

PLANNING COMMISSION
ANNUAL REPORT

2021

PLANNING COMMISSION ANNUAL REPORT – 2021

1. Introduction

The City of Flint Planning Commission is pleased to provide the following Annual Report of the cases heard throughout 2021. The Planning Commission is an appointed body that advises on an array of issues including but not limited to rezonings, ordinance and text amendments, developmental reviews and other planning matters.

2. Purpose

The City of Flint Planning Commission is providing this report in fulfillment of Article II Section 19 of the Michigan Planning Enabling Act (Act 33 of 2008). The Michigan Planning Enabling Act states: “A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.” This report was prepared to relay information to other boards, commissions, staff and the governing body in hopes to better illustrate the work done by the Planning Commission. This report should be used as a tool to prepare for the upcoming year in terms of priorities, possible issues, and budgeting. In light of a global pandemic Commissioners met virtually to complete their duties as Commissioners in order to allow citizens of the City of Flint an opportunity to voice their concerns and support to many public cases.

3. Membership

Planning Commission Member	Ward	Attendance	Term Expiration
Harry Ryan	Ward 1	15/21	March 2019
Vacant	Ward 2	N/A	N/A
Leora Campbell	Ward 3	18/21	March 2017
Carol-Anne Blower	Ward 4	18/21	September 2018
Robert Wesley – Chair	Ward 5	20/21	March 2023
Robert V. Jewell	Ward 6	21/21	March 2023
April Cook Hawkins	Ward 7	15/21	March 2023
Lynn Sorenson	Ward 8	19/21	March 2023
Elizabeth Jordan – Vice Chair	Ward 9	21/21	March 2022

As per the Planning Commission’s bylaws, “the term of each member shall be for three (3) years.” Pursuant to MCL 125.3815(2), members whose terms have expired shall hold over and continue to serve as Commission members until a successor has been appointed.

4. Master Plan Review

The Planning Commission last reviewed the Master Plan in March 2018. The Planning Commission worked to implement the Master Plan this year by basing their decisions in the goals and objectives outlined in the Master Plan. This was especially apparent during the Planning Commission’s review of the four rezoning requests that went before the Commission in 2021. Each decision was based on the future land use plan articulated in the Master Plan.

The Planning Commission continues to advocate for adoption of the draft Zoning Ordinance that was written to bring the City’s zoning ordinance into compliance with the Master Plan. The Planning Commission approved the final draft of the zoning ordinance in March 2017 and forwarded it to City Council with a recommendation for approval. In 2022 the Planning Commission intends to make it a priority to see the draft Zoning Ordinance put

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before council and enacted.

5. Meetings

The Planning Commission meets the second and fourth Tuesday of every month. In 2021, the Planning Commission met 21 times. There were no special meetings. The MPEA requires the Planning Commission to meet at least four times a year, the City of Flint Planning Commission is in compliance with the MPEA.

6. Zoning Ordinance Amendments

Text Amendments

On February 4, 2020, the Planning Commission approved PC 20-357 to consider amendments to the zoning code to allow recreational marihuana licensing. During this meeting Commissioner Jewell made two motions: 1) to accept Chapter 50. Zoning Article XXXII Medical Marihuana Facilities Opt In Ordinance, §50-183 and 2) to accept Chapter 50, Zoning; Article XXIX, Special Regulated Uses, Medical Marihuana Facilities, §50-161 - §50-169. This ordinance was adopted by Flint City Council on February 8th, 2021.

Rezoning

Location	Existing Zoning	Proposed Zoning	Recommendation	Meeting Date
NE corner of Hamilton Ave. and North St.	C-1	G	Approval	5/11/2021
448 S Saginaw St. (MMJ)	D-4	D-5	Denial	5/25/2021
703 S Grand Traverse Blvd.	D-1	D-3	Approval	9/14/2021
922 S Center Rd. (MMJ)	D-3	E	Denial	9/14/2021
3549 S. Dort Hwy. (MMJ)	D-6	E	Denial	12/14/2021
3801 W. Boulevard Dr. (MMJ)	D-6	E	Denial	12/14/2021

