



**Sheldon Neeley  
Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

**Draft Meeting Minutes  
September 12<sup>th</sup>, 2023**

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### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Harry Ryan  
Robert Jewell  
Mona Munroe-Younis  
Jeffrey Curtis Horton

### **Staff Present**

Joanne Gurley, Assistant City Attorney  
Max Lester, Int. Zoning Coordinator  
Tyler Bailey, Small Business Specialist

### ***Absent:***

Lynn Sorenson, Secretary  
Leora Campbell  
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 Council Chambers and via Zoom and phone conferencing as approved.

### **Roll Call:**

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

Commissioner Sorenson: absent  
Commissioner Munroe-Younis: present in-person  
Commissioner Horton: 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 presented. Commissioner Blower seconded the motion.

***M/S – Ryan/Blower***

***Unanimously carried by voice vote.***



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

Meeting minutes for August 8th, 2023 and August 22nd, 2023 were not prepared in time for review at this meeting.

### **PUBLIC FORUM:**

Chairman Wesley opened the Public Forum. No one spoke.

### **PUBLIC HEARINGS:**

**Zoning Code Text Amendments (Continued):** Reviewing proposed text amendments to Article 11, Article 13, and Article 17 of the City Zoning Ordinance with requested changes from the Commission.

Max Lester read the memorandum describing the changes made as requested by the Planning Commission at the August 22<sup>nd</sup>, 2023 meeting.

Commissioner Jewell asked Commissioners Munroe-Younis and Blower if the requested changes are reflected in the new materials. Commissioner Munroe-Younis and Commissioner Blower confirmed the new materials do reflect the requested changes.

Commissioner Ryan asked if buildings with less than a 10-foot setback will be reviewed by the Planning Commission, and if this falls under Section 50-155 A. Max responded that this is an existing applicability standard for Building Foundation Zone Landscaping, the proposed table under 50-150 is pointing to that section. For all review types, including Zoning Permit and Site Plan Review, if a building is closer than 10 feet to the property line 50-155 does not need to be met.

Commissioner Ryan supported the motion.

Commissioner Jewell asked if any additional language needed to be added. Max responded that the updated draft is labeled September 12<sup>th</sup>, 2023 to be more specific. Commissioner Blower added to the motion “of the text amendments including the amended language found in the September 12<sup>th</sup>, 2023 draft.”

Commissioners discussed how to make the motions for this case. Attorney Gurley suggested making two motions, one to approve the proposed amendments and one to send them to City Council.

Commissioner Blower withdrew the motion on the floor. Commissioner Ryan agreed to the withdrawal.



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Commissioner Blower moved to approve the revised language for Articles 11, 13, and 17, including Section 50-139, 50-150, 50-153, and 50-186, as presented at the September 12<sup>th</sup>, 2023 meeting. Commissioner Ryan seconded the motion.

**Roll Call:**

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

***M/S – Blower/Ryan***

6 yes, 0 no, 0 abstain  
***The motion carried.***

Commissioner Blower moved to send the recommendation for approval of the amendments to Articles 11, 13, and 17 including Section 50-139, 50-150, 50-153, and 50-186 to City Council for review. Commissioner Ryan seconded the motion.

**Roll Call:**

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

***M/S – Blower/Ryan***

6 yes, 0 no, 0 abstain  
***The motion carried.***

**Zoning Code Map Amendments:** A hearing will be held before the Flint Planning Commission at this meeting to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd.

Commissioner Jewell asked what the benefit of the proposed map amendments are, and how they may impact commercial and common areas. Max answered that staff believes there was an oversight in how certain areas were zoned as the new Zoning Code was adopted, the proposed map amendments are designed to address properties that were once zoned commercial under the previous code and are now zoned residential. The impact is expected remove barriers for small business owners looking to reuse existing commercial spaces and those who own existing businesses in these corridors.



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Max read the materials for Clio Rd, Dayton St. to Pasadena Ave.

Staff pointed out that the draft maps provided with the materials are not official City of Flint maps and are only intended to illustrate the proposed amendments. Max added that Marihuana Provisioning and Marihuana Microbusinesses are allowed in CC – City Corridor districts. Marihuana Microbusinesses are also permitted in NC – Neighborhood Center districts. Locational restrictions such as distance to residential still apply for marihuana uses. Commissioner Jewell asked if locational standards for residences, schools, and churches still need to be met. Max confirmed.

