



# CITY OF FLINT

## FLINT PLANNING COMMISSION

### AGENDA

### FLINT PLANNING COMMISSION

July 23<sup>rd</sup>, 2024, at 5:30 p.m.  
Council Chambers  
(Flint City Hall, 1101 S. Saginaw St., Third Floor)

*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
  - No meeting minutes for review and adoption at this meeting.
- E. Public Forum
- F. Public Hearings
  - **PC 24-07:** Applicant Communities First, LLC requests approval of a Special land Use application to allow for an expanded outdoor seating area at 402 W. Court St., Flint, MI 48503 (PID # 41-18-153-023).
  - **PC 24-15:** Applicant Todd Stamper, representing 5125 N. Dort Hwy, LLC dba Priority Waste requests a recommendation of approval from the City of Flint Planning Commission to City Council to allow for the complete vacation of the partially vacated Thetford Rd. located approximately at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Hwy. (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.
  - **PC 24-18:** Applicant Franko Sallaku / Evergrow, LLC requests approval and certification from the Planning Commission to City Council for two (2) "Group F", Class C (1,500 Plants) Commercial Marihuana Growing Center Additionally Regulated Use License Permits to operate at the property located at 3420 St John St., Flint, MI 48505 (PID # 47-31-487-015).



Sheldon Neeley  
Mayor

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### G. Site Plan Review

- **SPR 24-09:** Applicant Franko Sallaku / Evergrow, LLC requests approval of a Site Plan Review application regarding a proposed “Group F, Class C” Commercial Marihuana Growing Center located at 3420 St John St, Flint, MI 48505 (PID #47-31-487-015)

### H. Applicant Case Review

- Conditional Approval Updates

### I. City Council Action on Planning Commission Recommendations

- Updates

### J. Zoning Board of Appeals

- Prior and Pending Case Update

### K. Reports:

- 5-Year City of Flint Comprehensive Plan

### L. Resolutions

### M. Old Business

- City of Flint Zoning Ordinance Articles 3, 4, 5, 6, and 16 Text Amendments – Revised Language regarding Group Living and Child Care regulation in the City of Flint.

### N. New Business

- **Planning Commission Waiver:** Applicant Flint Housing Commission is seeking relief from the strict terms of Article 13 of City of Flint Zoning Ordinance requiring the installation of Building Foundation Landscaping, Parking Lot Interior Landscaping, Parking Lot Perimeter Landscaping and a Type 1 Transition Yard regarding the proposed site improvements at 902 E. Court St – Richert Manor.

### O. Adjournment



**Sheldon Neeley**  
Mayor

## **CITY OF FLINT**

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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.