2022 Ordinance Amendments

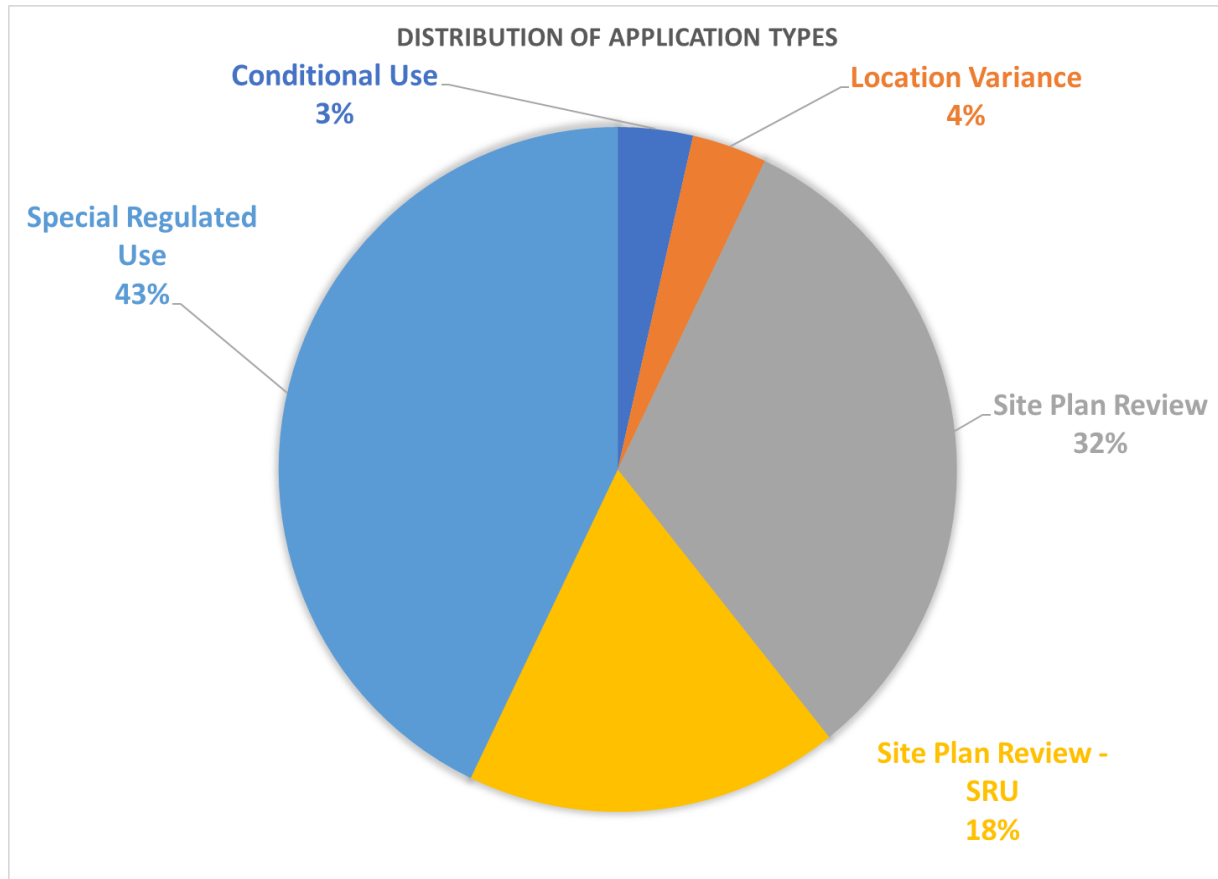
In 2022 the Planning Commission is planning to revise and update *50-183 Marihuana Facilities Opt-in Ordinance* to address some inconsistencies and incompatibilities with the draft zoning ordinance. The Commission will continue to work toward getting the draft zoning ordinance adopted by the City Council.

