



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

November 14th, 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
 - September 26th, 2023
 - October 10th, 2023
 - October 24th, 2023
- E. Public Forum
- F. 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).
- G. Site Plan Review
 - **SPR 23-004:** URC FJ, LLC requests a Site Plan Review for 200 E. First St., Flint, MI 48502 (PID # 41-18-126-020).
- 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.
 - City Council Action on Planning Commission Recommendations
 - Zoning Board of Appeals



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I. Reports:

- Redevelopment Ready Communities (RRC)
- Planning Commission Expired Terms
- 10-Year City of Flint Comprehensive Plan Review - Intent to Plan
- Staffing Update
- Recommendations to City Council – Map and Text Amendments, Rezoning
- Equity in Zoning Policy Guide Update
- MI Planner September/October 2023

J. Resolutions

K. Old Business

- Status of PC-ZBA Liaison

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.