



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes April 9th, 2024

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Tom Sparrow, Assistant City Attorney
Montel Menifee, Marihuana Licensing Coordinator
Brian Aceff, Zoning Coordinator
Max Lester, Int. Zoning Coordinator
Dalton Castle, Planner I
Tyler Bailey, Deputy Director of Business Services

Absent:

Joshua Brown
Nadiya Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:40 p.m. Roll was taken, and a quorum was present.

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

Roll Call:

Commissioner Brown: absent
Commissioner Blower: present
Commissioner Jewell: present
Commissioner Rodriguez: absent

Commissioner Sorenson: present
Commissioner Munroe-Younis: present
Commissioner Horton: present
Chairperson Wesley: present

ADDITIONS/CHANGES TO THE AGENDA:

Chairperson Wesley asked if there were any additions or changes to the agenda. Commissioner Jewell noted that according to the City’s bylaws the Planning Commission’s election of officers is to be held at the April 23rd meeting.

Commissioner Jewell reiterated his concern from the February 27th, 2024 Planning Commission meeting that there is an “information overload” with the amount of material staff is providing to the Commissioners for review as well as the high volume of public hearings and site plan reviews on the agenda. He also commented on the high volume of case reviews for conditional approvals made by the Planning Commission that are still pending.

Commissioner Jewell recommended setting aside time at a future meeting to discuss the department name change from “Planning and Development” to “Business and Community Services.”



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ADOPTION OF THE AGENDA:

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

M/S – Jewell/Blower

Unanimously carried by voice vote

Chairperson Wesley paused proceedings to call for a moment of silence in recognition of the untimely passing of fellow Commissioner Leora Campbell on April 1st, 2024. He commended her for her twenty years of service on the Planning Commission representing the 3rd Ward as well as her work ethic. Chairperson Wesley announced that her services will be held at 2 P.M. on Saturday April 13th, 2024, at Lawrence E. Moon Funeral Home.

MINUTES OF PREVIOUS MEETINGS:

Minutes of February 27th, 2024

Commissioner Jewell commented that to his recollection one of the conditions of approval for SPR 24-01, a proposed vehicle fueling station/convenience store, had been receipt of a rendering which is not included in the minutes. Commissioner Jewell asked that staff review materials to determine if the aforementioned condition of approval was omitted.

Commissioner Blower made a motion to approve the minutes of February 27th, 2024 with the condition that staff review the motion to approve SPR 24-01 for accuracy. Commissioner Horton seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: abstain
Commissioner Munroe-Younis: abstain
Chairman Wesley: yes

M/S – Blower/Horton

4 yes – 0 no – 2 abstain

The motion carried

Minutes of March 12th, 2024

Commissioner Jewell acknowledged that under the discussion of scheduling a public hearing for the proposed Text Amendments to Article 18 of the City of Flint Zoning Ordinance himself and Commissioner Munroe-Younis expressed concern that the April 9th, 2024 agenda would be quite dense and were then told by staff that there was currently only one other public hearing set for that agenda. He commented on how between then and now two additional public hearings and two site plan reviews had been added to the agenda.



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Commissioner Munroe-Younis advised a wording change from "...zoning classifications should be evaluated for potential reduced..." to "...zoning classifications should be evaluated for the potential to be reduced..." at the bottom of Page 5.

Commissioner Sorenson expressed concern that just by listing the address and case number for a project within the minutes it is unclear as to what the project is. She additionally expressed concern at the volume of case reviews pending departmental reviews.

Commissioner Jewell made a motion to approve the minutes of March 12th, 2024 as corrected. Commissioner Munroe-Younis seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: abstain
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Jewell/Munroe-Younis

5 yes – 0 no – 1 abstain

The motion carried

PUBLIC FORUM:

Chairperson Wesley opened the floor for the Public Forum.

Brian Acheff, Zoning Coordinator, acknowledged the receipt of a letter from Associate Professor Dr. Richard Sadler, PhD, MPH to the Planning Commission in regard to the 5-Year Comprehensive Plan update. He advised reading it under the "Reports" section of the agenda during the 5-Year Comprehensive Plan update discussion. There were no objections.

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).

