



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Meeting Minutes January 23rd, 2024

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#### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Joshua Brown  
Robert Jewell  
Mona Munroe-Younis  
Jeffrey Curtis Horton

#### **Staff Present**

Bennett Bush, Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Max Lester, Int. Zoning Coordinator  
Dalton Castle, Planner I

#### ***Absent:***

Lynn Sorenson, Secretary  
Leora Campbell  
April Cook-Hawkins

#### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:43 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium and via Zoom conferencing as approved.

#### **Roll Call:**

Commissioner Brown: present  
Commissioner Campbell: absent  
Commissioner Blower: present  
Commissioner Jewell: present  
Commissioner Cook-Hawkins: absent

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

#### **ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jewell asked that the minutes of December 12<sup>th</sup>, 2023 be added to the agenda. Commissioner Munroe-Younis asked that the chronic absences of Planning Commission members be discussed during Old Business. Brian Acheff informed the Commission that the applicant for PC 24-02 and SPR 24-01 has withdrawn the applications to be heard at a later date.

#### **ADOPTION OF THE AGENDA:**

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda as amended. Commissioner Munroe-Younis seconded the motion.

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



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### **MINUTES OF PREVIOUS MEETINGS:**

#### ***Minutes of December 12th, 2023***

Commissioner Jewell noted that attorney Bennett Bush was present. Additionally, he asked that it be double checked whether it was Nick Sparaga or Brian Becker who presented the site plan for SPR 23-006. Lastly, he made note of clarifying details in the discussion of air quality during Mr. Becker's discussion with the Commission.

Commissioner Blower made a motion to approve the minutes of December 12th, 2023 as corrected. Commissioner Munroe-Younis supported this motion.

#### Roll Call:

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

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

#### ***M/S – Blower/Munroe-Younis***

6 yes – 0 no – 0 abstain

***The motion carried.***

*The minutes of January 9th are still in progress.*

### **PUBLIC FORUM:**

Chairperson Wesley opened the floor for public forum.

Derrick Clemons spoke in opposition to PC 24-02 & SPR 24-01. He discussed the negative impacts a liquor store may have on the community. Chairperson Wesley informed Mr. Clemons that the applications he is referring to have been withdrawn from the agenda, his comments will be recorded on the record. Chairperson Wesley also informed Mr. Clemons that he can submit communications to the Zoning division to be read out during public hearing when it returns to the Commission.

### **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).

Brian presented the staff report. Staff recommendation is to approve the application. Commissioner Horton asked Brian to clarify the address, Brian said it is 3711 Gorey Ave.



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Commissioner Jewell asked Brian about the revision of the parking status. Brian said they were required to provide 38 parking spaces based on the use, but due to site constraints an administrative waiver was issued to allow for only 21 parking spaces.

Commissioner Blower asked if the proximity to a creek was accounted for in the site plan design. Brian explained that the site was not being redeveloped and the back half of the property would continue to remain undeveloped.

Kimberly Warner with Goyette Mechanical presented on behalf of the applicant. She discussed the purpose of the request as to allow air conditioner duct production nearby to their other facilities.

Commissioner Jewell asked if parking would be an issue. Ms. Warner explained there would be a very limited number of employees at the site at a given time and no parking issues were expected.

Commissioner Blower asked if traffic flow between their separate buildings will be an issue. Ms. Warner explained that their delivery vehicles should cause no issues, nor have issues themselves transporting materials between facilities.

Commissioner Munroe-Younis asked if wastewater runoff will cause any issues and if there are any plans to limit air pollution. Ms. Warner explained there are no anticipated issues regarding wastewater runoff and that they will have a temporary air filtration system in place until a permanent filtration fixture can be installed.

Chairperson Wesley opened the floor for public comment on PC 24-01. No one spoke.

Commissioner Jewell asked Brian if there have been any additional communications between staff and the applicant. Brian confirmed there have not been any additional communications.

Commissioner Blower made a motion to approve PC 24-01. Commissioner Jewell supported the motion.

### Roll Call:

Commissioner Brown: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Horton: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

### ***M/S – Blower/Jewell***

6 yes, 0 no, 0 abstain

***The motion carried.***



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**PC 24-02:** 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).

PC 24-02 was withdrawn by the applicant.

#### **SITE PLAN REVIEW:**

**SPR-24-01:** 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-24-01 was withdrawn by the applicant.

**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).  
*This application was submitted prior to the adoption of the updated Zoning Code on October 29, 2022 and will thus be held to the standards of the previous Zoning Code.*

Brian presented the staff report. He noted that Zoning staff cannot approve the changes made to the site plan that were based on feedback from other departments. Staff recommendation is to conditionally approve the application pending final departmental reviews.

