



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes February 27th, 2024

Commissioners Present

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

Absent:

April Cook-Hawkins
Mona Munroe-Younis
Lynn Sorenson, Secretary
Leora Campbell

Staff Present

Tom Sparrow, Assistant City Attorney
Bennett Bush, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Max Lester, Int. Zoning Coordinator
Dalton Castle, Planner I
Tyler Bailey, Deputy Director of Business Services
Montel Menifee, Cannabis Facilities Licensing Coordinator

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:39 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Brown: present	Commissioner Sorenson: absent
Commissioner Campbell: absent	Commissioner Munroe-Younis: absent
Commissioner Blower: present	Commissioner Horton: present
Commissioner Jewell: present	Chairperson Wesley: present
Commissioner Cook-Hawkins: absent	

Chairperson Wesley temporarily suspended the meeting to call for a moment silence in recognition of the passing of First Ward Councilman Eric Mays.

ADDITIONS/CHANGES TO THE AGENDA:

Brian Acheff informed the Commission that PC 24-04 has been withdrawn for a later date.

Commissioner Jewell commented on the large volume of material provided by staff and suggested having a conversation with staff in order to avoid information overload.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

ADOPTION OF THE AGENDA:

Chairperson Wesley asked for a motion to approve the agenda. Commissioner Blower motioned to accept the agenda as amended. Commissioner Brown seconded the motion.

M/S – Blower/Brown

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Minutes of February 13th, 2024

Commissioner Jewell corrected the section on the West Fifth Avenue rezonings from “Commissioner Jewell clarified with staff” to “Commissioner Jewell asked staff to clarify”.

Commissioner Jewell made a motion to approve the minutes of February 13th, 2024 as corrected. Commissioner Blower 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: absent

Chairman Wesley: yes

M/S – Jewell/Blower

5 yes – 0 no – 0 abstain

Unanimously carried by voice vote

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum.

Wilbert Jarrett spoke against PC 24-04 regarding the vacation of Dewey Street. He said that prior action by City Council granted ownership of the alley along Dewey St. to him and his fellow property owners on Dewey St. Mr. Jarrett requested to see a copy of the plan for development. Brian and Chairman Wesley explained that the application he is discussing has been withdrawn, however his comments will still be made a part of public record.

PUBLIC HEARINGS:

PC 24-02: Applicant Rob Brown / Renegade Transport Inc. requests approval of a Special Land Use application to establish a Specially Designated Merchants (SDM) liquor license for the property located at 1720 E Carpenter Rd (PID # 47-29-126-049).

Brian read the staff report.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Jewell asked if there was a review by the Police Department. He explained his reasoning for asking was for the benefit of the applicant to ensure proper security. Brian explained there had not been a review by the Police Department

Chairperson Wesley explained that a review by the Police Department is not required. Commissioner Jewell responded that just because something is not required does not mean he will not ask about it. He said this is necessary as someone may question whether or not it was discussed.

Commissioner Blower asked about the variances approved for the property and how they relate to PC 24-02. Brian explained that they are not relevant for PC 24-02, the Zoning Code requires Planning Commission approval for a special land use.

Commissioner Brown asked the applicant to explain the location of the store and for clarification on the scope of alcohol sales. Rob Brown explained the store is located East of Dort Highway on Carpenter Rd. directly across from Energy Drive and said that alcohol sales would be limited to beer and wine.

Mr. Brown presented his application. He explained his experience with the trucking industry and his history with the property. Mr. Brown also explained the need for the variance was caused by the October 2022 rezoning which rezoned the property from D-6 to GN-1.

Commissioner Jewell asked about security on the property. Mr. Brown explained the business would not have late night hours. Mr. Brown also explained that there would be a security guard on site at all times contracted through a security company.

Commissioner Jewell asked the applicant if there was anything in their background that would raise concern regarding the liquor license. Mr. Brown said there is not. Chairperson Wesley commented that the State likely performed a thorough background check in regard to the liquor license.

Commissioner Brown asked if he had talked to people in the community where the property is located. Mr. Brown explained that the community has been very supportive of his development.

Chairperson Wesley asked about the concerns regarding diesel fuel on the property. Mr. Brown explained that EGLE has performed tests on the property to ensure proper safety.

Chairperson Wesley opened the floor for public comment on PC 24-02. Roman Magnotta spoke in favor of PC 24-02, citing Mr. Brown's work ethic.