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7. Development Reviews

Project Type	Location	Description	Status	Meeting Date
Site Plan Review	1419 N Dort Hwy.	Retail	Approved	01/26/2021
Site Plan Review	2308 Toronto St.	Garage for Auto Recycling	Approved with Conditions	01/26/2021
Conditional Use	310 W Oakley St.	To Allow Offices	Approved	02/23/2021
Special Regulated Use Permit	2533 Richfield Rd.	Medical Marihuana Facility	Approved with Conditions	02/23/2021
Special Regulated Use Permit	2533 Richfield Rd.	Adult-Use Marihuana Facility	Approved with Conditions	02/23/2021
Special Regulated Use Permit	3756 S Dort Hwy.	Medical Marihuana Facility	Approved	02/23/2021
Site Plan Review - SRU	1101 Robert T Longway Blvd.	Medical and Adult-Use Marihuana Facility	Approved	04/13/2021
Special Regulated Use Permit	1101 Robert T Longway Blvd.	Medical Marihuana Facility	Approved	04/13/2021
Special Regulated Use Permit	1101 Robert T Longway Blvd.	Adult-Use Marihuana Facility	Approved	04/13/2021
Special Regulated Use	1901 S Dort Hwy.	Medical Marihuana Facility	Approved	04/27/2021
Special Regulated Use	1960 W Hemphill Rd.	Adult-Use Marihuana Facility	Approved	04/27/2021
Site Plan Review - SRU	Merrill St. and East Wood St.	Medical and Adult-Use Marihuana Facility	Approved with Conditions	05/11/2021
Special Regulated Use Permit	Merrill St and East Wood St.	Medical Marihuana Facility	Approved	05/11/2021
Special Regulated Use Permit	Merrill St and East Wood St.	Adult-Use Marihuana Facility	Approved	05/11/2021
Site Plan Review	620 Bloor St.	Cold Storage Warehouse	Approved	05/25/2021
Special Regulated Use	2632 Lippincott Blvd.	Processing Marihuana Facility	Postponed	05/25/2021
Special Regulated Use	2010 N Dort Hwy.	Processing Marihuana Facility	Approved	05/25/2021
Site Plan review - SRU	3039 Airpark Dr.	Group F Marihuana Facility	Denied	06/22/2021
Location Variance	2424 Kansas St.	Residential Location Standard	Denied	06/22/2021
Location Variance	817 W Twelfth St.	Residential Location Standard	Denied	06/8/2021
Location Variance	817 W Twelfth St.	Faith-based Location Standard	Denied	06/8/2021
Location Variance	3401 Corunna Rd.	Residential Location Standard	Withdrawn	07/13/2021
Site Plan Review	3415 Western Rd.	Scrap Metal Facility	Approved	07/27/2021
Site Plan Review - SRU	2010 N Dort Hwy.	Group F Marihuana Facility	Approved	08/24/2021
Site Plan Review	3720 Gorey Ave.	Cold Storage Pole Barn and Modular Office Space	Approved	08/24/2021
Site Plan Review	3601 James P Cole Blvd.	Manufacturing	Approved	08/24/2021
Location Variance	2320 S Dort Hwy	Residential Location Standard	Approved	08/24/2021
Site Plan Review	1817 N Saginaw St.	Gas Station, Convenience Store with 2 Rental Spaces	Approved	09/14/2021
Site Plan Review - SRU	2502 S Dort Hwy.	Group E and F Regulated Use	Approved with Conditions	09/14/21
Special Regulated Use	3401 Corunna Rd.	Adult-Use Marihuana Facility	Denied	09/28/2021
Site Plan Review	2756 Flushing Rd.	Multi-Family Housing	Approved with Conditions	10/20/2021
Site Plan Review	E Court St.	Crematorium	Approved	10/26/2021

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8. ZBA Variances

Variance Type	Location	Description	Status	Meeting Date
Non-use	4119 N Saginaw St	Increase maximum allowable lot coverage from 50% to 57 %	Approved	2/16/2021
Non-use	3001 Gamma Ln	3 foot relief from the 5 foot side yard setback and 18 feet relief from the 25 foot rear yard setback	Approved	8/17/2021
Use	3402 Richfield Rd	Allow operation of a storage facility in a D-3	Denied	5/18/2021
Use	4811 Fenton Rd	Allow operation of a self-storage use in a D-3	Approved	5/18/2021
Use	3701 Lapeer Rd	Allow for a 79.8 square	Approved	8/17/2021

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		<i>foot relief from the 80 square foot maximum requirement as well as one additional sign in excess of the one sign maximum for two signs along the freeway in the D-3</i>		
<i>Use</i>	<i>3711 Lapeer Rd</i>	<i>Allow operation of a mini-storage facility in a D-3</i>	<i>Approved</i>	<i>11/16/2021</i>

Commissioner Blower, Ward 4, acts as liaison between the Zoning Board of Appeals and the Planning Commission. Variance requests heard by the ZBA should be periodically reviewed by the Planning Commission to assess which provisions of the zoning ordinance are insufficiently serving the needs of the community. The table above can be used by the Planning Commission to identify those provisions that should be reviewed and possibly amended. The ZBA may also make requests to the Planning Commission if it is felt that certain provisions are inadequate.