Commissioner Jewell asked Brian to walk him through several issues starting with lighting. Brian explained that during communications with staff the applicant was informed of their deficiencies regarding lighting and corrected the issue. Commissioner Jewell then asked about parking. Brian said applicant has satisfied parking requirements. Commissioner Jewell then asked about the façade of the building. Brian showed him the provided rendering and explained there is no requirement to show a to-scale architectural rendering in the previous Zoning Code. Commissioner Jewell asked about the landscaping. Brian explained there are very few requirements in the old code regarding landscaping.

Kevin Wilson presented his application. He discussed his background in physical therapy and the benefits of having a new physical therapy center in the area as there are multiple athletic facilities nearby. Commissioner Horton clarified with the applicant that there are no other physical therapy centers in the nearby area.

Commissioner Jewell asked the applicant to explain his vision for the property. Mr. Wilson explained it will be a brick building with lighting. Stephen Sedgewick explained the design of the building further mentioning items on the checklist as seen on the plans.

Chairperson Wesley asked if there will be cross access between the proposed building and the building next door. Mr. Sedgewick explained that there will be cross traffic access but no connection between the buildings.



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Commissioner Blower made a motion to conditionally approve SPR 24-02 pending completion of all required departmental reviews. Commissioner Munroe-Younis seconded the motion.

Commissioner Munroe-Younis expressed her excitement that this project will have a positive impact on the community and encouraged the applicant to include landscaping in the design even though it is not required, noting the congruency with the Berston Fieldhouse expansion and renovation across the street. Chairperson Wesley echoed the sentiment.

#### Roll Call:

Commissioner Brown: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Horton: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

#### ***M/S – Blower/Munroe-Younis***

6 yes, 0 no, 0 abstain

***The motion carried.***

**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).

Brian presented the staff report. He noted the application was reviewed under the previous Zoning ordinance. Staff recommendation is to conditionally approve the application pending final departmental reviews.

Commissioner Blower expressed confusion with the project being split over several parcels and asked why parcel combination may not be required. Jeffrey Ferweda explained the owner has applied for parcel combination. Commissioner Blower asked if the Commission will be reviewing all of the proposed uses of the property tonight. Brian deferred to the applicant.

Commissioner Jewell expressed confusion regarding why questions are being deferred to the applicant and not being answered by staff. Brian said the use for processing fresh produce and distribution is all part of the application being reviewed.

Commissioner Jewell asked if they would also be approving future development should they approve the application. Brian explained any future development may alter the interior but not expand the footprint.



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Mr. Ferweda asked to have Kevin Croom present on his behalf. Mr. Croom explained the intended use of the building and the goal of their corresponding project. They wish to create a community resource center that teaches youth and disadvantaged persons self-sufficiency through agricultural training.

Commissioner Jewell asked who Andrew Watchcorn is. Mr. Croom explained he is the current owner and that they have a land contract currently in place to purchase the property. Commissioner Jewell expressed concern that the current owner is not present and that this is not proper procedure. Mr. Ferweda said he is happy to answer questions as an applicant.

Commissioner Jewell asked the applicant to walk him through the building. Mr. Ferweda explained the layout and a detailed use of the property, including a kitchen and processing area. Commissioner Jewell then asked about lighting and parking requirements. Mr. Ferweda referred to the provided documents that explain the onsite lighting and parking. Site access is intended to come in from Davison Rd. and exit onto Arlington Ave.

Commissioner Blower clarified the timeline and existence of documentation regarding the parcel combination with the applicant. Max Lester said they will follow up with the Assessment Division and confirm the parcel combination was applied for.

Commissioner Blower made a motion to conditionally approve SPR 24-03 pending completion of all required departmental reviews and confirmation of the parcel combination. Commissioner Brown seconded the motion.

#### **Roll Call:**

Commissioner Brown: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Horton: yes

Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent

Commissioner Munroe-Younis: yes

Chairman Wesley: yes

#### ***M/S – Blower/Brown***

6 yes, 0 no, 0 abstain

***The motion carried.***

#### **CASE REVIEW:**

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

Attorney Bennett Bush provided a summary of the history of this case. He is currently still in the process of scheduling a meeting with the business owners to finalize needed documents.



