



**Sheldon Neeley
Mayor**

CITY OF FLINT FLINT PLANNING COMMISSION

**Meeting Minutes
September 24th, 2024**

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary
Robert Jewell
Nadia Rodriguez

Staff Present

Zach Huckabay, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Montel Menifee, Cannabis Facilities Licensing
Coordinator
Dalton Castle, Planner I

Absent:

Mona Munroe-Younis
Jeffrey Curtis Horton
Joshua Brown

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:45 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person in the Dome at City Hall. Due to an internet outage the meeting was not available via Zoom.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Present
Commissioner Jewell: Present
Commissioner Rodriguez: Present

Commissioner Sorenson: Present
Commissioner Munroe-Younis: Absent
Commissioner Horton: Absent
Chairperson Wesley: Present

ADDITIONS/CHANGES TO THE AGENDA:

No additions or changes to the agenda were requested.

ADOPTION OF THE AGENDA:

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

M/S – Blower/Sorenson

Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

The minutes of August 13th, 2024 were presented.

Commissioner Jewell requested that at the bottom of page four that “Commission” be changed to Planning Commission.

Commissioner Jewell made a motion to approve the minutes of August 13th, 2024 as corrected. Commissioner Sorenson supported this motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Yes

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Absent
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Jewell/Sorenson

5 yes – 0 no – 0 abstain

Unanimously carried by voice vote

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Joel Arnold invited city staff and the Planning Commission to attend a talk on how parking policies shape cities by Henry Grabar at Café Rhema hosted by Flint residents for Stronger Neighborhoods.

PUBLIC HEARINGS:

PC 24-21: Applicant Satish Goud / Brady Green, LLC requests approval of a Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility, dba “Club Medz”, located at 2840 E. Court St, Flint, MI 48506 (PID #41-16-101-021).

Brian read the staff report. Brian highlighted the documentation from the City of Flint Police Department showing that the applicant has submitted for and passed the required background check.

Commissioner Jewell expressed concern that there appears to be “gaps” in information regarding the timeline of the property. Brian reframed the concern to Montel asking if the applicant has maintained operations as to not allow the license to lapse and added that the scope of the Planning Commission is to confirm that the applicant has met the criteria outlined in the “Finding of Fact” section of the staff report. Montel confirmed that the applicants license has not lapsed and has maintained operations since 2014.



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Chairperson Wesley asked how many times the business has changed ownership. Montel explained the applicant has operated the business selling medical marihuana since 2014 and had come before the Planning Commission in 2023 to add a recreational license.

Montel added that staff is currently working with the applicant to receive a Community Benefits Plan from the new proposed owner. Commissioner Blower asked if receipt of a Community Benefits Plan would need to be added as a condition of approval. Montel said that it would be handled administratively.

Attorney Savannah Asdell presented on behalf of the applicant. Commissioner Jewell asked for documentation stating that Attorney Asdell has permission to represent the applicant. Attorney Asdell said she does not have documentation on her and she reiterated that she is the legal counsel representing Satish Goud / Brady Green, LLC. Chairperson Wesley stated that as legal counsel, Attorney Asdell is obligated to be truthful.

Attorney Asdell spoke about the applicant's charitable donations to the Mott Children's Health Center and the Family Promise of Mid-Michigan.

Commissioner Jewell asked for a walkthrough on the new owner's history with marihuana retail operations. Attorney Asdell said that while Mr. Goud does not have experience in retail, he does have significant cannabis and business experience operating a grow facility in Bay City. Brian reiterated that the "Finding of Fact" section of the staff report lists all applicable approval criteria for the application and advised the Planning Commission that questions regarding the operations of the business may not be applicable to this application.

Commissioner Jewell asked Attorney Asdell if there was anything in Mr. Goud's background that would raise concern. Attorney Asdell explained that Mr. Goud has passed the State of Michigan background check on two separate occasions in addition to the background check performed by the local Police Department. Montel added that the routing sheet from the City of Flint Police Department stating Mr. Goud has passed the local background check was included in the packets provided to the Planning Commission.

Commissioner Rodriguez asked Attorney Asdell why the applicant chose Flint. Attorney Asdell explained that Mr. Goud felt Flint was a good location to move forward with this business. Commissioner Rodriguez asked where Mr. Goud's other businesses are located. Attorney Asdell explained that Mr. Goud's marihuana grow operation is located in Bay City and his mortgage firm, to the best of her knowledge, is located in Troy. Commissioner Rodriguez expressed concern with the owner spreading himself thin and having a lack of knowledge of Flint. Attorney Asdell said that Mr. Goud has connections in and around Flint that will help advise him to be successful in the Flint market.



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Chairperson Wesley opened the floor for public comment on PC 24-21. Attorney (Ferris???) who represents the current owner discussed the history of Mr. Lane's operations at the property and discussed that the sale is part of Mr. Lane's retirement plans.

Commissioner Jewell asked if there had been any additional communications regarding PC 24-21. Brian stated there had been no additional communications regarding PC 24-21.

Commissioner Jewell made a motion to approve PC 24-21 as submitted. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: No

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Absent
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Jewell/Sorenson

4 yes, 1 no, 0 abstain

The motion carried.