Brian read the staff report. He noted the two variances for the project which were approved by the Zoning Board of Appeals which allow for the use in a GN-1 zoned district as well as waiving the 300 ft. minimum distance to a residential use or residential zoned parcel.

Commissioner Jewell asked if they will no longer be receiving the application form. Brian explained that the application was included within the executive summary in the digital materials provided to the Planning Commission. Commissioner Jewell stated that he is "low tech" and will need staff to make several clarifications for him to be fully informed.



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Commissioner Jewell asked about the locational status of the project in relation to any schools, churches, etc. Brian explained that information is within the hundred-page executive summary and apologized for not printing it off. Commissioner Jewell asked if from a staff perspective the applicant has met the locational requirements. Montel Menifee, Marihuana Facilities Licensing Coordinator said that the applicant has met all locational requirements.

Commissioner Jewell asked about the financial status and business capabilities of the applicant. Montel explained that is a requirement for approval from the State and that the applicant has already received State approval.

Commissioner Jewell asked if there were any issues legal or criminal background issues that would affect the application. Montel said that there were no legal or criminal background issues associated with the applicant.

John McNicol presented the application on his own behalf. He said that he will be adding an addition to the building and will work to beautify the area.

Commissioner Jewell asked the applicant to walk him through the facility. Mr. McNicol explained that a customer would enter a small foyer and be carded to ensure they are 21 and then enter into the sales area. An employee would enter through the back and either go into the sales area or into the back area to tend the separate grow area. He explained the entire facility has 24-hour surveillance.

Commissioner Jewell asked what the facility looks like. Mr. McNicol explained the building has a small industrial-like appearance and was formally a barber shop. He further explained they would be replacing the metal siding on the building. Commissioner Jewell expressed concern that a rendering was not provided.

Commissioner Jewell asked about the security at the facility. Mr. McNicol explained there would be surveillance cameras and all entrances and exits would be secured. He then explained that both the interior and exterior of the facility would be well lit.

Commissioner Jewell asked the applicant about his financial status and business capabilities. Mr. McNicol explained that he had been a medical marihuana caregiver for fifteen years and explained the project is of a relatively small scale and financial issues are not of concern.

Commissioner Jewell asked the applicant if he had any legal or criminal issues in his background that would affect this application. Mr. McNicol said if there were he would not have gotten this far.

Commissioner Sorenson asked what the lot frontage of the parcel is along Dort Hwy. Mr. McNicol said that he was uncertain of the exact measurement but estimated it to be between 40 ft. to 45 ft.



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Commissioner Munroe-Younis asked the applicant to speak on his commitment to minimizing his environmental footprint which he noted in his application. Mr. McNicol said that he prioritizes choosing more sustainable options when selecting soil for growing. He said that he additionally prioritizes efficiency when selecting lights and HVAC systems.

Commissioner Blower asked why the applicant decided to pursue a microbusiness and if he had any thoughts or intentions to expand. Mr. McNicol explained that he had no thoughts on expansion at this time and explained that a microbusiness is much more financially attainable for him.

Commissioner Horton asked about the applicant’s stated intent to hire community residents as well as their compensation. Mr. McNicol explained that as of now he estimates having six in-house staff members and potentially up to twelve total employees consisting of residents of Flint, preferably from the 9th Ward. He expressed his desire to approach a cooperative pay structure in the future with starting wages at opening being roughly \$17 per hour.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-05. Brian said there have not been any additional communications regarding PC 24-05.

Chairperson Wesley opened public comment on PC 24-05. No one spoke.

Commissioner Blower made a motion to approve PC 24-05. Commissioner Horton seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Horton

6 yes, 0 no, 0 abstain

The motion carried.

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).

Brian read the staff report. Montel explained that the facility previously had grandfathered status, however due to being inactive for an excess of thirty days they are required to restart the approval process. Brian explained that when the original license was approved in 2015 there were no locational requirements for proximity to residential zone districts and that section 50-137 of the Zoning Code allows for the continuation of nonconforming uses provided no expansion occurs.



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Commissioner Jewell asked if everything at the site would be staying the same except for the addition of retail. Montel said that is correct.