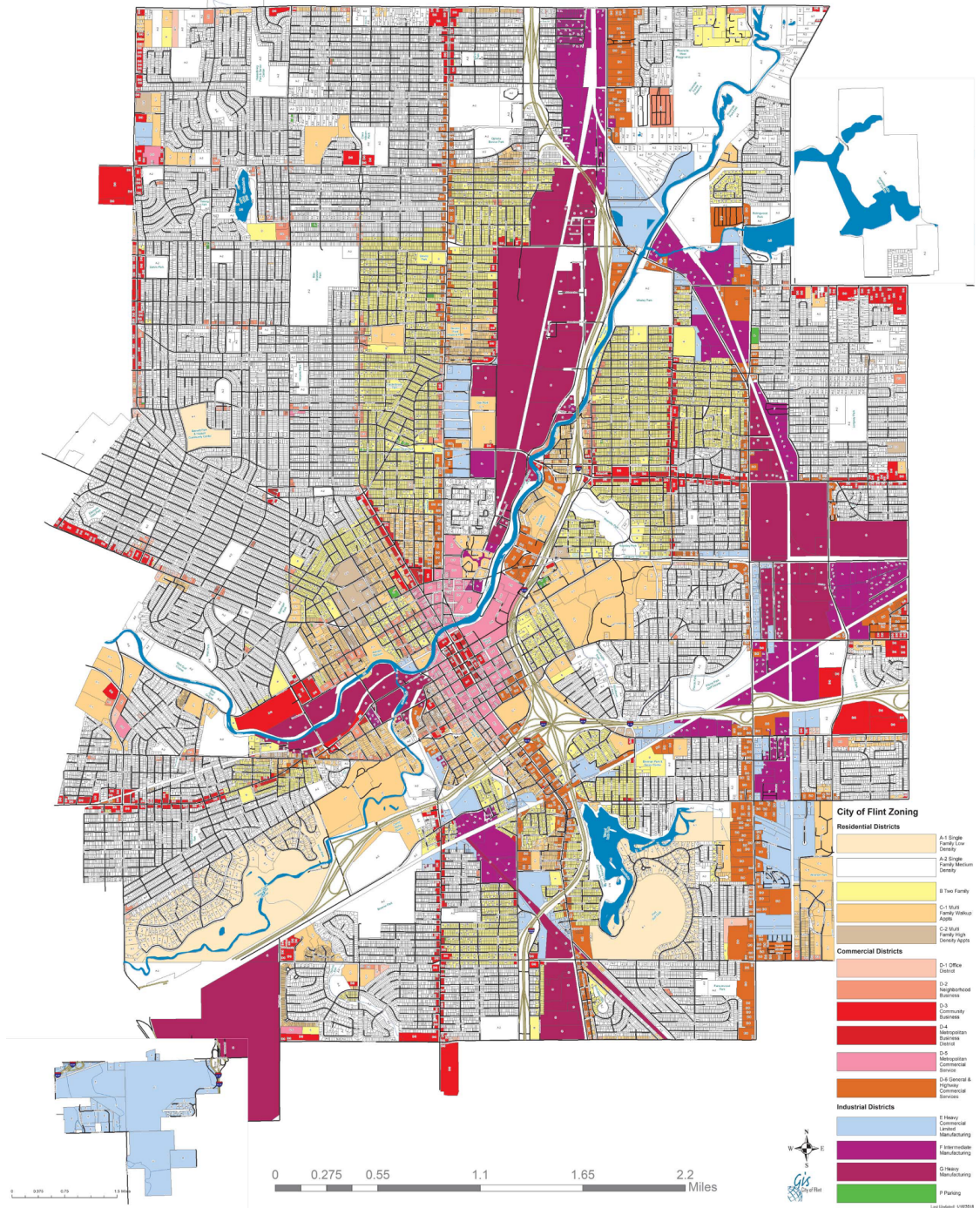
9. Actions by legislative body

<i>Request</i>	<i>Location</i>	<i>Description</i>	<i>PC Recommendation</i>	<i>Action</i>	<i>Meeting Date</i>
Rezoning	NE corner of Hamlin Ave. and North St.	Rezone from C-1 to G	Approval	Approved	5/11/2021
Rezoning	448 S Saginaw St.	Rezone from D-4 to D-5	Denial	<i>Denied</i>	5/25/2021
Rezoning	703 S Grand Traverse Blvd.	Rezone from D-1 to D-3	Approval	<i>Approved</i>	9/14/2021
Rezoning	922 S Center Rd.	Rezone from D-3 to E	Denial	<i>Denied</i>	9/14/2021
Text Amendment	N/A	Revision to 50-183 <i>Marihuana Facilities Opt-in Ordinance</i>	Adopt	Approved	PC Recommended on: 2/4/20 City Council Approved on: 2/08/21
