80 Marihuana Facilities Ordinance.

Max Lester read a staff report regarding PC 23-9 requesting the case be postponed due to errors in the methodology for determining the setback distances from the property to the school. Max requested the postponement remain in effect until the City GIS Division supplies staff with a correct map so the distance can be corrected.

Commissioner Jewell expressed support of the postponement and asks if there is a particular time frame that is being looked at for a new hearing date. Max answered that they expect to have a map in time to post for the August 22nd meeting.



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Commissioner Munroe-Younis made a motion to postpone **PC 23-9: VJG Investments, LLC/Applicant Green Bean Company, Inc. located at 1609 W. Atherton Rd. AKA 1625 W. Atherton Rd. Flint, MI 48507 (PID:40-25-201-056) requests a Marihuana Facilities Location Variance relief of 298.4 feet from the 1000-foot setback requirement from schools, or such distance as may be needed to comply with 50-80 Marihuana Facilities Ordinance, to the August 22nd meeting.**

Max stated that once they receive the accurate measurement, the measurement in the case description will change to reflect the correct distance.

Commissioner Blower supported the motion.

Roll Call:

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

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

M/S – Munroe-Younis/Blower

6 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None

CASE REVIEW:

Green Sky Healing Tree, LLC - 3401 Coruna Rd. Court Ruling

Attorney Gurley stated there is currently no update on Green Sky Healing Tree, LLC as they are still compiling documentation to submit to the City. There was no given time frame from the applicant as to when this process will be completed.

Commissioner Jewell asked if these are the same deficiencies regarding capital and security cameras. Attorney Gurley confirmed that they are the same deficiencies.

Commissioner Jewell also questioned if this will be the fourth meeting that there have been no updates on this item. Attorney Gurley replied that she has previously said before there is no update several times, adding the City has done its part by providing deficiencies to applicants. There are no repercussions on the City's side for waiting to receive the documentation.

Commissioner Jewell asked what the consequence for the applicant is if they do not submit these items.

Attorney Gurley replied that the obvious consequence for them is lack of revenue and that they are



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currently not operating. Attorney Gurley added she will look at the Zoning Code to see if there is a time limit to submit before they must start over again.

PC 23-7: Alpine Development Group, LLC – 2502. S Dort Highway

Max stated that this case was approved for administrative review once the applicant provided technical details on the lighting, along with a statement that they will follow State and local laws. Max added that they received one of those items and is waiting for the other. When they receive all required documentation, they will look them over and review with the Chair.

Commissioner Munroe-Younis asked that the administrative review consider a screen that could go over the LED lights to reduce glare.

Chairperson Wesley said that if the info that received from the applicants does not address the glare issue, they should consider calling the applicants with the Chair to discuss. Max stated they will let him know if it is not addressed.

Commissioner Blower said she believes that in the motion it was made clear the administrative review was to consider approval based on the need more technical details for the LED lights.

City Council Action on Planning Commission Recommendations

None.

Zoning Board of Appeals

Max stated there was three variances for one property owned by Consumers Energy located at 3525 Chicago Blvd.

- **ZBA 23-11:** Consumers Energy requests a Non-Use Variance at 3525 Chicago Blvd. Flint, MI 48503 (PID # 40-23-301-002) to provide 15-foot relief from the 25-foot required rear-yard setback in a TN-2 Traditional Neighborhood Medium Density district.
Approved: 7 yes, 0 no, 0 abstain
- **ZBA 23-12:** Consumers Energy requests a Non-Use Variance at 3525 Chicago Blvd. Flint, MI 48503 (PID # 40-23-301-002) to allow for chain-link fence material in the front yard areas in a TN-2 Traditional Neighborhood Medium Density district.
Denied: 7 yes, 0 no, 0 abstain
- **ZBA 23-13:** Consumers Energy requests a Non-Use Variance at 3525 Chicago Blvd. Flint, MI 48503 (PID # 40-23-301-002) to provide 4-foot height relief from Table 50-63 to allow for an 8-foot-tall open fence in the front yard areas in a TN-2 Traditional Neighborhood Medium Density district.
Approved: 7 yes, 0 no, 0 abstain



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Commissioner Jewell asked what the difference is between having an open fence versus a chain-link fence. Max answered that typically open fencing has no more than 50% or more visibility between the material while closed fencing is going to have less than 50% visibility. In this case they are requesting a specific open fence material, chain-link, which is typically not permitted in front-yards. In ZBA 23-13 the applicant specifically asked for additional fence height as open fencing has a maximum height of 4 feet tall.