Commissioner Jewell asked about the applicant's financial status and business capabilities. Montel said that question would be better suited for the applicant. Commissioner Jewell said that in the prior public hearing Montel had verified that they did have that capacity due to having received State approval and asked if that would also be the case here. Montel said that yes, the applicant has received State approval.

Commissioner Jewell asked if there were any legal or criminal background issues that would affect the application. Montel said that there were no legal or criminal background issues associated with the applicant.

Commissioner Blower asked about the past blight issues at the property and if any tickets were currently outstanding. Montel said that all blight issues at the property have been resolved. He then explained that application is routed to the Treasury Department and would not receive their approval if there were any outstanding fines, unpaid bills, or taxes.

Steve Kiouisis, a partial owner and representing attorney of the business, presented on behalf of the shareholders. Commissioner Jewell asked who the owner is. Attorney Kiouisis explained the owner is an entity called Green Buddha III, LLC, the managing partner of which is Paul Weisberg. Commissioner Jewell expressed concern that he has no physical documentation that Attorney Kiouisis has the authority to represent the applicant. Montel explained that in the application there are notarized affidavits for the business.

Commissioner Jewell asked if staff has a document showing that Attorney Kiouisis is the legal representative for Green Buddha III, LLC. Montel said that he cannot recall if that exact document is included in the executive summary. Attorney Kiouisis stated that he is the individual who filed this application as well as the pre-qualification for the State of Michigan.

Attorney Kiouisis explained that the loss of their grandfathered status was due to an oversight of the previous management while preparing for a \$500,000 renovation of the site. He expressed his belief that the facility will be a boon to the community by creating jobs and beautifying the neighborhood.

Commissioner Jewell asked the applicant to walk him through the facility. Attorney Kiouisis explained the sign in process a customer would go through before then entering the locked sales floor. He then explained the lighting and surveillance cameras on the property for security purposes.

Commissioner Jewell asked about the financial status and business capabilities of the applicant. Attorney Kiouisis explained the business is well funded by fourteen co-owners with experience in this field.



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Commissioner Jewell asked the applicant if they had any legal or criminal issues in their background that would affect this application. Attorney Kiousis explained they had gone through a review process with the State and local police department as well as providing evidence to show there are no pending legal cases against Green Buddha III, LLC.

Commissioner Munroe-Younis asked the applicant to speak on how Green Buddha III, LLC will meet the requirement of not having adverse effect on the natural environment and surrounding area. Attorney Kiousis explained that their trash is regulated with anything being destroyed on premises being approved and logged and all product locked away.

Commissioner Blower asked about the proposed renovation. Attorney Kiousis explained the renovation is purely cosmetic.

Chairperson Wesley opened public comment on PC 24-06. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-06. Brian said there have not been any additional communications regarding PC 24-06.

Commissioner Blower made a motion to approve PC 24-06. Commissioner Horton seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Horton

6 yes, 0 no, 0 abstain

The motion carried.

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).

Brian read the staff report. Staff recommends conditional approval pending receipt of a Certificate of Occupancy issued by the Building and Safety Inspections Department.

Commissioner Jewell asked about the locational status of the project in relation to any schools, churches, etc. Montel said the application has met all locational standards.



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Commissioner Jewell asked about the applicant's financial status and business capabilities. Montel said that the applicant has met those standards at the State level.

Commissioner Jewell asked if there were any legal or criminal background issues that would affect the application. Montel said that there were no legal or criminal background issues associated with the applicants.

Bob and Sandra Lane, the business owners, presented on behalf of The Lane Family Group, LLC. Mr. Lane explained their experience running a marijuana facility in the State of Washington. He then explained a section of the building will be used for growing research and development. Mr. Lane additionally explained that they are very cognizant of keeping their materials within their facility controlled down to their trash removal. He then explained the camera system giving visuals on the entire facility as well as their key card system allowing entrance into the facility and its different sections.

Commissioner Jewell reiterated his desire to have renderings provided and noted that he will discuss that issue more during the Site Plan Review for the site. Commissioner Jewell asked if there were any legal or criminal background issues that would affect the application. Mr. Lane said that there were not any legal or criminal background issues associated with the application.

