

PLANNING COMMISSION  
ANNUAL REPORT

2022



*Forney*  
1/24/2023  
*[Signature]*

# PLANNING COMMISSION ANNUAL REPORT – 2022.

## 1. Introduction

The City of Flint Planning Commission is pleased to provide the following Annual Report of the cases heard throughout 2022. The Planning Commission is an appointed body that advises on an array of issues including but not limited to rezoning, 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. Since the aftermath of the COVID-19 pandemic, the public meetings at the beginning of 2022 were held virtually, on February 8<sup>th</sup>, 2022, the Commission met in person for the first time since the start of the pandemic. The Planning Commission now holds its public meetings in person at the City Hall.

## 3. Membership

Planning Commission Member	Ward	Attendance	Term Expiration
Harry Ryan	Ward 1	18/22	03/2019
Vacant	Ward 2	N/A	N/A
Leora Campbell	Ward 3	17/22	03/2017
Carol-Anne Blower – Vice Chair	Ward 4	20/22	09/2018
Robert Wesley – Chair	Ward 5	22/22	03/2023
Robert V. Jewell	Ward 6	21/22	03/2023
April Cook Hawkins	Ward 7	10/22	03/2023
Lynn Sorenson – Secretary	Ward 8	20/22	03/2023
Elizabeth Jordan*	Ward 9	4/22	03/2022

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.

\*Please note Commissioner Elizabeth Jordan resigned on March 22<sup>nd</sup>, 2022.

## 4. Master Plan Review & Zoning Ordinance

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 on the goals and objectives outlined in the Master Plan. This was especially apparent during the Planning Commission's review of the five rezoning requests that went before the Commission in 2022. Each decision was based on the future land use plan articulated in the Master Plan.

The Planning Commission recommended adoption of a new City of Flint Zoning Ordinance on March 28<sup>th</sup>, 2022. The City of Flint City Council adopted the Zoning Ordinance on July 25<sup>th</sup>, 2022, and it went into effect on October 31, 2022. The Zoning Ordinance was written to bring the City's zoning ordinance into compliance with the Master Plan. The Planning Commission recommended adoption of a new Permanent Marijuana Ordinance on August 31<sup>st</sup>, 2022. The City Council adopted the ordinance on October 10<sup>th</sup>, 2022.

## 5. Meetings

The Planning Commission met 22 times in 2022. There were 3 special meetings held on June 6<sup>th</sup>, August 17<sup>th</sup> and August 31<sup>st</sup>. 6 meetings were cancelled due to a lack of agenda items. The Planning Commission meets the second and fourth Tuesday of every month. 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.

# PLANNING COMMISSION ANNUAL REPORT – 2022

## 6. Zoning Ordinance Amendments

### Rezoning

Location	Existing Zoning	Proposed Zoning	Recommendation	Meeting Date
414 W Court St/ 807 W Oak St	C-2	D-2	Approval	8/3/22
3402 Richfield Rd	D-3	D-5	Denial	6/28/22
5806 N Dort Highway	D-6	F	Denial	4/26/22
4811 Fenton Rd	D-3	D-5	Denial	3/22/22
412 W Second Ave	B	C-1	Approval	3/22/22

### Text Amendments

Description	Recommendation	Meeting Date
A text amendment to integrate the Marihuana Ordinance into the new Zoning Ordinance	Approval	8/31/22

## 7. Development Reviews

	Project Type	Location	Status	Meeting Date
1	Site Plan Review	1110 Tower ST	Approved	2/9/22
2	Site Plan Review	220 W Second St	Approved	6/14/2022
3	Site Plan Review	414 W Court St	Approved	9/13/2022
4	Special Regulated Use	S Grand Traverse	Approved	4/12/22
5	Site Plan Review	S Grand Traverse	Approved	7/12/22
6	Site Plan Review	412 W Second Ave	Approved	9/13/22
7	Site Plan Review	1901 S Dort Hwy	Approved Administratively	11/21/22
8	Site Plan Review	2905 Davison Road	In Progress	N/A
9	Site Plan Review	408 S Center Rd	Cancelled	N/A
10	Site Plan Review	2802 Corunna Rd	In Progress	N/A
11	Site Plan Review	4117 Clio Rd	Cancelled	N/A
12	Site Plan Review	2716 S Saginaw St	In Progress	N/A
13	Site Plan Review	2300 Lapeer Rd	In Progress	12/13/22
14	Site Plan Review	719 Harrison St	In Progress	12/13/22
15	Site Plan Review	3001 Robert T Longway	In Progress	N/A
16	Site Plan Review	3300 N Saginaw St	In Progress	N/A
17	Site Plan Review	3248 Van Slyke Rd	In Progress	N/A
18	Site Plan Review	5202 ML King Ave	In Progress	N/A
19	Site Plan Review	3501 N Saginaw St	In Progress	N/A
20	Location Variance	2926 Robert T Longway	In Progress	N/A
21	Site Plan Review	200 E First St	In Progress	N/A
22	Site Plan Review	4100 Beecher Rd	In Progress	N/A