Commissioner Jewell asked staff if there had been any additional communications received regarding the case. Brian said that there have not been any additional communications received by staff.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower made a motion to approve PC 24-02. Commissioner Horton 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: absent
Chairman Wesley: yes

M/S – Blower/Horton

5 yes, 0 no, 0 abstain

The motion carried.

PC 24-03: Applicant Bruce Leach / CFMJ LLC requests approval and certification to City Council for a “Group E” Adult-Use Marihuana Provisioning Center for the property located at 2926 Robert T. Longway Blvd (PID # 41-09-303-002)

Brian read the staff report. He explained the conditions of approval for “Group E” Adult-Use Marihuana Provisioning Center. Staff recommendation is to approve PC 24-03 based on it meeting the standards of the marihuana ordinance and zoning ordinance.

Commissioner Blower confirmed with staff that this application is new as the previous application for 2926 Robert T. Longway was withdrawn.

Montel Menifee explained that the applicant withdrew their variance application previously because another business in the area surrendered their license to the City, thus eliminating the need for a variance.

Commissioner Jewell asked staff about criminal background checks regarding the application as well as other departmental reviews. Montel explained that staff has received routing approval from the necessary departments and the applicant has passed all background checks.

Bruce Leach presented the application and explained the security measures on site.

Commissioner Jewell asked the applicant if there is anything in his background that would raise concerns regarding his application. Mr. Leach said there is not. Commissioner Jewell asked the applicant to walk him through the building. Mr. Leach explained that a customer would walk into the front lobby where they would give their information to a clerk through a glass window after which they would be allowed into the electronically locked sales area where they would be greeted by customer service staff who would retrieve product from a locked back room for purchase.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Jewell asked about outdoor lighting. Mr. Leach explained that the entire exterior will be lit with full vision on camera for security purposes.

Commissioner Blower asked about the phased development plan. Mr. Leach explained that the application tonight is for just phase 1 of the development and there are no other phases planned at this time.

Chairperson Wesley opened the floor for public comment on PC 24-03. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications received by staff regarding the case. Brian said that there have not been any additional communications received by staff.

Commissioner Blower made a motion to approve PC 24-03 based on it meeting the standards of the marijuana ordinance and zoning ordinance. Commissioner Horton 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: absent

Chairman Wesley: yes

M/S – Blower/Horton

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

SPR 24-01 Applicant Rob Brown / Renegade Transport Inc. requests approval of a Site Plan Review application to redevelop the property located at 1720 E. Carpenter Rd (PID #47-29-126-049) into a vehicle fueling station and convenience store.

Brian read the staff report. Staff requests conditional approval for SPR 24-01 pending review by the Water Department and City Engineering. Commissioner Jewell said that the Planning Commission has given several conditional approvals pending departmental reviews and commented that those reviews are still outstanding. He then inquired about the cause of these delays. Brian explained that the City Engineer retired in December of 2023, but the Zoning Division has recently found a solution in having ROWE perform the engineering reviews.

Commissioner Jewell said that in the past this application would be considered incomplete due to the lack of departmental reviews. He asked what measures are being taken by staff to complete the reviews. Brian said he cannot speak on behalf of other departments. Chairperson Wesley said that to



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

his understanding ROWE will be assisting in catching up on engineering reviews for Site Plan Review applications.

Commissioner Jewell asked for a rendering of the proposed construction. Brian explained that is not a requirement for the application. Commissioner Jewell recommended that renderings do be provided as that is how it has been done in the past. He then requested a rendering be provided. Chairperson Wesley reiterated that it is not required and suggested that they may ask the applicant for a rendering.

Commissioner Blower asked about the referenced parcel combination and the provided future parcel ID number. Brian deferred to the applicant and added that receipt of parcel combination may be a condition for approval.

Mr. Brown presented the application. According to his previous conversation with former City Engineer Mark Adas, the site has an existing stormwater retention system. He then expressed his understanding for the desire to have a rendering provided.

Rade Beslac spoke about the design and engineering aspects of the site plan. Mr. Brown commented that overnight parking will not be permitted on site.

Commissioner Jewell asked the applicant to walk him through the site. Mr. Brown explained there is a one-way entrance for trucks only which leads them around to the back of the building where the fuel pumps and truck parking are located. Mr. Brown then listed the various food options that would be made available. Commissioner Jewell asked about the security on site. Mr. Brown explained they have contracted with Michigan Security for full-time on-site security.

