



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
November 14th, 2023

Commissioners Present

Robert Wesley, Chair
Lynn Sorenson, Secretary
Robert Jewell
Jeffrey Curtis Horton
Joshua Brown

Staff Present

JoAnne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator
Brian Aceff, Zoning Coordinator
Dalton Castle, Planner I
Tyler Bailey, Deputy Director of Business Services
Montel Meniffee, Cannabis Facilities Licensing Coordinator

Absent:

Carol-Anne Blower, Vice-Chair
April Cook-Hawkins
Leora Campbell
Mona Munroe-Younis

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:48 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 Brown: present
Commissioner Campbell: absent
Commissioner Blower: absent
Commissioner Jewell: present
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: present
Commissioner Munroe-Younis: absent
Commissioner Horton: present
Chairperson Wesley: present

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

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

M/S – Sorenson/Brown

Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

The minutes for September 26th, October 10th, and 24th are not prepared at this time.

PUBLIC FORUM:

Chairman Wesley opened the floor for public forum. No one spoke.

PUBLIC HEARINGS:

PC 23-12: Mattic Real Estate Investment, LLC dba South Flint Plaza Dispo requests a Group E Special Regulated Use Permit for an Adult-Use Marihuana Retail Facility at 4811 Fenton Rd., Suite 4841 Flint, MI 48507 (PID # 41-30-302-004)

Montel Menifee presented the staff report. Mr. Menifee's recommendation is for approval based on the application meeting the necessary standards and community outreach receiving positive feedback for a new dispensary.

Commissioner Jewell asked if notice was given to those in proximity to 4811 Fenton Rd. Mr. Menifee said yes. Commissioner Jewell asked why the recommendation for approval is not listed in the staff report. Mr. Menifee said this is because of how closely the Blight Department worked on the application, he did not want to conflate his recommendation with that of the Blight Department. Commissioner Jewell expressed his concerns that the staff report lacked a pros and cons list for approval of the application. Additionally, the staff report lacked documentation of the aforementioned community outreach. Commissioner Jewell advised Mr. Menifee to provide more documentation on future staff reports.

Commissioner Sorenson said the application lacked a lot of concrete details regarding their strategy for blight elimination. She also reiterated the lack of evidence provided to show the community's opinion on the proposed dispensary.

Attorney Gurley said the legal department has been working with the applicant to be more specific with their Blight Elimination Plan. She reiterated for the record the importance of providing detailed plans to help the Licensing Coordinator with their report.

Attorney Sasank Boppana represented the applicant with the approval of the landlord and Mattic Real Estate Investment. He discussed the lack of businesses in the area surrounding the proposed dispensary. He further discussed that it is Mattic Real Estate Investments belief that the proposed dispensary will increase foot traffic in the area. Attorney Boppana then described the blight elimination efforts that have been made, such as cleaning out the dumping in the back of the parcel and closing it off to prevent further dumping.

Commissioner Jewell asked for the details of the business. Attorney Boppana described how a Marihuana Retail Facility works. He then went on to describe the functionality of the building for the requested use. Commissioner Jewell was not satisfied with these explanations, he asked for details on



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the staffing and business plan. Attorney Boppana listed the existing management staff and described the likely positions that are intended to be filled. He explained they have not begun the hiring process as they are waiting for further approval. Commissioner Jewell asked about the landscaping. Attorney Boppana explained they are working with the landlord to beautify the property and it's surrounding area as it is within a plaza.

Commissioner Sorenson asked about the security on the property. Attorney Boppana explained they are intending to contract a security company for twenty-four hours security on the property.

Attorney Boppana explained their plans for further blight elimination.

Chairman Wesley asked if anyone in the public would like to speak in favor of PC 23-12. No one spoke.

Chairman Wesley asked if anyone in the public would like to speak against PC 23-12. Chairman Wesley confirmed with staff that notifications were sent out to the neighborhood local to PC 23-12. Max said that three hundred notifications were sent.

Max presented emails sent to the Planning Commission regarding PC 23-12. Respondent identified as "Tet Test", expressed their strong opposition to the development of an adult use marihuana retail facility. Marilynn Fenner also expressed opposition, they said there are already dispensaries in the area and believes an additional one in this close proximity to residential homes will do more harm than good.

Commissioner Jewell asked Mr. Menifee if the geographical area proposed has reached its limit in terms of the amount of marihuana facilities. Mr. Menifee said the density of marihuana facilities is not an issue. Commissioner Jewell asked if there was a map showing the density. Attorney Gurley said she had seen the map in the application when she reviewed it.

Commissioner Jewell stated that he appreciates the intent of the blight elimination plan, however he believes the listed actions are vague and non-committal.

Commissioner Sorenson said it is the staff's job to ensure there is follow through on the blight elimination plan, not the Commission. She went on to say that in her experience the neighborhood had improved significantly in recent times.

Chairman Wesley said that based on the record of today and applicant's discussions with Mr. Brown and Mr. Menifee he believes they have enough information to hold the applicant accountable to meeting the standards required for approval.

Commissioner Sorenson made a motion to approve the recommendation to the City Council. Commissioner Brown supported the motion.



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Roll Call:

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

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

M/S – Sorenson/Brown

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

SPR 23-004: 200 E First St (PID# 41-18-126-020), lot to be divided and addressed 529 Harrison St. Subject site is in Ward 5.

Max presented the staff report. Staff have reviewed the plans and materials and have determined that the site plan meets checklist requirements overall, apart from a few items that either need final check-off from City Departments or require further review by the Planning Commission.

