



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

December 12th, 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
 - November 14th, 2023
 - November 28th, 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 relief of 298.4 feet from the 1000-foot setback requirement from schools, or such distance as may be needed to comply with 50-80 Marihuana Facilities Ordinance.
 - **PC 23-13:** Ranesha Cavette requests review from the Planning Commission for a Planned Sign Program at 130 E. Second St. Flint, MI 48502 (PID # 41-18-129-001).
 - **PC 23-14:** McNicol Properties/Crooked Ladder requests a Marihuana Facilities Location Variance to allow a Group G – Class A Marihuana Microbusiness in a GN-1: Green Neighborhood Zoned District located at 2730 S. Dort Hwy., Flint, MI 48507 (PID # 41-20-278-019).
 - **PC 23-15:** McNicol Properties/Crooked Ladder requests a Marihuana Facilities Location Variance for 300 ft. relief from the 300 ft. required distance from a residential zone for a Group G – Class A Marihuana Microbusiness located at 2730 S. Dort Hwy., Flint, MI 48507 (PID # 41-20-278-019).



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G. Site Plan Review

- **SPR 23-006:** Nick Sparaga, representing General Motors LLC, requests a Site Plan Review for a 253,000 s.f. addition to the GM Flint Body Shop, a new 6,000 s.f. shipping and receiving building, and new 100,000 s.f. vehicle storage area at 3248 Van Slyke Rd., Flint, MI 48507 (PID 40-26-400-001). Case Review:

H. Applicant Case Review

- Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling
- SPR 23-005: 529 ML King Ave. Conditional Approval Status
- City Council Action on Planning Commission Recommendations
- Zoning Board of Appeals

I. Reports:

- Redevelopment Ready Communities (RRC)
- Planning Commission Expired Terms
- Staffing Update
- 5-Year City of Flint Comprehensive Plan Review
- Equity on Zoning Policy Guide

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.