# PLANNING COMMISSION ANNUAL REPORT – 2022

## 8. ZBA Variances

Variance Type	Location	Description	Status	Meeting Date
Use	2407 Lewis St	To allow operation of members only club	Denied	10/18/2022
Non-Use	719 Harrison St	To reduce the required size of parking spaces to 18' by 8.5'.	Approved	8/16/22
Non-Use	352 Bradley Ave	To allow for an additional 1 foot to the 5-foot maximum height for a fence.	Approved	2/18/2022
Use	2957 Carr St	To allow a continuation of the existing use. C-1 multi-family walk-up apartments	Approved	3/15/2022
Use	3529 Brandon St	To allow multi-family in the A-2 zoning district.	Denied	5/17/22
Use	3421 Industrial Ave	To allow for a hall for hire in the C-1 District	Approved	5/17/22

Commissioner Blower, Ward 4, acted as liaison between the Zoning Board of Appeals and the Planning Commission until she resigned on April 26<sup>th</sup>, 2022, after being elected as Vice-Chair of 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

Request	Location	Description	PC Recommendation	Action
Rezoning	414 W Court St/ 807 W Oak St	Rezoning from a C-2 to D-2 district	Approval	Approved
Rezoning	3402 Richfield Rd	Rezoning from D-3 to D-5 district	Denial	Approved
Rezoning	5806 N Dort Highway		Denial	Denied
Rezoning	4811 Fenton Rd	Rezoning from D-3 to D-5 district.	Approval	Approved
Rezoning	412 W Second Ave	Rezoning from B to C-1 district	Approval	Approved
Special Regulated Use	1537 S Saginaw St	To operate a Pawn Shop	Approval	Approved
Special Regulated Use	3001 Robert T Longway	Group E for an adult-use (recreational) marihuana retail facility	Approval	Approved
Special Regulated Use	2905 Davison Rd	Group F for a medical marihuana grow facility	Approval	Approved

In 2022 the City of Flint City Council approved fourteen marihuana licenses that were approved by the Planning Commission in 2021. These licenses are provided below:

License Type	Address	Action	Date
Group E - Medical Provisioning Center	1401 E Stewart Ave (47-31-282-036)	Approved	1/24/22

# PLANNING COMMISSION ANNUAL REPORT – 2022

Group F – Growing (Medical)	1401 E Stewart Ave (47-31-282-036)	Approved	1/24/22
Group E - Medical Provisioning Center	2101 S Dort Hwy (41-21-101-001)	Approved	1/24/22
Group E - Medical Provisioning Center	1901 S Dort Hwy (41-16-351-020)	Approved	1/24/22
Group F – Growing (Medical)	4221 JAMES P COLE BLVD (47-31-280-015)	Approved	1/24/22
Group F – Processing (Medical)	4221 JAMES P COLE BLVD (47-31-280-015)	Approved	1/24/22
Group F – Growing (Medical)	2502 S. Dort Hwy (41-20-278-030)	Approved	1/24/22
Group F – Processing (Medical)	2502 S. Dort Hwy (41-20-278-030)	Approved	1/24/22
Group E - Medical Provisioning Center	2502 S. Dort Hwy (41-20-278-030)	Approved	1/24/22
Group E - Medical Provisioning Center	3756 S Dort Hwy (41-20-476-048)	Approved	1/24/22
Group F – Growing (Medical)	3711 Gorey Ave (41-09-426-043)	Approved	2/25/22
Group E - Medical Provisioning Center	1101 Robert T Longway (41-07-180-005)	Approved	2/25/22
Group E - Marihuana Retailer - Adult Use	1101 Robert T Longway (41-07-180-005)	Approved	2/25/22
Group F – Growing (Medical)	1110 Tower St., (41-16-101-028)	Approved	2/25/22

