



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

January 23rd, 2024, 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
- E. Public Forum
- F. Public Hearings
 - **PC 24-01:** Applicant Goyette Mechanical Inc., represented by Kimberly Warner requests approval of a Special Land Use for to operate a sheet metal fabrication and storage facility in a CE, Commerce and Employment zoned district for the property located at 3711 Gorey Ave (PID #41-09-426-043).
 - **PC 24-02: (Withdrawn)** Applicant Rob Brown / Renegade Transport Inc. requests approval of a Special Land Use to establish a Specially Designated Merchants (SDM) liquor license for the property located at 1720 E Carpenter Rd (PID # 47-29-126-049).
- G. Site Plan Review
 - **SPR 24-01 (Withdrawn)** The applicant Rob Brown / Renegade Transport Inc. requests approval of a Site Plan Review to redevelop the property located at 1720 E. Carpenter Rd (PID #47-29-126-049) into a vehicle fueling station and convenience store.
 - **SPR 24-02** Applicant Kevin Wilson requests approval of a Site Plan Review to redevelop the property located at 3501 N. Saginaw St (PID # 46-36-484-037).
 - **SPR 24-03** Applicant Andrew Watchcorn, represented by Jeffery S. Ferweda requests approval of a Site Plan Review for the property located at 2112 Davison Rd. (PIDs # 41-08-203-002, 41-08-203-003, 41-08-203-004, 41-08-203-015).



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H. Applicant Case Review

- Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling
- SPR 23-005: 529 ML King Ave. Conditional Approval Status

I. City Council Action on Planning Commission Recommendations

J. Zoning Board of Appeals

K. Reports:

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

L. Resolutions

M. Old Business

- Status of PC-ZBA Liaison

N. New Business

O. 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.