REPORTS

American Rescue Plan (ARP/ARPA)/Capital Improvement Plan (CIP)

Emily Doerr briefly noted that she has been working with the ROWE team to update the CIP and making sure they are deliberate about the proposed budget categories and the specific items named as priority for potential resolutions for ARPA spending.

Commissioner Jewell asked if ARP funding is identified with the CIP categories and if the ARP funding is allocated to goals in the Comprehensive Plan. Director Doerr noted that she is working to have these included, adding that ARP funding will be discussed further at the August 8th regular meeting.

Commissioner Munroe-Younis noted an item under Completed Investments for roof repairs, but leaking is still occurring. Commissioner Munroe-Younis asked what could be done about this. Director Doerr noted she is not on the Facilities team but there is an ARPA resolution that was passed that was accessed to pay for mold remediation services.

Redevelopment Ready Communities (RRC)

Director Doerr shared that there are two final items to complete before RRC status can be achieved, being the CIP and holding a joint meeting. Director Doerr received additional information on joint meetings requirements and the Michigan Economic Development Corporation (MEDC) team recommended reviewing a recently drafted economic strategy for the City and discuss how the different Boards and Commissions fits into that strategy with their assistance, Director Doerr offered this as a topic for the meeting, noting a different focus can be taken if desired.

Commissioner Jewell asked if she had been informed of previous discussions where the topic of the first joint meeting may focus on who the Commissions and Boards are, with their roles and functions discussed, and potential concerns discussed for future joint meetings. Director Doerr stated she was not aware of this specifically and this sounds like a good idea.

Director Doerr stated the benefits of being Redevelopment Ready Communities certified such as available funding and the support of RRC dedicated MEDC staff.

A joint meeting is looking to be scheduled as a special session within the next two months. Depending on the topic of discussion a meeting may need to be posted pursuant to the Open Meetings Act.



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Planning Commission Vacancies and Expired Terms

Max stated Commissioner Blower's reappointment and the appointment for Shawn Hairston were not acted on by City Council at their previous meeting.

Commissioners discussed the status of Commissioner Cook-Hawkins' attendance and appointment. Director Doerr noted Commissioner Cook-Hawkins' term has ended and that she is discussing with the Council member for that ward to identify people for a new appointment.

10-Year City of Flint Comprehensive Plan Review

Director Doerr noted that she is having discussions on this topic, potentially to move forward in tandem with other items such as map and text amendments. The goal of the review would be to update with new events and information as well as review what goals of the Comprehensive Plan have happened and have not happened, then restating the goals that are still relevant today, rather than trying to draft a whole new plan. A timeline of public engagement session will need to be established.

Further discussion on map amendments occurred. Director Doerr noted that these amendments will be needed quickly as there will otherwise be a substantial impact on the City Assessor and the properties.

Proposed timelines and concerns over lack of staffing were discussed. The goal is to start public engagement in October.

Staffing Update

Director Doerr stated that certain positions will officially be posted as of tomorrow. The second Zoning Coordinator position will be posted soon after a mistake stalled it. A change order is also in process to ensure ROWE can continue to provide support to Planning and Zoning. There is a resolution in progress for a full-time administrator position to focus on agendas, minutes, and other matters dealing with the various Boards and Commissions under Planning and Development. Director Doerr stated she would like to repost the Planner 2 positions to Planner 2, which would support both Zoning Coordinators.

Education Topics

Max read a memorandum drafted by Jason Ball and edited by staff, explaining the issues found in the Zoning Code that will be addressed at the August 22nd meeting, including landscaping requirements, application processes, and confusing language.

Max requested the Commission make a formal motion to initiate a Public Hearing to examine proposed text amendments as discussed at the August 22nd meeting.

Commissioner Blower made a motion to initiate a public hearing to consider the proposed Zoning Ordinance text amendments as presented by staff on the August 22, 2023 meeting. Commissioner Sorenson supported the motion.



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Roll Call:

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

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

M/S – Blower/Sorenson
6 yes, 0 no, 0 abstain
The motion carried.

RESOLUTIONS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURNMENT:

M/S – Campbell/Sorenson
Meeting adjourned at 7:17pm