



**Sheldon Neeley**  
Mayor

## **CITY OF FLINT**

### **FLINT PLANNING COMMISSION**

#### **AGENDA**

#### **FLINT PLANNING COMMISSION**

**August 22<sup>nd</sup>, 2023, at 5:30 p.m.**  
**Dome Auditorium**  
**(Flint City Hall, 1101 S. Saginaw St., South Building)**

*Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.*

- A. Roll Call
- B. Additions or changes to the Agenda
- C. Adoption of Agenda
- D. Minutes of previous meetings
  - August 8<sup>th</sup>, 2023
- E. Public Forum
- F. 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 waiver of 407.4 feet from the 1000-foot setback requirement from schools.
  - **Zoning Code Text Amendments:** Text amendments to Article 11, Article 13, and Article 17 of the City Zoning Ordinance to revise language requiring nonconforming lots to come into compliance with landscaping standards, to reduce the level of review required for a change of use on nonconforming sites, to clarify existing language on administrative departures for landscaping compliance, and to add a table summarizing existing waivers located within the Ordinance.
- G. Site Plan Review
- H. Case Review:
  - Applicant Case Review
    - Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling
    - PC 23-7: Alpine Development Group, LLC – 2502 S. Dort Hwy.



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- City Council Action on Planning Commission Recommendations
  - Zoning Board of Appeals
- I. Reports:
- Redevelopment Ready Communities (RRC)
  - Planning Commission Vacancies and Expired Terms
  - 10-Year City of Flint Comprehensive Plan Review
  - Staffing Update
  - Upcoming Hearing on Proposed Map Amendments
- J. Resolutions
- K. Old Business
- L. New Business
- M. Adjournment



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#### **Rules of the Public Forum:**

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

#### **Public conduct during a Public Hearing:**

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.