



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

April 9, 2024 at 5:30 p.m.
Dome Auditorium
(Flint City Hall, 1101 S. Saginaw St., South Building)

Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

- A. Roll Call
- B. Additions or Changes to the Agenda
- C. Adoption of Agenda
- D. Minutes of previous meetings
 - February 27, 2024, Meeting Minutes
 - March 12, 2024, Meeting Minutes
- E. Public Forum
 - Acknowledgement of a letter from Associate Professor, Dr. Richard Sadler, PhD, MPH, to the Planning Commission in regard to the 5-year comprehensive plan update.
- F. Public Hearings
 - **PC 24-05:** The applicant Crooked Ladder Inc. requests approval and certification to City Council for a "Group G", Class A Marihuana Microbusiness for the property located at 2730 S. Dort Highway, Flint, MI 48507 (PID #41-20-278-019).
 - **PC 24-06:** The applicant Green Buddha III LLC requests approval and certification to City Council for a "Group E", Adult-Use Marihuana Retail Facility for the property located at 408 S. Center Rd, Flint, MI 48506 (PID #41-09-476-040).
 - **PC 24-07:** The applicant The Lane Family Group LLC requests approval and certification to City Council for a "Group F", Class C Commercial Marihuana Growing Center and "Group F", Commercial Marihuana Processing Center for the property located at 4221 James P. Cole Blvd, Flint, MI 48503 (PID #47-31-280-015).
 - **PC 24-08:** The City of Flint is proposing Text Amendments to Article 18 Administration and Enforcement of the City of Flint Zoning Ordinance.



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G. Site Plan Review

- **SPR 24-05:** The applicant Crooked Ladder Inc. requests approval of a Site Plan Review Application to redevelop the property located at 2730 S Dort Hwy (PID #41-20-278-019) into a “Group G”, Class A Marihuana Microbusiness.
- **SPR 24-06:** The applicant The Lane Family Group LLC requests approval of a Site Plan Review application to redevelop the property located at 4221 James P Cole Blvd (PID #47-31-280-015) into a “Group” Commercial Marihuana Growing Center and a “Group F” Commercial Marihuana Processing Center.

H. Applicant Case Review

- Green Skies Healing Tree, LLC – 3401 Corunna Rd. – Court Ruling
- SPR 23-005: 529 ML King Ave. Conditional Approval Status
- PC 24-01 3711 Gorey Ave. Conditional Approval Status
- SPR 24-02 3501 N. Saginaw Conditional Approval Status
- SPR 24-03 2112 Davison Rd Conditional Approval Status
- SPR 24-01 1720 E. Carpenter Rd Conditional Approval Status
- SPR 24-04 2926 Robert T. Longway Blvd Conditional Approval Status

I. City Council Action on Planning Commission Recommendations

- Genesee County Land Bank - Fifth Ave Rezoning

J. Zoning Board of Appeals

K. Reports:

- Redevelopment Ready Communities (RRC)
- Planning Commission Expired Terms
- 5-Year City of Flint Comprehensive Plan

L. Resolutions



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M. Old Business

N. New Business

O. Adjournment

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Rules of the Public Forum:

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

Public conduct during a Public Hearing:

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.