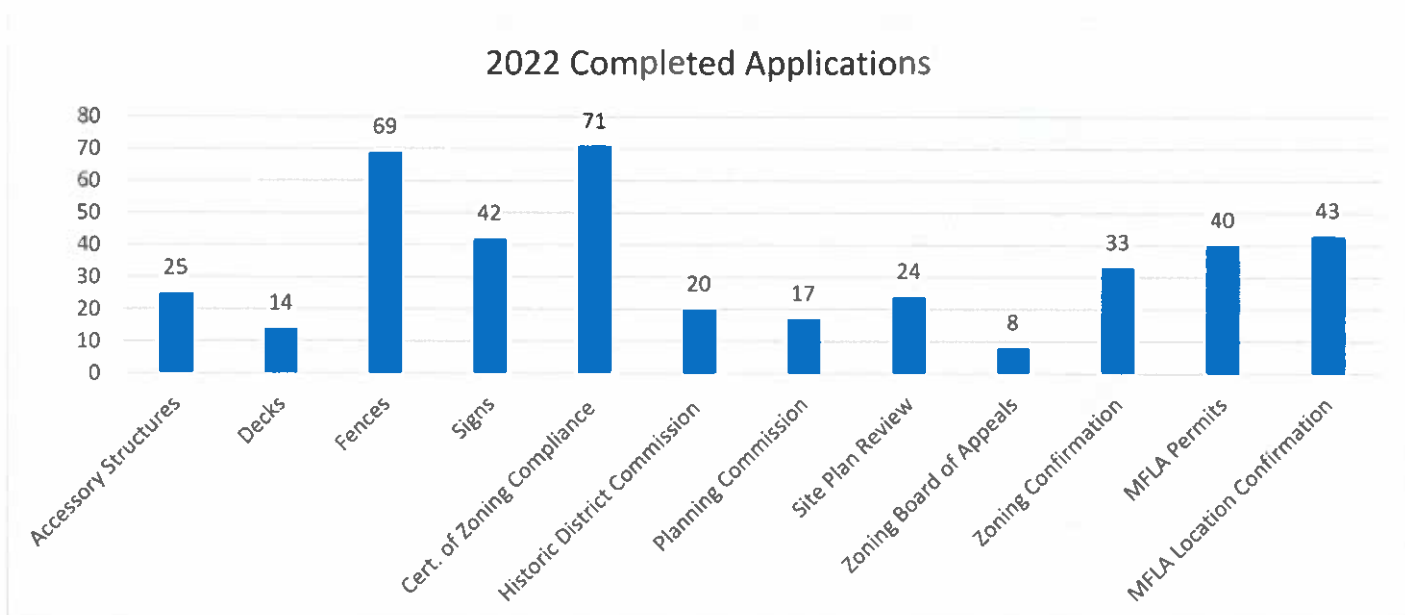
## 10. Trainings attended

Topic/description	Date
Presentation from Cannabis Regulatory Agency	8/17/22
ROWE Professional Services Continuing Education Series (CES)	10/19/2022

Planning and Development Staff presented four Educational Updates for the Planning Commission in 2022 regarding Marihuana Licensing and Regulations, and Administrative Hearings. Along with the Educational Updates from staff, the Planning Commission had an additional presentation by the Cannabis Regulatory Agency and Commissioners attended ROWE Professional Services Continuing Education Series. The Planning and Development Department will continue presenting Educational Updates +