Commissioner Blower asked how different zoning districts were selected. Max answered that in this case surrounding zoning types were used to propose extending the existing CC – City Corridor designation down to the Dartmouth St. intersection. NC – Neighborhood Center was chosen at the Dayton St. intersection as this zoning type is usually clustered around intersections and there were no existing zoning types or land use patterns that necessitated the CC – City Corridor district in this area. Commissioner Blower asked if this carries over to the other areas identified to be reviewed. Max confirmed.

Commissioner Ryan asked if the City Corridor designation makes the properties commercial because most of the property in the area is already commercial, or if the designation allows them to be commercial. Max responded that many of the properties that were D-3 Community Business have commercial buildings on them, though some may be vacant. The proposed CC – City Corridor zoning district would allow these properties to remain commercial in a similar zoning district.

Max read the materials for materials for the following focus areas:

***Corunna Rd.***

***Davison Rd., from Arlington Ave. to N. Dexter St.***

***Davison Rd., from Lewis St. to N. Franklin Ave.***

***Fenton Rd., from I-69 to Huron St.***

***Franklin Ave. from Broadway Blvd. to Utah Ave.***

***Lewis St., from Davison Rd. to Leith St.***

***M L King Blvd., from 5th Ave to Crosby St.***

Commissioner Munroe-Younis asked if any parcels for the Choice Neighborhoods Initiative are included with any of the proposed MR-3 Mixed Residential High Density parcels identified. Max stated they do not recall the specific parcels for Choice Neighborhoods, but staff can check on this. Chairman Wesley said the MR-3 Mixed Residential High Density district do allow for residential. Max stated they believed there may have been some conflicts with Choice Neighborhoods due to TN-2 Traditional Neighborhood Medium Density zoning as it does not allow for multifamily uses.

Commissioner Horton asked if Multifamily uses are distinguished between attached single-family homes. Max confirmed it does, noting the Zoning Code differentiates between single-family detached, single-family attached, two family and duplex, multifamily, and mixed use.



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### ***M L King Blvd., from Stockdale St. to Van Wagner Ave.***

Commissioner Munroe-Younis asked if the Martin Luther King Jr. Peace garden would be impacted. Max Responded that community gardens are identified as an accessory use in MR-2 Mixed Residential Medium Density districts, additionally public-owned parks are permitted, and all other parks are a special land use

### ***North Saginaw St., from E. Hamilton Ave to Dartmouth St.***

Attorney Gurley discussed federal land use laws as they relate to places of worship and zoning under the Religious Land Use And Institutionalized Persons Act. Max stated they would follow up with her regarding that topic that week.

### ***South Saginaw St., from 14th St. to Eddington Ave.***

### ***Richfield Rd., from Western Rd. to N. Center Rd.***

Commissioner Blower asked if this impacts the decision by City Council to rezone a property along Richfield Rd. last year, though noting she still believes it was a case of spot zoning. Max answered that their belief is that a zoning type under the current ordinance was not put forward with that request, so when the new zoning code was adopted the TN-2 Traditional Neighborhood Medium Density was applied. This proposed zoning for this area would implement a zoning district that City Council had intended, but in this case, it would not be spot zoning as a multitude of parcels along Richfield Rd. are also proposed to be CC City Corridor. Self-Storage facilities are permitted in CC City Corridor districts, but there are requirements for screening when abutting residential zoned districts.

### ***Court St. and S. Center Rd., Southwest Intersection***

### ***General Discussion***

Commissioner Munroe-Younis referenced back to the Lewis St., from Davison Rd. to Leith St., and asked if the proposed zoning of MR-3 Mixed Residential High Density would put Latinx out of compliance with the Zoning Code near the intersection of E. Hamilton Ave and Lewis St. Max stated Community Centers are a Special Land Use in the proposed zoning district and future expansions could potentially trigger Special Land Use review. Commissioner Munroe-Younis asked about the use in GN-1 and GN-2 Green Neighborhood Low and Medium Intensity districts, Max answered it is permitted in those zoning districts, which would create an additional step for approvals. Commissioner Munroe-Younis expressed concern as Latinx is an anchor for this area. Max cautioned against making decisions based on the impact of a particular organization, also noting they will need to look further into whether Special Land Use procedures are meant for establishing uses and if expansions require additional review by the Planning Commission.

