



**Sheldon Neeley  
Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

**Meeting Minutes  
March 12th, 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  
Tyler Bailey, Deputy Director of Business Services

### ***Absent:***

Lynn Sorenson, Secretary  
Leora Campbell  
April Cook-Hawkins

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:34 p.m. Roll was taken, and a quorum was present.

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

### **Roll Call:**

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

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

Brian Acheff corrected a typo on the agenda to say, "There are no Site Plan Review Cases to be heard at this meeting."

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

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

### ***M/S – Blower/Horton***

***Unanimously carried by voice vote***



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

The meeting minutes for the February 27th, 2024 Planning Commission meeting were not prepared at this time.

### **PUBLIC FORUM:**

Chairperson Wesley opened the floor for the Public Forum.

Joel Arnold, a resident of the 7<sup>th</sup> Ward, spoke on behalf of Flint Residents for Stronger Neighborhoods to show support for the Comprehensive Plan Update.

Cade Surface, a Commissioner for the Historic District Commission and employee of the Crim Fitness Foundation, spoke in favor of the Comprehensive Plan update and spoke about his experience with the creation of the current Comprehensive Plan ten years ago. Mr. Surface stated his belief that the current plan does not support individuals in taking actions that benefit the City such as improving walkability.

### **PUBLIC HEARINGS:**

There were no Public Hearings to be heard at this time.

### **SITE PLAN REVIEW:**

There were no Site Plan Review cases to be heard at this time.

### **CASE REVIEW:**

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

Attorney Bush said that to his knowledge Attorney Tom Sparrow has a meeting with Green Skies Healing Tree but has not been able to speak to him regarding the meeting. He said that Attorney Sparrow will attend the next meeting with an update.

#### **SPR 23-005: 529 MLK Ave., Conditional Approval Status**

Chairperson Wesley asked Brian if the issues the Fire Department had with this site plan have been addressed. Brian said that they have, and at the following meeting the number of pending departmental reviews will be reduced.

Commissioner Brown asked if there was any update regarding the issues with City Engineering reviews. Brian explained that all projects pending City Engineering review, that would not cause a conflict of interest, have been sent to ROWE and are currently in queue for review.

#### **PC 24-01 3711 Gorey Ave. Conditional Approval Status**

Brian said that there will be an update regarding the pending reviews for this project at the next Planning Commission meeting.



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### **SPR 24-02 3501 N. Saginaw St. Conditional Approval Status**

Brian said that there will be an update regarding the pending reviews for this project at the next Planning Commission meeting.

### **SPR 24-03 2112 Davison Rd. Conditional Approval Status**

Brian said that there will be an update regarding the pending reviews for this project at the next Planning Commission meeting.

### **SPR 24-01 1720 E. Carpenter Rd. Conditional Approval Status**

Brian noted that this project was recently added to the ROWE engineering review queue and will not be completed for several weeks. He explained that the Zoning Department has received receipt of parcel combination but completion of review by the Water Department is still pending.

### **SPR 24-04 2926 Robert T. Longway Blvd. Conditional Approval Status**

Brian said that this project is pending City Council approval for their marijuana licensing.

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

Brian said the amended brownfield redevelopment resolution was approved by City Council on February 19<sup>th</sup>, 2024, and the rezoning resolution #240093 was heard before the Legislative Committee on March 6<sup>th</sup>, 2024, and was sent to be heard before City Council.

### **Zoning Board of Appeals**

Max said there is a single case to be heard at the March 19<sup>th</sup>, 2024 Zoning Board of Appeals meeting and explained that it is a request for a use-variance to allow for a group childcare home in a TN-2 Traditional Neighborhood – Medium Density zoned district. Max said an update will be provided at the next meeting.

### **REPORTS:**

#### **Redevelopment Ready Communities**

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

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

Brian said the new appointee for Ward 7 was to be seen by the City Council on March 11<sup>th</sup>, 2024, but was not heard.

Commissioner Jewell asked if the appointee was the same person previously listed. Brian confirmed that yes, the new appointee is Nadia Rodriguez.

#### **5-Year City of Flint Comprehensive Plan Introduction of Tentative Timeline**

Max presented the current draft of the Comprehensive Plan update timeline, stressing that it is tentative, and staff has yet to identify funding sources and community partners.