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Chairperson Wesley asked if it is necessary to keep this item on their agenda. Brian explained due to them not operating for over 30 days they have lost their medical license. Max said they might need a resolution to go to City Council for approval.

Attorney Bush said there would likely be litigation to determine whether or not they have lost their license and “grandfather” status.

### **SPR 23-005: 529 ML King Ave. Conditional Approval Status**

No updates at this time.

### **City Council Action on Planning Commission Recommendations**

Brian explained the map and text amendments were approved by City Council December 20th, 2023 and the W. Fifth Ave. rezonings are currently in process at the Clerk’s Office.

### **Zoning Board of Appeals**

Max explained the events of the January 16<sup>th</sup>, 2024, Zoning Board of Appeals meeting. Two cases could not be heard as there were not enough members available to meet the seven required votes to pass a Use Variance.

Chairperson Wesley asked if Commissioner Blower would accept the appointment to the role of the PC-ZBA Liaison. She said she would accept the position if that is the will of the Commission.

Commissioner Jewell said the appointment should be done during the Old Business section of the agenda.

### **REPORTS:**

#### **Redevelopment Ready Communities (RRC)**

RRC staff are still reviewing several items.

#### **Planning Commission Expired Terms**

Brian presented the updated contact roster sheet. He then explained Commissioner Blower and Commissioner Munroe-Younis’ terms expire in March 2024 and Commissioner Cook-Hawkins’ term expired in March of the previous year.

#### **Staffing Update**

Commissioner Jewell asked about staff bios. Brian asked that all questions regarding staff bios be directed to the Deputy Director of Business Services Tyler Bailey. Commissioner Jewell commented that the Commission has requested the bios for a number of meetings. Commissioner Munroe-Younis expressed that she believes that the Commission should be mindful of what they ask of staff and trusts that the Human Resources Department has properly vetted staff prior to hiring.



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Chairperson Wesley expressed that he is satisfied without a written bio and is content to simply talk to staff regarding their unique skills and abilities. Commissioner Jewell reiterated his desire to have written staff bios.

### **5-Year City of Flint Comprehensive Plan Review**

Brian requested that Commissioners share their RRC checklist notes with staff.

Commissioner Munroe-Younis shared her notes with staff and the rest of the Commission. Commissioner Jewell praised how thorough her notes were.

Commissioner Munroe-Younis discussed the significant number of changes in Flint since 2013 and her notes on the RRC checklist. She then concluded that an update to the Comprehensive Plan is necessary.

Commissioner Jewell asked that staff provide a bulleted list of changes they would like to see to the Master Plan. Commissioner Munroe-Younis asked for clarification on exactly what additional information the Commission needs from staff to perform the review. Commissioner Jewell expressed his desire to be as informed as possible.

Max said day-to-day challenges they face tend to be more related to the Zoning Code as opposed to the Master Plan, but they do have ideas on equity changes for the Master Plan such as decreasing the minimum lot widths for some zoned districts and potentially consolidating various zone district classifications. Issues such as minimum lot widths for Green Neighborhoods cannot be changed in the Zoning Code until the Comprehensive Plan is amended.

Brian explained that the lack of a future land use map has caused a need for an excess number of variances as it means staff cannot effectively process rezonings. This is additionally damaging to applicants as they have less avenues to pursue when Zoning issues arise.

### **Equity on Zoning Policy Guide**

In-progress at this time.

### **RESOLUTIONS:**

No resolutions at this time.





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### **OLD BUSINESS:**

#### **Status of PC-ZBA Liaison**

Commissioner Blower reiterated her acceptance of the role.

Commissioner Jewell made a motion to appoint Commissioner Blower to the role of PC-ZBA Liaison. Commissioner Munroe-Younis supported the motion.

*M/S – Jewell/Munroe-Younis*

*Unanimously carried by voice vote*

#### **Replacement of Absent Planning Commission Members**

Commissioner Munroe-Younis raised concern that Wards 3 and 7 are not properly represented on the Planning Commission. She asked if any action is needed on the part of the Planning Commission.

Chairperson Wesley and Commissioner Jewell asked that Commissioners Cook-Hawkins and Campbell be contacted regarding their intent to serve. They made note that Commissioner Campbell has had some medical issues impacting her ability to attend meetings. In the case of Commissioner Cook-Hawkins they were under the impression that replacement is currently in process. Max confirmed that a new appointment can be made at any time and the Councilmember for Ward 7 had been informed.

### **NEW BUSINESS:**

No new business at this time.

### **ADJOURNMENT:**

*M/S – Horton/Brown*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:19 PM.