



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
August 8th, 2023

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Harry Ryan
Leora Campbell
Robert Jewell

Staff Present

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

Absent:

Lynn Sorenson
April Cook-Hawkins
Mona Munroe-Younis

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 online
via Zoom Conferencing
Commissioner Blower: appearing in-person
Commissioner Jewell: appearing in-person

Commissioner Cook-Hawkins: absent
Commissioner Sorenson: absent
Commissioner Munroe-Younis: absent
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 Campbell motioned to accept the agenda as presented. Commissioner Blower seconded the motion.

M/S – Campbell Blower

Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

Grammar corrections were noted for Pages 2, 3, 4, and 5.

Commissioner Campbell made a motion to approve the minutes of July 25th, 2023 as corrected. Commissioner Blower supported this motion.

Roll Call:

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

M/S – Campbell/Blower

5 yes – 0 no – 0 abstain

The motion carried.

PUBLIC FORUM:

No one spoke.

PUBLIC HEARINGS:

PC 23-10: Consumers Energy requests a Special Land Use review for Private Utilities at 3525 Chicago Blvd. (PID # 40-23-301-002).

Max Lester read the staff report and review standards for PC 23-10.

Joe Lawson from Consumers Energy is speaking on this case. Mr. Lawson said staff explained the case thoroughly. Commissioner Jewell asked for an explanation of the landscaping. Mr. Lawson stated they had gone to the Zoning Board of Appeals for variances where the fence was pulled further into the property which opened up areas for landscaping. Mr. Lawson reiterated that there are some TSA guidelines that recommend not having trees in areas where they can reduce visibility of the site, instead shrubs were proposed instead. Commissioner Jewell asked about the fencing for the site. Mr. Lawson answered that the fencing along Ballanger and Chicago are proposed to be decorative aluminum fencing.

Chairman Wesley opened the floor to the public. No one spoke. Staff did not receive communications prior to the meeting.

Commissioner Blower agreed with the staff report and explanation of landscaping.



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Commissioner Blower made a motion to approve **PC 23-10**: Consumers Energy requests a Special Land Use review for Private Utilities at 3525 Chicago Blvd. (PID # 40-23-301-002), based on the following findings:

- Complies with Standard 1 because it complies with the Zoning Ordinance and other applicable local, State, and Federal laws.
- Complies with Standard 2 because it is consistent with and promotes the intent of the Zoning Ordinance, Comprehensive Plan, and other approved plans.
- Complies with Standard 3 because it is compatible with adjacent uses of land.
- Complies with Standard 4 because it is compatible with the natural environment.
- Complies with Standard 5 because it is consistent with the capabilities of public services and facilities impacted by the proposed use.
- Complies with Standard 6 because it protects the public health, safety, and welfare.
- The requested use has been reviewed by multiple City of Flint departments including Building and Safety Inspections, Fire, Water, Sewer, Traffic Engineering, and City Engineering with no concerns.

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: absent

Commissioner Munroe-Younis: absent

Chairman Wesley: yes

M/S – Blower/Campbell

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None.

CASE REVIEW:

Green Skies Healing Tree, LLC – 2401 Corunna Rd.

Attorney Gurley stated the Cannabis Facilities Licensing Coordinator and herself met with the applicants to ensure they understood the three outstanding documents the City needs to proceed with their Adult-Recreation license, which was promised to be delivered by the end of this week. The items are incidental and should not be a problem to produce.



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

Max stated they are still waiting to receive documents with technical details before completing an administrative review and approval. Commissioner Jewell asked if the details are for illumination levels. Max confirmed, noting they are unable to convert the details first provided as the units are different from the Zoning Code.

City Council Action on Planning Commission Recommendations

No update.

Zoning Board of Appeals

Max stated the August 15th Zoning board of Appeals meeting was rescheduled to August 29th, and an update will be provided at the next Planning Commission meeting.

REPORTS:

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

Max stated updated copies of the CIP have been provided with corrections made from the previous discussion.

Commissioner Jewell noted that certain projects now include ARP funds as requested. Commissioner Jewell asked if there is more information expected from other departments that may be related to ARP. Max answered that they do not believe all of the ARP funds have been allocated, but as those funds are allocated to specific projects items may be updated. Commissioner Jewell asked if a notation can be made to that effect. Max stated that ideally the CIP will be updated once a year, which would include any new information. Jason Ball, ROWE PSC, noted that Page 1 has a suggestion for updates timeline, which would begin the next month. Ideally the process will start September/October to be ready in draft form around the same time the City is finalizing budget documents in February/March.