Commissioner Blower asked why they have decided to move to Flint, Michigan. Mrs. Lane explained their big picture goal is to have a facility on the East coast, West coast, and the Midwest to prepare for future distribution opportunities if marijuana is legalized Federally. Additionally, they chose Flint because their son-in law lives in the area, so Flint seemed like a good option for their Midwest location.

Commissioner Munroe-Younis advised the applicant to seek information and be mindful of the historic St. John Neighborhood which used to comprise the area they are moving into.

Commissioner Sorenson asked if the applicant's lighting systems will be like that of other marijuana applicants. Mr. Lane explained that their LED supplier is from outside the country, and they are among the first in the United States to use their LEDs and since switching they have saved 45% on their power bills.

Chairperson Wesley opened public comment on PC 24-07. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-07. Brian said there have not been any additional communications regarding PC 24-07.

Commissioner Blower made a motion to conditionally approve PC 24-07, The Lane Family Group, LLC requests approval and certification to City Council for a "Group F", Class C Commercial Marijuana Growing Center and "Group F", Commercial Marijuana Processing Center for the property



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located at 4221 James P. Cole Blvd, Flint, MI 48503 (PID #47-31-280-015) pending receipt of a Certificate of Occupancy. Commissioner Horton seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Horton

6 yes, 0 no, 0 abstain

The motion carried.

PC 24-08: The City of Flint is proposing Text Amendments to Article 18 Administration and Enforcement of the City of Flint Zoning Ordinance.

Max presented the staff report. The proposed changes would clearly designate the building official, and staff designated by them as having authority to enforce the Zoning Ordinance. The proposed changes would additionally allow staff to enforce violations by issuing municipal civil infractions.

Commissioner Munroe-Younis asked Max if they still believe the proposed enforcement options to be the most appropriate. Max explained that they do and currently the only options for enforcement are to seek a court order or an injunction which are not ideal for the City or respondents.

Commissioner Jewell asked what the disadvantages are of the proposed text. Tyler stated the disadvantages are that the City is currently incapable of effectively enforcing the Zoning Code.

Commissioner Sorenson asked if the enforcement officer would have the ability to make decisions on subjective situations. Max explained the enforcement officer would need to reference enforcement action to a specific provision in the Zoning Code. Additionally, the text would limit enforcement to only the Zoning Code by identified enforcement individuals.

Chairperson Wesley opened public comment on PC 24-08. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-08. Max said there have not been any additional communications regarding PC 24-08.

Commissioner Munroe-Younis made a motion to send a resolution to the City Council recommending approval of the proposed Text Amendments to Article 18 Administration and Enforcement of the City of Flint Zoning Ordinance. Commissioner Blower seconded the motion.



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Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Munroe-Younis/Blower

6 yes, 0 no, 0 abstain

The motion carried.

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.

Brian read the staff report. He noted that there are three variances that were approved by the Zoning Board of Appeals for this project. Staff recommends conditional approval of SPR 24-05 pending completion of Water and City Engineering Department reviews and allowance of planters along the building as a substitute to the required building foundation zone landscaping. Brian noted that the Fire Department had requested the addition of a fire hydrant to the site to which the applicant has complied, however the hydrant is currently not displayed on the plans.

Commissioner Jewell reiterated his desire for renderings of proposed developments to be provided, especially in the case of marihuana related development. He additionally raised concern on the requested conditions of approval and stated his belief is that without completion of all departmental reviews he would normally consider the application incomplete.

Commissioner Jewell asked staff if they requested a rendering be provided. Brian explained that the Ordinance does not require a rendering as part of the application and staff views requiring a rendering to be an undue financial burden on the applicant. Brian stressed there being a distinction between brand new developments that are by nature a spectacle versus a redevelopment of an existing site. Brian advised the Commission to request a text amendment to require renderings as part of applications if they deem it necessary. Commissioner Jewell stated that the Planning Commission has historically received renderings as part of applications and believes having them provided would benefit applicants.

John McNicol, the business owner, presented the application.

Chairperson Wesley asked what the building would look like. Mr. McNicol said the building will look very similar to how it looks now with renovations such as repainting and replacing the metal siding.