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Commissioner Jewell suggested adding a heading, date, and text that indicates that the timeline is a draft to the provided timeline document.

Commissioner Horton asked if there has been a platform selected for the neighborhood engagement sessions. Max explained the meeting would ideally be at least one in person session per Ward, possibly with assistance from the City Council members.

Tyler Bailey explained the intent to set up a dedicated mailbox and email address for community input regarding the Comprehensive Plan update. Chairperson Wesley asked how these resources will be communicated to the community. Tyler explained that there will be a reliance on existing community partners as well as our City Council members and suggested that any willing Commissioners speak to their City Council representatives regarding community outreach.

Commissioner Horton asked if there have been any communications with City Council regarding the Comprehensive Plan update. Tyler stated that there has not been any coordinated communication from his office to the City Council as without a noticed Intent to Plan that action would be premature.

Commissioner Jewell suggested that Chairperson Wesley, Tyler, and Emily Doerr, Director of Planning and Development, have a meeting to discuss the status of the Comprehensive Plan update.

Commissioner Munroe-Younis suggested including community education sessions in the Comprehensive Plan update timeline and to collect demographic data prior to holding any engagement sessions.

Tyler explained that in addition to those mentioned earlier, small business owners will also be leaned on for support in community engagement.

Commissioner Blower asked about the reasoning behind the City at large not relying on the existing Comprehensive Plan. Tyler discussed the new Customer Relationship Management (CRM) platform the city is onboarding and how internal training and external resources for the community will be needed to properly utilize the new technology. He explained that the introduction of a new Comprehensive Plan will have to be done similarly to that.

Commissioner Blower asked about the possibility of creating a steering committee. Commissioner Jewell suggested looking at the prior Comprehensive Plan update for reference on how to conduct the current update and also recommended reviewing the Memorandum of Understanding for clarity on the roles and responsibilities of each entity in the Comprehensive Plan Update.

Commissioner Munroe-Younis added that during the 2013 Comprehensive Plan creation there were advisory and information groups for more specialized topics to assist in research and community engagement. She suggested discussing this possibility with a steering committee if one is created.



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### **Introduction of Language to Amend Article 18 – Administration and Enforcement of the City of Flint Zoning Ordinance**

Max presented the purpose of the language amendments and clarified the purpose of this discussion is not to analyze the proposed language but to explain the reasoning for amendment. Max explained that under the current ordinance a court order must be issued when violation of the zoning ordinance occurs. The goal of the amendment is to reduce enforcement to a civil matter similar to a parking ticket. A potential weakness of these amendments is that the fees may not dissuade a consistent violation at which point a court order would be needed. Staff requested the Planning Commission make a motion for a public hearing to discuss and review the proposed text amendment.

Commissioners Jewell and Blower expressed concern that the April 9th, 2024 Planning Commission meeting may have an extensive schedule. Max said there is currently only one public hearing set for that meeting.

Commissioner Blower made a motion to hold a public hearing for the proposed text amendments at the April 9th Planning Commission meeting. Commissioner Munroe-Younis 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/Munroe-Younis***

6 yes, 0 no, 0 abstain

***The motion carried.***

### **Equity in Zoning Policy Guide**

Max gave a presentation on the APA's Equity in Zoning Policy Guide. They discussed the potential inequity caused by lot size requirements for the GN-1 zoning district. Max also discussed the possibility of transitioning Two-Family Dwelling and Single-Family Attached Dwelling style homes from a special land use to a permitted use in Green Neighborhood zone districts to reduce costs of housing development.

Commissioner Munroe-Younis asked Max to share their notes for the presentation. Max said they can share their notes with the Planning Commission.

Commissioner Jewell asked if there was anything Max believes should be addressed right now to create more equity in the zoning ordinance. Max said in their opinion the amount of zoning classifications should be evaluated for the potential to be reduced such as TN-1 and TN-2 being combined due to their similar characteristics with minor differences to bulk standards.



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**RESOLUTIONS:**

There were no resolutions to discuss at this time.

**OLD BUSINESS:**

There was no old business to discuss at this time.

**NEW BUSINESS:**

There was no new business to discuss at this time.

**ADJOURNMENT:**

*M/S – Jewell/Horton*

*Unanimously carried by voice vote.*

The meeting adjourned at 7:12 PM.