Commissioner Jewell asked the applicant if as a courtesy a rendering could be provided. Mr. Brown said that they can provide a rendering of the proposed development.

Commissioner Blower asked about parking. Mr. Brown and Mr. Beslac explained that all of the parking is on the East side of the lot. Commissioner Blower recommended that signage make clear where parking is allowed and the location of the one-way entrance.

Commissioner Blower then asked about the parcel combination. Mr. Brown explained the provided future PID number is actually the current PID number and that the parcels are already combined. Commissioner Blower asked if receipt of the combination can be provided as a condition of approval. Mr. Brown explained that would not be an issue.

Commissioner Brown asked how many trucks the lot can accommodate at a time. Mr. Brown explained that depending on the size of the trucks, the lot can accommodate six to eight trucks at a time.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower made a motion to conditionally approve SPR 24-01 pending receipt of parcel combination and departmental reviews. 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: absent
Chairman Wesley: yes

M/S – Blower/Brown

5 yes, 0 no, 0 abstain

The motion carried.

SPR 24-04 Applicant Bruce Leach / CFMJ LLC requests approval of a Site Plan Review application to redevelop the property located at 2926 Robert T. Longway Blvd (PID # 41-09-303-002) into an Adult-Use Marihuana Provisioning Center.

Brian read the staff report. He noted there is a shared parking agreement with the adjacent property to the West. He explained that the issues noted by the Fire Department are to be addressed in phase 2. Staff recommendation is to approve the application with the conditions listed in the report.

Commissioner Jewell reiterated his concern regarding the delays on City Engineering reviews as well as his desire for renderings to be provided as part of site plan review applications. Brian explained that this site is utilizing the existing building. Commissioner Jewell stated that historically renderings have been provided for Site Plan Review applications and asked if staff is pursuing a rendering. Brian explained that they are not, and they may again ask the applicant to provide one or if they wish they may add it as a condition of approval.

Mr. Leach presented the application. He explained that he has been working on renovating the exterior of the site through painting, façade repairs, and replacing windows for quite some time. Mr. Leach then explained that he is awaiting receipt of approved building permits to begin work on the interior of the building. He then added that he would be happy to provide a rendering of the building.

Commissioner Jewell asked Mr. Leach if he would like to expand on anything regarding the building not covered by his earlier walkthrough. Mr. Leach clarified that they will be operating only out of the front portion of the building and the rest will be separated by a firewall and left unoccupied.

Mr. Leach stressed the level of security that will be on site, saying that the camera system will be set up such that there will be no place for someone to stand in the store and not be on camera.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower made a motion to conditionally approve SPR 24-04 pending receipt of a rendering of the proposed development. 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: absent
Chairman Wesley: yes

M/S – Blower/Brown

5 yes, 0 no, 0 abstain

The motion carried.

PUD 24-01: Applicant Catholic Charities of Genesee and Shiawassee Counties will be presenting a preliminary concept plan and narrative regarding the proposed tiny home community located at 729 E Moore St (PID #47-31-301-003).

Brian explained to the Commission the purpose and functions of a Planned Unit Development (PUD). Brian then read the staff report. He explained that the purpose of this hearing is for the applicant to present and discuss their project with the Planning Commission and no action is to be taken at this time, discussion and suggestions are nonbinding at this stage of the process.

Commissioner Blower asked about the timeline for the project as the meeting is to be held in March and they intend on doing construction in the summer of 2024. Brian deferred to the applicant as it is highly dependent on them completing their plan for submission.

Commissioner Blower asked if the City Council would be the final approving body for this project. Brian explained that because the lot size is under 5 acres the Planning Commission would be the approving body for this project.

Commissioner Jewell asked if it would be appropriate or ideal if a number of members that do not form a quorum of the Planning Commission, attend the neighborhood meetings that are a part of the PUD process. Attorney Bush advised against a quorum attending and discussing the project as that may risk violation of the Open Meetings Act. He then further clarified that any or all of them may attend but if a quorum is present, they must avoid discussion of the project.

Katie Baxter, CEO of The Catholic Charities of Shiawassee and Genesee Counties, began the presentation. She discussed the history of The Catholic Charities of Shiawassee and Genesee Counties and the needs of the community, particularly housing. Ms. Baxter explained that services such as financial literacy training and mental health resources would be provided to veterans through this



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

project to help them stabilize and live independently. She talked about the possibility of branching out to support other disenfranchised groups.