Commissioner Jewell asked Max what the ramifications of other departmental reviews may be on the site plan. Max responded that the results would likely be minor changes such as moving a fire hydrant, but any large changes would be brought back to the Planning Commission. Commissioner Jewell then asked about the timeframe of the reviews from remaining City departments. Max could not give an answer to this question.

Commissioner Sorenson raised a concern that the primary parking numbers are based off a shared parking agreement made in 2013. She stressed the fact that was a decade ago and a lot in the City has changed regarding parking demands since then.

Chairman Wesley asked for an explanation on what a topographical slope is. Staff explained it is the difference between a higher elevation to a lower elevation.

Tyler Bailey outlined why parking in the downtown area is not as much of an issue as it may seem, including the various areas of available parking.

Moses Timlin is representing Uptown Reinvestment Corporation. Alex Schultz, John Cecil, and the architect representative from the Smith Group Catherine DeKay are also in attendance. Mr. Timlin went over the benefits of this project for the community. He then stated that local ordinances require 93 parking spaces for this project, while the proposal lays out access to 297 parking spaces.

The Commission commends the applicant for answering most of their concerns in their presentation.



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Commissioner Jewell expressed concern regarding waiting for extra departmental reviews. Chairman Wesley said that is not in their hands.

John Cecil discussed their correspondence with the Fire Department to clarify what stage they are at with their review. Chairman Wesley then explained how conditional approval works.

Commissioner Jewell made a motion to conditionally approve the application pending City Engineering and the Fire Department’s finalized reviews. Commissioner Sorenson supported the motion.

Roll Call:

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

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

M/S – Jewell/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

CASE REVIEW:

Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling

Attorney Gurley spoke with the attorney for Green Skies Healing Tree about their adult recreational license. They are in the process of establishing a blight elimination plan to accompany their application. Their goal is to have their application in front of the Planning Commission prior to the New Year.

Chairman Wesley decided this was a good time to announce that this will be Attorney Gurley’s last day with the city. He asked who the replacement would be. Attorney Gurley assured the Commission they will have a representative from the law department at the next meeting, who is still unknown at this time.

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

Mr. Bailey advised the Commission to remove this item from the agenda.

City Council Action on Planning Commission Recommendations

The second reading and public hearing will be held on December 11th, 2023 before City Council.



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Zoning Board of Appeals

No updates.

REPORTS:

Redevelopment Ready Communities (RRC)

A joint meeting was held November 9th. It went over the interactions between the various boards and commissions. The Michigan Economic Development Corporation is in the process of finalizing review of the meeting and will provide those items to the Commission upon completion.

Planning Commission Expired Terms

Joshua Brown has been confirmed by the City Council, relieving Harry Ryan of his role. The reappointment of Commissioner Campbell or the appointment of a new member is in the hands of the Ward 3 Councilmember and the Mayor.

10-Year City of Flint Comprehensive Plan Review – Intent to plan

Max notified the Commission of staff request for a motion on whether updates to the Comprehensive Plan are needed, following the Plan review. This is the first step in the update process for the Flint Comprehensive Plan. Max explained the motion did not need to be very detailed, as this would simply allow the review of the Comprehensive Plan. Staff recommended a motion be made based off Michigan State University's Five-Year Plan Review Checklist #1H. Following this step, notices could be sent out to the required communities and agencies.

Commissioner Jewell raised his concern that it was his understanding the city is in the process of a five-year review. He pointed to Article 3 of the Planning Enabling Act, which says every five years after the adoption of a new Comprehensive Plan a Planning Commission will review the Comprehensive Plan and determine if it should be amended or a new Comprehensive Plan shall take its place. Commissioner Jewell expressed his belief that the Planning Commission must review the Comprehensive plan and determine if amendments are needed before a motion of intent to plan is made.

Chairman Wesley wanted to clarify if notice was required to go out if a review was occurring or just if intent to plan is made. Staff confirmed that the Commission is currently in the process of reviewing the Plan.

Attorney Gurley advised review of the Michigan Planning Enabling Act. Commissioner Jewell asked Attorney Gurley if his prior interpretation of Article 3 was correct. She responded that it was a synopsis, but she would have to review it in conjunction with other material to provide a proper answer.



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Commissioner Jewell acknowledged that given the events of the past five to ten years, updates to the Comprehensive Plan are certainly necessary. Commissioner Jewell stated his main concern is notifying other departments that a review is taking place before it is completed.

Max explained that the notification process is handled by Staff and does not begin until the Intent to Plan is made following the review of the Plan. They further explained that public input sessions could not begin until the Planning Commission decides an update is necessary and begins the Intent to Plan by notifying the appropriate communities and agencies.

Chairman Wesley tabled the discussion or the next meeting.

Staffing Update

Max introduced Dalton Castle, the new Planner I, and Brian Acheff, the new Zoning Coordinator.

Recommendations to City Council – Maps and Text Amendments, Rezoning

No updates at this time.

Equity in Zoning Policy Guide Update

No updates at this time.

MI Planner September/October 2023

This material was provided to the Commissioners.

RESOLUTIONS:

No resolutions at this time

OLD BUSINESS:

Status of PC-ZBA Liaison

Tabled for the next agenda.

NEW BUSINESS:

No new business at this time.

ADJOURNMENT:

M/S – Sorenson/Brown

Unanimously carried by voice vote.

Meeting adjourned at 8:15 PM.