Commissioner Munroe-Younis asked if the NC Neighborhood Center proposed zoning could be extended up a block towards Bennett Ave. Commissioner Jewell asked if entities that are currently operating will be able to continue if the map amendments are adopted. Max confirmed. Max answered that they do not see any difficulty in extending the proposed NC Neighborhood Center district up a block, but the explanation will need to be based on the impact of the overall area. Commissioner



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Munroe-Younis asked what the reasoning may have been for ending the proposed NC Neighborhood Center district at E. Hamilton Ave. Max answered that typically the NC Neighborhood Center district is meant to be in smaller clusters at intersections rather than following a corridor like the CC City Corridor district. Max noted that the role of staff is to present perceived issues and propose potential solutions, but ultimately staff is in support of the Planning Commission who may request changes.

Chairman Wesley opened the floor to public comment. No one spoke. No additional communications were received.

Commissioner Blower referenced to Davison Rd., Arlington Ave. to Dexter St., specifically the section from N. Averill Ave. to N. Dexter St. On the north side of the street the two blocks are completely residential. Commissioner Blower asked why this section was not left as the TN-2 Traditional Neighborhood Medium Density zoning. Max stated they believe this is a good point and that area could be brought back with this area unchanged.

Commissioner Blower moved to continue discussion to consider adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd. to the next regularly scheduled meeting on September 26<sup>th</sup>, 2023, with the requested changes to [Lewis St., Davison Rd. to Franklin Ave.] to extend the NC Neighborhood Center proposed zoning up one block towards Bennett Ave., and with requested changes to Davison Rd., Arlington Ave. to Dexter St. to remove the proposed zoning for the stretch of homes between N. Averill Ave. and N. Dexter St. Commissioner Munroe-Younis seconded the motion.

### Roll Call:

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

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

### *M/S – Blower/Munroe-Younis*

6 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 that she emailed the applicant and received the revised business plan which she will review in time to have a report for the next meeting.

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

Max stated they received additional documents which will be reviewed with the Chair.

*City Council Action on Planning Commission Recommendations*

None.

*Zoning Board of Appeals*

Max stated at the meeting on August 29<sup>th</sup>, 2023 ZBA 21-2256 Native X, LLC requests an appeal of the Planning Commission's decision on June 22, 2021 to deny a Group F Special Regulated Use Permit for an Adult Use (Growing) marihuana facility at 3039 Airpark Drive North., Flint, MI (PID 40-34-100-031) was heard after being remanded back to the Zoning Board of Appeals from the 7<sup>th</sup> Circuit Court. The Zoning board of Appeals voted to change their initial decision and accepted the appeal based on a letter from the Flint Bishop International Airport Authority. Attorney Gurley added that the Court found in their decision that the Planning Commission followed proper procedures in reaching their decision.

### **REPORTS:**

*Redevelopment Ready Communities (RRC)*

Max stated the Joint Meeting is the last requirement through the Planning Commission for Redevelopment Ready Community certification and staff are planning the details of the meeting.

*Planning Commission Expired Terms*

Max stated they do not have an update for the current expired terms, but that now there should not technically be any vacancies. Currently, Commissioners Cook-Hawkins, Campbell, Ryan, and Sorenson have expired terms.

*10 Year City of Flint Comprehensive Plan Review*

Max stated that this item is expected to become a larger focus once the map and text amendments are moved on to City Council due to the capacity of staff.

*Staffing Update*

Max stated they do not have an update for staffing.



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### *Monthly Educational Topic*

Max noted this item will be on hold temporarily, with items possibly coming in as agendas allow. Relevant articles and informational pieces will still be provided. Max noted attached is an article from the MI Planner July/August 2023 issue titled “14 Ways to Build a Better Planning Commission.” Commissioner Jewell asked that at a future date this article come back for discussion.

### **RESOLUTIONS:**

None.

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

Commissioner Jewell noted as part of a previous question, there is a public hearing for a request to rezone two parcels at the next meeting on September 26<sup>th</sup>.

### **ADJOURNMENT:**

*M/S – Ryan/Blower*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:01 PM.