



Sheldon Neeley  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### AGENDA

### FLINT PLANNING COMMISSION

July 9<sup>th</sup>, 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
  - June 11, 2024, Meeting Minutes
- E. Public Forum
- F. Public Hearings
  - **PC 24-08:** Applicant Todd Stamper / 5125 N Dort Hwy, LLC, DBA Priority Waste, request approval of a Planned Sign Program regarding the proposed Solid Waste Transfer Station & Materials Recovery Facility located at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Highway (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.
  - **PC 24-12:** Applicant Christopher Ascencio / Souls of Aztecas, Inc requests approval of a Special Land Use application to operate a Charitable Organization / Social Service Club regarding the property located at 2902 Richfield Rd (PID #47-33-352-001).
  - **PC 24-13:** Applicant Samir Shango / Star Budz Flint, LLC requests approval of a Complete Transfer of Ownership & Marihuana Facilities License regarding the "Group E", Marihuana Retail Facility, "The Sweet Leaf", located at 400 S. Dort Highway, Flint, MI 48503 (PID #41-08-434-033).



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- **PC 24-14:** Applicant Mark Savaya / MS Industries, LLC requests approval of a Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility, “Leaf & Bud”, located at 1227 James P. Cole Blvd, Flint, MI 48503 (PID #41-07-134-030).
- **PC 24-16:** The City of Flint is seeking a positive recommendation from the City of Flint Planning Commission to the City of Flint City Council for approval to partially vacate Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Robert St) of the Maplewood Plat.

### G. Site Plan Review

- **SPR 24-08:** Applicant Todd Stamper / 5125 N Dort Hwy, LLC, DBA Priority Waste, requests approval of a Site Plan Review application regarding the proposed Solid Waste Transfer Station & Materials Recovery Facility located at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Highway (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.
- **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

- Ordinance #240264 - Article 18: Administration and Enforcement Text Amendments:
  - Was to be heard for passage at the June 18, 2024, Special Affairs Committee meeting, but was not heard.
  - Was heard and moved from Special Affairs Committee to City Council at the June 24, 2024, Special Affairs Meeting.



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- Ordinance #240261 – Article XXX Flood Hazard Management - §50-172 Flood Insurance Analysis Text Amendment was heard at the Special Affairs Committee on June 24, 2024 and moved to a future City Council meeting ; this Article will need to be further amended into the current City of Flint Zoning Ordinance as a subsection to Article 14 Environmental Compliance or as an Appendix
- The resolution regarding the “Group E” Marihuana Retail Facility Additionally Regulated Use Permit/License for PC 24-03 (2926 Robert T Longway Blvd) is scheduled to be heard for approval at the July 8, 2024, City Council meeting; approval of the resolution will satisfy the remaining condition of approval regarding SPR 24-04.

#### **J. Zoning Board of Appeals**

#### **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**

#### **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.