



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
September 26th, 2023

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

Absent:

Leora Campbell
April Cook-Hawkins
Lynn Sorenson, Secretary

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:34 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: appearing in-person
Commissioner Campbell: absent
Commissioner Blower: appearing in-person
Commissioner Jewell: appearing in-person
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: appearing in-person
Commissioner Horton: appearing in-person
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 Blower motioned to accept the agenda as presented. Commissioner Munroe-Younis seconded the motion.

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



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MINUTES OF PREVIOUS MEETINGS:

Meeting minutes for August 8th, 2023, August 22nd, 2023, and September 12th, 2023, were not prepared in time for review at this meeting.

PUBLIC FORUM:

Chairman Wesley opened the Public Forum. No one spoke.

PUBLIC HEARINGS:

PC 23-11: The Genessee County Land Bank requested the rezoning of two parcels on W. Fifth Ave. between Garland St. and Mason St., with PIDs 40-12-430-006 and 40-12-430-007, from MR-3: Mixed Residential High Density to MR-2: Mixed Residential Medium Density.

Max Lester presented the Staff Report on this application. Staff recommended approval of this request. Staff also noted that a future review of MR-2 and MR-3 standards may be appropriate at a later date.

Chairperson Wesley asked if MR-2 parcels cannot be joined. Max clarified that two of the parcels are MR-3 and four are MR-2 and you cannot join parcels of different types.

Chairperson Wesley asked for clarification on the differences between MR-2 and MR-3. Max explained that MR-2 permits single family dwellings by special land use and two-family dwellings by right. Neither are permitted in MR-3. MR-2 permits several agricultural uses as an accessory use that are not permitted in MR-3. And the MR-2 district requires commercial, retail, and office uses to be located on the ground floor of a mixed-use building while MR-3 permits these as standalone uses.

Commissioner Horton asked if the Genessee County Land Bank will be the developer of this project. Max recommended holding the question for the applicant. Commissioner Horton asked about the disadvantages of rezoning the parcel. Max said the only disadvantage is MR-2 does not allow standalone commercial, retail, and office uses. Commissioner Horton's last question was on the intended timeline of development. Max does not have this information.

Commissioner Ryan expressed concerns that the Genessee County Land Bank may have a conflict of interest in developing this land, alleging they collect tax money from it how can they also develop and sell it. Chairperson Wesley has no knowledge of this.

Applicant Travis Gilbert, Development Manager for the Land Bank, presents.

Commissioner Ryan asked the applicant about legality, referring to his previous discussion. Travis Gilbert said as far as he is aware the Land Bank's actions are legal and common in most counties. Commissioner Jewell clarified that the Genessee County Land Bank is the title owner of the 2 parcels.

Mr. Gilbert explained the intent to construct condos to be sold at or below market rate. Mr. Gilbert is also a member of the Carriage Town Neighborhood Association, which has expressed its approval of



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the construction. The Historic District Commission has also been largely in favor of the development.

Chairman Wesley opened the floor for public comment in favor of the proposal. Melissa [Last Name Inaudible] asked for clarification of the location of the lots and their proximity to Lion St. Mr. Gilbert clarified it is next to La Familia. No one else spoke.

Chairman Wesley opened the floor for public comment opposing the proposal. No one spoke.

Commissioner Blower motions to approve PC 23-11. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

Zoning Code Map Amendments (Continued): A hearing will be held before the Flint Planning Commission at this meeting to consider the 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.

Max went over the proposal and lists the following changes:

The first focus area with changes is “Davison Rd, Arlington to Dort, Branch to Dexter.” The new materials leave a row of residential properties as TN-2 between N. Averill Ave. and N. Dexter St. The Northeast corner of N. Averill Ave. and Davison Rd. was left with the proposed CC designation for a commercial property and its parking lot which is spread across multiple parcels.

The second focus area with changes is “Lewis St., Davison Rd. to Leith St.” The new materials extend the proposed NC designated areas into the area along Lewis St. between E. Hamilton Ave. and Bennett Ave.