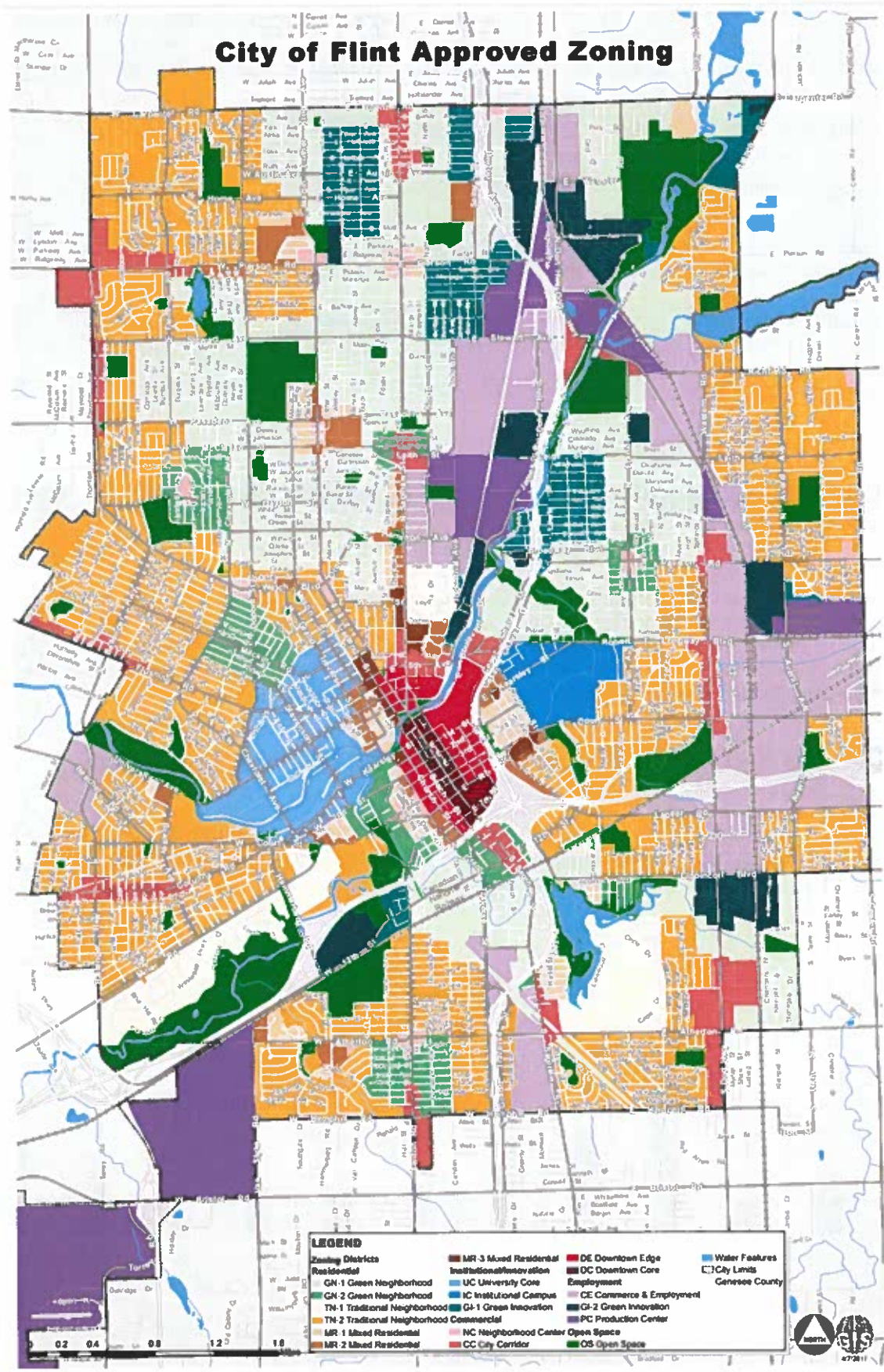
## 11. Planning and Zoning Division: Total Applications Processed

There are a number of applications that do not require Planning Commission approval, these are processed by City Staff and are approved or denied administratively. Below is a breakdown of all applications processed by Planning and Zoning Staff in 2022. These include both Planning Commission applications and non-Planning Commission applications.



# PLANNING COMMISSION ANNUAL REPORT – 2022

## 12. Current Zoning Map



# PLANNING COMMISSION ANNUAL REPORT – 2022

## 13. 2023 Planning Commission Meeting Schedule



Sheldon A. Neeley  
Mayor

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

---

#### **2023 Meeting Schedule**

***Meetings will be held at Flint City Hall, Dome Auditorium, 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 10, 2023***  
***Tues. January 24, 2023***  
***Tues. February 14, 2023***  
***Tues. February 28, 2023***  
***Tues. March 14, 2023***  
***Tues. March 28, 2023***  
***Tues. April 11, 2023***  
***Tues. April 25, 2023***  
***Tues. May 9, 2023***  
***Tues. May 23, 2023***  
***Tues. June 13, 2023***  
***Tues. June 27, 2023***  
***Tues. July 11, 2023***  
***Tues. July 25, 2023***  
***Tues. August 8, 2023***  
***Tues. August 22, 2023***  
***Tues. September 12, 2023***  
***Tues. September 26, 2023***  
***Tues. October 10, 2023***  
***Tues. October 24, 2023***  
***Tues. November 14, 2023***  
***Tues. November 28, 2023***  
***Tues. December 12, 2023***  
***Tues. December 26, 2023***

#### **APPLICATION & MATERIALS DEADLINES**

***Tues. November 15, 2022***  
***Tues. December 13, 2022***  
***Tues. January 3, 2023***  
***Tues. January 17, 2023***  
***Tues. January 31, 2023***  
***Tues. February 14, 2023***  
***Tues. February 28, 2023***  
***Tues. March 14, 2023***  
***Tues. March 28, 2023***  
***Tues. April 11, 2023***  
***Tues. May 2, 2023***  
***Tues. May 16, 2023***  
***Tues. May 30, 2023***  
***Tues. June 13, 2023***  
***Tues. June 27, 2023***  
***Tues. July 11, 2023***  
***Tues. August 1, 2023***  
***Tues. August 15, 2023***  
***Tues. August 29, 2023***  
***Tues. September 12, 2023***  
***Tues. October 3, 2023***  
***Tues. October 17, 2023***  
***Tues. October 31, 2023***  
***Tues. November 14, 2023***

***\*Estimated Deadlines are dependent on Complete application materials***