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Commissioner Blower asked what their proposed signage would look like. Mr. McNicol explained there will be a sign on the side of the building with LED lighting as well as smaller wayfinding signs. Commissioner Blower asked if there are any planned strip LED lights like other businesses on Dort Highway. Mr. McNicol stated he has no intention of installing LED lighting like those on other marijuana businesses and would be sure to direct any light onto the property.

Commissioner Jewell asked the applicant if they would like to add anything in terms of the walk through of the property he gave earlier. Mr. McNicol said he is open to sharing any additional information the Commission would like to know. Commissioner Jewell asked if the applicant could provide a rendering so he may know what the building will look like. Mr. McNicol said he does not currently have a rendering produced but he would be open to providing one. Chairperson Wesley said it will look like a metal building.

Commissioner Jewell asked about the security on the premises. Mr. McNicol explained there are metal doors at all entryways, security cameras, and lights all around and within the property.

Commissioner Jewell asked if the applicant would be receptive to providing alternative landscaping. Mr. McNicol said that he is receptive and had intended to provide it without knowing it was a requirement.

The Commissioners discussed how to properly form a motion, or motions, such that they waive the standard landscaping requirements while requiring alternative landscaping that does not impact the location of parking spaces provided on the site.

Attorney Sparrow explained that they need to approve the waiver for building foundation zone landscaping and then add conditions to the site plan review approval to require a more minor form of landscaping.

Commissioner Munroe-Younis made a motion to approve the waiver for the requirements of Article 11 Section 50-155 Building Foundation Zone Landscaping at 2730 S Dort Hwy due to site limitations. Commissioner Horton seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Munroe-Younis/Horton

6 yes, 0 no, 0 abstain

The motion carried.



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Commissioner Munroe-Younis made a motion to conditionally approve SPR 24-05 pending reviews by the Water and City Engineering Departments, identification of the location of the fire hydrant requested by the Fire Department, and receipt of an alternative building foundation zone landscaping plan. Commissioner Blower seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Munroe-Younis/Blower

6 yes, 0 no, 0 abstain

The motion carried.

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 F” Commercial Marihuana Growing Center and a “Group F” Commercial Marihuana Processing Center.

Brian read the staff report. Brian clarified that comments the Fire Department provided for their review of the development have been resolved.

Commissioner Jewell stated that this project is a new development as opposed to a renovation and asked staff if they have a rendering of the proposed development. Brian said they do not have a rendering and stated that he has answered this question multiple times and has nothing additional to say on the matter.

Mr. Lane presented the application. He explained that the employees will enter through the back into their locker room in which they will put on exterior garments for sanitary purposes. Mr. Lane introduced Ron Swaneck, their architect, to answer questions regarding building design.

Commissioner Jewell asked about a fence on the property. Mr. Lane explained there is an existing fence on the back of the property, which is not currently proposed to be extended, however they do have intent to look into extending the fence around the perimeter of the property in the future.

Commissioner Jewell asked about waste disposal. Mr. Swaneck explained they have added a new dumpster enclosure as seen on the plan.

Commissioner Jewell asked what the building would look like. Mr. Swaneck explained it is currently a split paced block building with metal siding on the back and the intent is to keep it as is. Commissioner Jewell said he understands that it will not be changing but expressed that the provided sketches do not



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give him an actual idea of what the building looks like, and a rendering would be helpful in aiding in his understanding of the project. Mr. Swaneck said a photograph showing the building with the additional landscaping would be more appropriate than a rendering. Commissioner Jewell asked if they would be comfortable with requiring a receipt of the rendering as a condition of approval. Mr. Lane said “sure”.

Commissioner Sorenson asked if they are within proximity to Liquid Bidding. Mr. Lane said he is not sure but does not believe they are.

Commissioner Blower asked how the unused portions of the building are secured from the rest of the building. Ron explained there would be a shutter that would remain closed separating those portions of the building with security cameras and lighting still provided in the unused portion.

Commissioner Blower made a motion to conditionally approve SPR 24-06 pending review by the Water and Department and receipt of a rendering or photograph of the site. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: absent
Commissioner Horton: yes
Commissioner Blower: yes
Commissioner Jewell: yes

Commissioner Rodriguez: absent
Commissioner Sorenson: yes
Commissioner Munroe-Younis: yes
Chairman Wesley: yes

M/S – Blower/Sorenson

6 yes, 0 no, 0 abstain

The motion carried.