Chairman Wesley opened the floor for public comment regarding the changes. No one spoke.

Commissioner Blower moved to accept these changes to the proposal. Commissioner Jewell supported.



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Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

Chairman Wesley opened the floor for public comment regarding the proposal. No one spoke.

Commissioner Blower motioned to recommend the proposed map amendments to be forwarded to City Council for review and final approval. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/ Munroe-Younis

6 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

None

CASE REVIEW:

1901 S. Dort Hwy., Memo and Materials PID: 41-16-251-020 CE – Commerce & Employment:

Max read the staff report. There were unapproved changes made to the wall signs and a banner was put over the existing EMC cabinet. The applicant has since complied with the request to cover the signing pending approval. Staff has reviewed the proposed signage and recommends approval of the application. The temporary banner complies with the standards for temporary signs and the existing pylon structure is eligible for a reface under the section for nonconforming signs. The proposed signage is intended to be in place under the maximum allowed time period while an EMC sign which was approved under the previous ordinance is delivered for installation.



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Commissioner Blower stated they have seen lights on the building and wondered if that is listed under the application. Max stated the lights are not on the applications and they were not aware of changes to the façade aside from the banner signs.

Commissioner Jewell expressed interest in having an investigation to confirm existence of all changes to the building that may not have been reported. Recommended the chair to send the application back to staff for investigation.

Chairman Wesley moved the hearing to October 10th pending staff investigation.

Green Skies Healing Tree, LLC – 3401 Corunna Rd:

Attorney Gurley provided an update. They currently have one outstanding requirement for the adult recreational permit, the specifications of certain equipment.

Chairman Wesley moved the hearing to October 10th pending the outstanding requirement.

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

Staff met with the chair on September 22nd and provided an update.

They agreed that the LED lights must be turned off until an opaque sign face material is put over them per the ordinance.

Chairman Wesley will keep the hearing for this application on the October 10th meeting agenda.

City Council Action on Planning Commission Recommendations

No updates at this time.

Zoning Board of Appeals

ZBA 23-15: Jeffrey Ferweda, represented Carman Hills Pointe, LLC, requests a Use Variance to allow for an Art Gallery in a TN-2 zoned district at 2000 Corunna Rd. Flint, MI 48503 (PID # 40-13-351-005)

- ZBA 23-15 was approved by a unanimous vote. This property is located within the Corunna Rd. focus area within the proposed map amendment.

The committee had no questions at this time.

REPORTS:

Redevelopment Ready Communities (RRC)



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The joint meeting is expected to take place in October. Staff are also making sure completed items are submitted to RRC staff for review and confirmation.

Commissioner Jewell expressed that the information of who is on the various commissions and boards and their duties should be more publicly available. Including the agenda for the upcoming joint meeting.

No other questions or comments.

Planning Commission Expired Terms

No new information at this time. Staff are aware of redrawn ward lines, the effects they will have are not fully known at this time.

Commissioner Jewell asked for the record the open-ended question of “When?”. He stated it has been over a year since the Ward Map was altered and the repercussions on the Planning Commission are still not resolved.

Chairman Wesley stated they are waiting on City Council.

10 Year City of Flint Comprehensive Plan Review

This process is expected to be a focus once map and text amendments are through. Planning and Development Staff will be meeting in early October to discuss the Comprehensive Plan review process.

Commissioner Jewell continued to reiterate the open-ended question of “When?”.

Chairman Wesley stated it is not in their hands.

Staffing Update

An interview was held for the second zoning coordinator position.

Commissioner Jewell stressed the importance of being properly staffed.

Text Amendments

The text amendments that were reviewed and motioned for recommendation to City Council are currently being prepared and are planned to be moved forward along with the recommendation for map amendments once it is made and materials are ready.

No questions or comments.

RESOLUTIONS:

No resolutions at this time.



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OLD BUSINESS:

No old business at this time.

NEW BUSINESS:

No new business at this time.

ADJOURNMENT:

M/S – Blower/Munroe-Younis

Unanimously carried by voice vote.

Meeting adjourned at 6:52 PM.