Text Amendment	N/A	Revision to 50-161 <i>Special Regulated Uses</i>	Adopt	Approved	PC Recommended on: 2/4/20 City Council Approved on: 2/08/21

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10. Zoning Map

Current City of Flint Zoning



The Zoning Code needs to be updated to reflect recent City Council rezoning approvals for NE corner of Hamilton Ave. and North St. and for 703 S. Grand Traverse Blvd. The three denied rezoning requests will be brought to Council in early 2022.

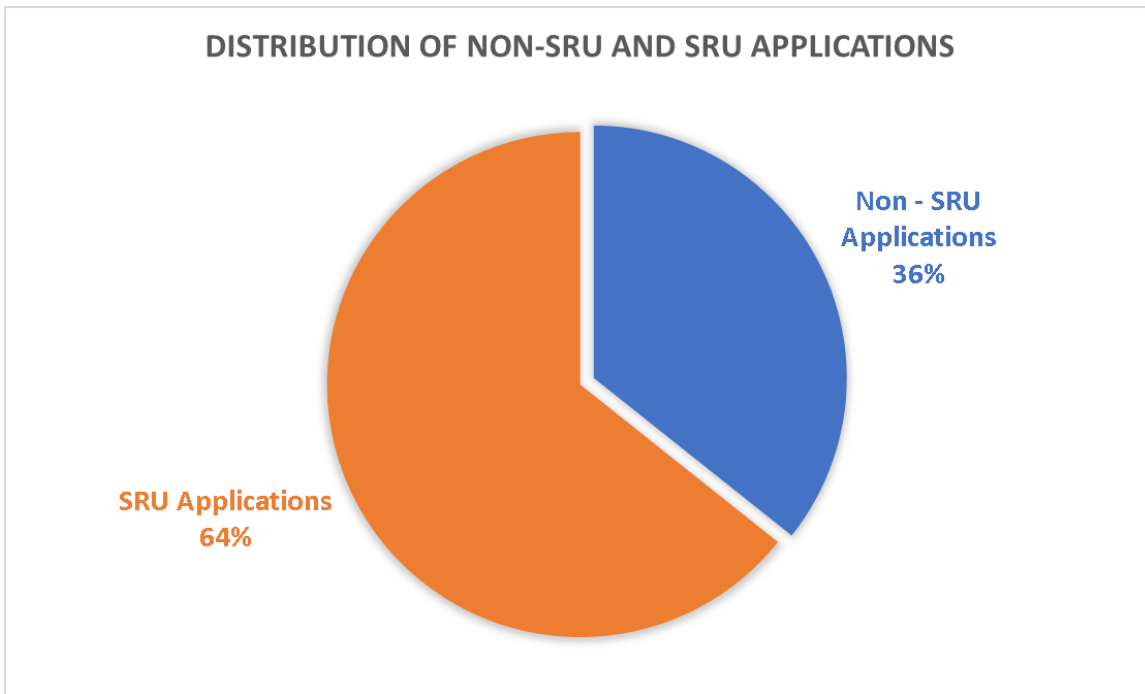
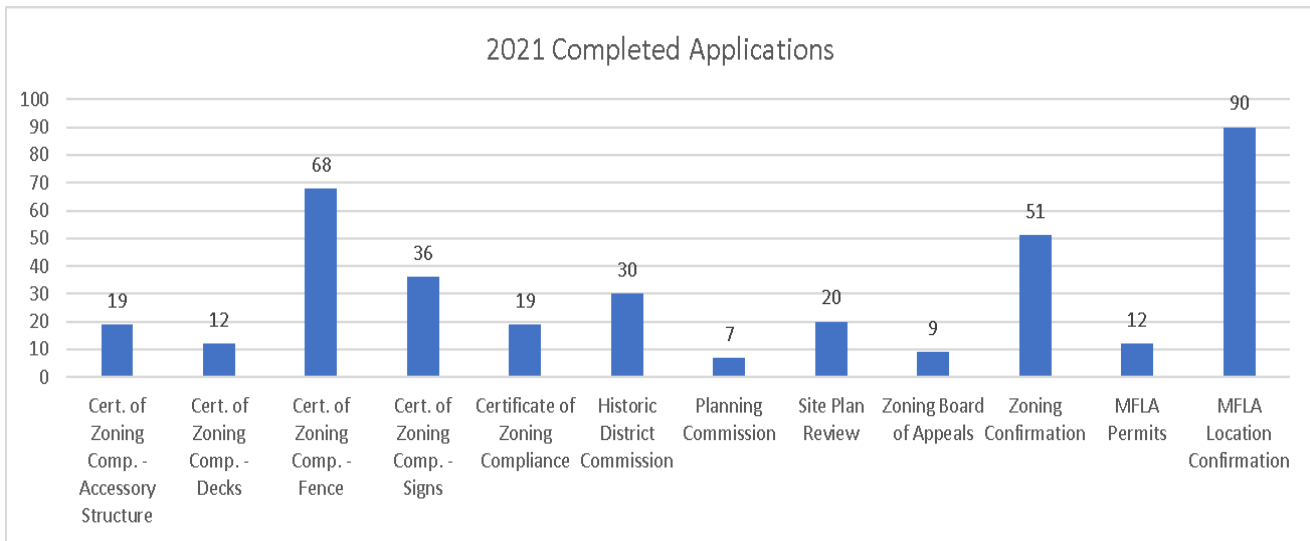
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11. Trainings attended