Commissioner Blower asked if there would be a difference in the content if they approve now rather than a month from now. Mr. Ball said there would not be any significant changes, but the sooner this version is adopted, due to their not being an update since 2017, the CIP will become more accurate as it is regularly updated.

Commissioner Campbell asked about an Economic Development Grant that was released in January and closed in March. Mr. Ball said he is not familiar with the grant, but it may not be included because it might not be considered capital or the City may not necessarily own the product of the grant.

Commissioner Jewell asked about ARP funding allocation and Comprehensive Plan objectives. Mr. Ball drew attention to Page 2, noting that the CIP is organized around the Comprehensive Plan chapters. Mr. Ball added that there is a mismatch in that the Comprehensive Plan was adopted in 2013 before the water crisis. Infrastructure spending shifted drastically once the water crisis was



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acknowledged. As a result, the CIP reflects many goals in the Comprehensive Plan while some are not addressed.

Commissioner Campbell asked for clarification of whether the CIP is meant to cover the calendar year of 2023. Mr. Ball confirmed, noting the yearly updated version should come before the Commission earlier in the year moving forward. The CIP does not need to go to City Council.

Commissioner Blower made a motion to approve the City of Flint Capital Improvement Plan draft dated July 2023. 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: absent

Commissioner Munroe-Younis: absent

Chairman Wesley: yes

M/S – Blower/Campbell

5 yes, 0 no, 0 abstain

The motion carried.

Redevelopment Ready Communities (RRC)

Max said updated copies of the Guide to Development and Public Participation Plan are included with requested revisions and additions made.

Commissioner Jewell asked for a walkthrough of the updates. Max pointed to Page 5 of the Guide to Development which has updated staff information. Page 1 of the Public Participation Plan includes a comment on the use of the word “citizen”. Page 13 includes an entry on participation for those with limited English literacy. Page 3 includes a comment of information being provided in simple clear language.

Planning Commission vacancies and Expired Terms

Commissioner Blower was reappointed to her current term, which expires March 31, 2024. Max added that a resolution for the appointment of Sean Hairston in Ward 2 was not approved by Council.

10-Year City of Flint Comprehensive Plan Review

Max stated they do not have new information since the previous meeting.

Staffing Update

A second Zoning Coordinator position and a Planner I position are now posted to the City website. Additionally, City Council approved an extension to the contract with ROWE to extend their services.



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Upcoming Meeting on Zoning Ordinance Text Amendments

Max gave an overview of the proposed text amendments that will be reviewed in a Public Hearing at the next meeting on August 22nd, 2023.

Proposed Map Amendments

Max presented an issue staff sees with the Zoning Map, specifically commercial corridors downzoned from commercial zoning types to low-density residential zoning types, when the new Zoning Ordinance was adopted. Max noted this has led to an increase in Use-Variations for changes of use, issues with signage applications, as well as applicants choosing not to pursue projects due to this issue. Examples along Saginaw St., Davison Rd., Richfield Rd., Fenton Rd., M L King Ave., and Court St. were shown. A memo from Mr. Ball describing the process for review was presented as well as a letter from the City Assessor describing the seriousness of the issue were presented.

Chairman Wesley asked if there are any concerns about spot zoning. Max replied that the reasoning for these changes as well as the number of parcels being reviewed would prevent any concerns of spot zoning, especially as a map amendment procedure.

Commissioner Jewell asked if changing the zoning of these properties would allow marijuana businesses more opportunities for expansion. Max replied that the primary zoning districts that these may be proposed to change to would be CC City Corridor and NC Neighborhood Corridor, which do not allow Group F marijuana uses.

Commissioner Blower asked why some parcels may not be highlighted on the materials shown between identified areas in yellow or green. Max stated the scope for this request is specific to properties that were zoned D-1 through D-6 and are now zoned GN-1 to TN-2.

Commissioner Blower made a motion to initiate a Public Hearing to review proposed zoning map amendments to be heard at the September 12th meeting. 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: absent
Commissioner Munroe-Younis: absent
Chairman Wesley: yes

M/S – Blower/Campbell

5 yes, 0 no, 0 abstain

The motion carried.



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RESOLUTIONS:

None.

OLD BUSINESS:

PC 23-9, a marijuana location variance for Green Bean, Inc at 1609 Atherton Rd. was moved to the August 22nd, 2023 meeting.

NEW BUSINESS:

None.

ADJOURNMENT:

M/S – Campbell/Ryan

Unanimously carried by voice vote.

The meeting was adjourned at 7:12 PM.