CASE REVIEW:

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

Montel explained that he and Attorney Sparrow have spoken with the applicants and have concluded that the issues have been resolved and this item can be removed from the agenda.

Commissioner Jewell asked if the City has fulfilled its responsibilities on the matter. Montel explained that some work still needs to be done on the building by Green Skies Healing Tree, LLC but otherwise it has been resolved.

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

Tyler Bailey explained there are no updates at this time.



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PC 24-01 3711 Gorey Ave. Conditional Approval Status

Tyler Bailey explained engineering feedback, but not approval, has been received.

Commissioner Blower asked about the delays from other departments. Tyler said he cannot speak on behalf of other departments, but he is optimistic the new Department of Public Works Director Kenneth Miller will help to expedite receipt of departmental reviews.

Chairperson Wesley asked if Director Emily Doerr needs to have a discussion with the mayor and other department heads regarding the delays on departmental reviews. Tyler explained those conversations have been had multiple times.

Commissioner Munroe-Younis asked if a meeting with the Planning Commission and department heads to discuss the site plan review process would be beneficial. Tyler said it has the potential to be very helpful. Commissioner Jewell said that this is a staff issue that needs to be sorted out and added that more than four members of the Planning Commission cannot meet without triggering the Open Meetings Act. He then said that he is past the point of discussion and said that delay on site plan reviews is now an administrative issue to be resolved by staff.

Commissioner Jewell said that Emily Doer should meet with the mayor regarding site plan reviews and report updates to the Planning Commission's chair. Tyler explained that Emily has a weekly meeting with all department heads each week as well as a one-on-one meeting with the mayor each week.

Commissioner Blower asked what has changed to cause the delays as of recent. Tyler explained that he believes that previously the Planning Commission only saw "complete" applications with all departmental reviews completed to the detriment of developers and the delays for departmental reviews were still an issue prior. He further explained that the new customer focused approach has brought these issues to the forefront and staff is going for conditional approvals to continue to push developers through the process. Commissioner Jewell said that applicants are still waiting due to the departmental reviews not being completed and department heads not doing their job.

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

Tyler Bailey explained there are no updates at this time.

SPR 24-03 2112 Davison Rd. Conditional Approval Status

Tyler Bailey explained there are no updates at this time.

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

Tyler Bailey explained there are no updates at this time.

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

Tyler Bailey explained there are no updates at this time.



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City Council Action on Planning Commission Recommendation

Tyler explained the West Fifth Ave rezonings are still waiting to be seen by the City Council.

Zoning Board of Appeals

Max explained there was one case for a use variance at the March 19th Zoning Board of Appeals meeting to allow for a group childcare home which was denied.

REPORTS:

Redevelopment Ready Communities

Tyler explained that the next step for RRC certification is to have online payments which are projected to be available in three weeks.

Planning Commission Expired Terms

Tyler said there are no updates on expired terms at this time. The mayor will be made aware of Commissioner Campbell's untimely passing.

5-Year City of Flint Comprehensive Plan

Max presented the updated timeline for the 5-Year City of Flint Comprehensive Plan update. They explained the requested community education sessions were added but may be shifted sooner or later depending on when identification of funding and assistance tasks are completed.

Max presented the Draft Notification Letter that will be sent out when staff are ready to move forward. Commissioner Munroe-Younis asked if it would be appropriate to send feedback via email as the meeting has already run quite late and she would like time to review the list of entities to be notified. Max stated email is a good option and that staff will still need to meet with the City's Communications Director prior to sending the notification.

Tyler explained the current office space the zoning staff is working out of will soon be stripped down to be renovated which is projected to take between six months to one year. Because of this, if any Commissioners would like physical sets of plans to let staff know in advance by replying to Brian's email that he sends out on Fridays prior to Planning Commission meetings. Brian explained that he has an abundance of site plans taking up significant space in his office and they are quite costly to print off, which is why this was brought up.

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.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

ADJOURNMENT:

M/S – Sorenson/Horton

Unanimously carried by voice vote.

Meeting adjourned at 9:14 PM.