Joshua Stanton, Facilities Director, explained the need for the PUD is largely in part due to the restrictions in the zoning ordinance not being in line with the updated building code to allow for housing units under 600 square feet.

Commissioner Blower asked if there would be a central community building. Ms. Baxter explained the resource center will be the largest building on the site and will be the hub for all the resources provided such as classes, recreation, fitness, and mental health services.

Commissioner Jewell asked what their relationship status is with the county Veterans Affairs office. Ms. Baxter said there is open communication with them as well as other veterans' groups in the community. She said they have made it a priority to include veterans on each of their internal boards and committees.

Commissioner Jewell asked what scope of veterans will be supported. Ms. Baxter explained they would support veterans of all ages and across all branches of the military.

Commissioner Horton asked what feedback they have received from the community. Ms. Baxter said it had been largely positive, the consensus thus far had been that residents want to see development that enriches the community. She then explained that one of their local partners is the Genesee Career Institute whose students will help in building the homes. Mr. Stanton added that they had canvassed the neighborhood and received a large amount of support.

Mr. Stanton explained that they are currently in the process of acquiring from the Genesee County Land Bank an adjacent parcel to the West of the site. He further explained they are working with the Michigan Department of Environment, Great Lakes, and Energy to remove the existing gas tanks from the parcel owned by the Genesee County Land Bank located at 4142 N Saginaw St. Mr. Stanton went on to explain that maintaining the property is a high priority for them as the purpose of the development is to improve the community.

Max informed the Planning Commission that the Dome Auditorium will need to be vacated within the next 15 to 20 minutes for elections staff.

Commissioner Blower asked the applicant how close the applicants are to meeting the summer 2024 deadline. Mr. Stanton explained that aside from sitework they have things in order and anticipate that if all goes well, they will meet their deadline.

Brian confirmed with the Commission that the applicants have met the neighborhood meeting requirement of the PUD process.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

CASE REVIEW:

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

Montel explained that he had set up a meeting with the applicants which is scheduled for March 7th, 2024.

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

Brian said there is no update at this time. Currently pending review by the Fire, Water, and City Engineering Departments.

PC 24-01 3711 Gorey Ave. Conditional Approval Status

Brian said the application is currently pending review by the Fire, Water, and City Engineering Departments. He explained that the feedback from the Fire Department expressed concern about the fire apparatus being only 16 feet wide, however, because it is an existing site staff will discuss with the Fire Department the nature of the site to clear up any confusion.

SPR 24-02 3501 N. Saginaw Conditional Approval Status

Brian said there is no update at this time. Currently pending review by the Water and City Engineering Departments.

SPR 24-03 2112 Davison Rd Conditional Approval Status

Brian said there is no update at this time. Currently pending review by the Water and City Engineering Departments and receipt of parcel combination.

City Council Action on Planning Commission Recommendations

Brian said the West Fifth Avenue rezonings are currently with the City Clerk's Office waiting to be seen by the City Council. The brownfield redevelopment authority resolution was recently passed by the City Council.

Zoning Board of Appeals

Max explained the events of the February 20th, 2024, Zoning Board of Appeals meeting.

REPORTS:

Redevelopment Ready Communities (RRC)

Brian explained that RRC staff are still reviewing items. Requirements such as online payments are still currently in development.

Planning Commission Expired Terms

Brian stated that Commissioner Blower of Ward 4 was reappointed to her term which will expire March 31st, 2027. Commissioner Cook-Hawkins appointment will expire at the end of March of this



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

year and a replacement is waiting to be appointed by the City Council. Commissioner Munroe-Younis of Ward 7 was reappointed to her term which will expire March 31st, 2027.

Commissioner Jewell said that The Flint Beat published that the replacement for Commissioner Cook-Hawkins was approved by the City Council. Brian said he would have to confirm with Tyler Bailey if that is the case.

5-Year City of Flint Comprehensive Plan Review

Staff are to supply a timeline to the Planning Commission at the March 12th, 2024, meeting.

Equity on Zoning Policy Guide

Max said the presentation will be held at the March 12th, 2024 meeting.

RESOLUTIONS:

No resolutions were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS:

No new business was discussed at this time.

ADJOURNMENT:

M – Wesley

Unanimously carried by voice vote.

Meeting adjourned at 8:39 PM.