Topic/description	Date
Educational Update for the Planning Commission - Definition of a Lounge	11/23/2021

Planning and Development Staff will continue presenting Educational Updates for the Planning Commission in 2022 on an assortment of topics, preferably those that center around State of Michigan Regulatory updates regarding marihuana, and affordable housing overlay districts.

12. Planning and Zoning Division: 373 Total Applications Processed



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13. 2022 Meeting Schedule



Sheldon A. Neeley
Mayor

CITY OF FLINT **PLANNING COMMISSION** Robert Wesley, Chair

2022 Meeting Schedule

*Meeting will be held at Flint City Hall, City Council Chambers,
Committee-of-the-whole-room. 1101 South Saginaw St., Flint, MI 48502
The meetings will convene at 5:30 P.M on the 2nd and 4th Tuesday of the month.*

MEETING DATES

Tues. January 11, 2022
Tues. January 25, 2022
Tues. February 8, 2022
Tues. February 22, 2022
Tues. March 8, 2022
Tues. March 22, 2022
Tues. April 12, 2022
Tues. April 26, 2022
Tues. May 10, 2022
Tues. May 24, 2022
Tues. June 14, 2022
Tues. June 28, 2022
Tues. July 12, 2022
Tues. July 26, 2022
Tues. August 9, 2022
Tues. August 23, 2022
Tues. September 13, 2022
Tues. September 27, 2022
Tues. October 11, 2022
Tues. October 25, 2022
Tues. November 8, 2022
Tues. November 22, 2022
Tues. December 13, 2022
Tues. December 27, 2022

APPLICATION & MATERIALS DEADLINES

Fri. November 19, 2021
Fri. December 3, 2021
Fri. December 17, 2021
Fri. December 31, 2021
Fri. January 14, 2022
Fri. January 28, 2022
Fri. February 18, 2022
Fri. March 4, 2022
Fri. March 18, 2022
Fri. April 1, 2022
Fri. April 22, 2022
Fri. May 6, 2022
Fri. May 20, 2022
Fri. June 3, 2022
Fri. June 17, 2022
Fri. July 1, 2022
Fri. July 22, 2022
Fri. August 5, 2022
Fri. August 19, 2022
Fri. September 2, 2022
Fri. September 16, 2022
Fri. September 30, 2022
Fri. October 21, 2022
Fri. November 4, 2022

**Estimated Deadlines are dependent
on Complete application materials*