PC 24-22: Applicant YMCA of Greater Flint C/O, requests approval of a Planned Sign Program for the property located at 719 Harrison St, Flint, MI48502 (PID #41-18-135-023).

Dalton read the staff report. Commissioner Jewell asked if the reason for pursuing a Planned Sign Program application is due to the unique characteristics of the property. Dalton said that yes, due to the site encompassing an entire city block surrounded by right of ways on all sides the building cannot have adequate signage to allow for it to be identified from all angles without approval of a Planned Sign program application.

Brett Chittick of Bill Carr Signs presented on behalf of the applicant. Commissioner Jewell praised the applicant for providing renderings that clearly illustrate the proposed signage.

Chairperson Wesley opened the floor for public comment on PC 24-22. No one spoke.

Commissioner Jewell asked if there had been any additional communications regarding PC 24-21. Dalton stated there had been no additional communications regarding PC 24-21.

Commissioner Rodriguez made a motion to approve PC 24-22 as submitted. Commissioner Blower seconded the motion.



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Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Yes

Commissioner Sorenson: Yes
Commissioner Munroe-Younis: Absent
Commissioner Horton: Absent
Chairperson Wesley: Yes

M/S – Rodriguez/Blower

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No site plan review applications were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS:

No new business was discussed at this time.

CASE REVIEW:

Applicant Case Review

Brian presented the following updates on conditional approvals given by the Planning Commission:

SPR 23-005: 529 ML King Blvd – Marian Hall

- Pending Water Department, and City Engineering approval.

SPR 23-006: 3248 Van Slyke Rd – General Motors Addition

- Pending Water Department approval.

SPR 24-02: 3501 N. Saginaw – New Physical Therapy Building

- Pending City Engineering approval

SPR 24-03: 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution

- Pending Water Department approval and receipt of parcel combination.

SPR 24-01: 1720 E. Carpenter Rd – New Gas Station and Convenience Store

- Pending City Engineering approval.

SPR 24-04: 2926 Robert T. Longway Blvd – CMFJ Marihuana Adult Use Retail Facility

- City Council approval of Marihuana Facility Licensing application (PC 24-03) occurred at the July 17, 2024, City Council Government Operations Committee meeting.



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SPR 24-06: 2730 S Dort Hwy - Crooked Ladder Inc. Marihuana Microbusiness

- Pending City Engineering approval.

SPR 24-06: 4221 James P Cole Blvd – Commercial Marihuana Growing and Processing Facility

- Pending Water Department approval and rendering / picture of the site.

PC 24-06: 4221 James P Cole Blvd - Commercial Marihuana Growing and Processing Facility

- Pending Certificate of Occupancy for final Marihuana Permit Application approval.

PUD 24-01: 729 E Moore St – Sacred Heart Veteran Village

- Pending Fire Department approval and proof of lot combination for property located at 738 E Stewart St (47-31-301-004) with 729 E Moore St (47-31-301-003).

PC 24-14: 1227 James P Cole Blvd – Boutique Cannabis / Leaf & Bud Marihuana Facilities License Transfer

- Further information is needed from the City of Flint Law Department, and the Grantor party and Grantee party of the subject Transfer of Ownership & Marihuana Facilities License application.

Commissioner Jewell asked if there were any updates regarding PC 24-14. Brian and Montel explained that there are no updates at this time.

PC 24-15: Roberts St Vacation – City of Flint Fire Department and Police Department Training Center Annex

- The Commission will be notified regarding City Council’s action taken on the Positive Recommendation with Condition to approve PC 24-15; proof of City site control will also be provided to the Commission if the recommended condition is regarded in Council’s decision.

PC 24-08: 1420 E. Pierson Rd – Priority Waste Planned Sign Program

- The applicant received approval of a non-use variance from the Zoning Board of Appeals (ZBA) providing relief from Article 9, §50-103(E) of the Zoning Ordinance at the September 17th, 2024, ZBA meeting.
- Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.
- Conditional Site Plan approval received for SPR 24-08, regarding redevelopment of the subject properties into the new Priority Waste - Solid Waste Transfer Station & Materials Recovery Facility.

SPR 24-08: 1420 E. Pierson Rd – Priority Waste Site Plan Review

- The applicant received approval of a non-use variance from the Zoning Board of Appeals (ZBA) providing relief from Article 9, §50-103(E) of the Zoning Ordinance at the September 17th, 2024, ZBA meeting.



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- The vacation of the two sections of City of Flint owned right-of-way, needed for site control, if necessary, shall occur before disposition of said sections of City of Flint owned right-of-way.
- The combination of the two sections of City of Flint owner right-of-way with the respective adjacent parcels shall occur before the issuance of the final Certificate of Occupancy.
- Before issuance of the final Certificate of Occupancy, the final parcel boundaries of the subject development shall be conveyed on the final submittal of revised plans that will be approved and signed by the Planning Commission President denied the applicant shall install all required Parking Lot Interior Zone Landscaping.
- If necessary, a survey and legal instrument regarding the perpetual Utility Easement regarding any City of Flint owned utilities under the vacated Thetford Rd shall be provided to the City of Flint Zoning Division before issuance of the final certificate of occupancy.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before issuance of the final Certificate of Occupancy
- The Planning Commission approved the requested waiver of the applicant seeking relief from Article 13, §50-156(C).
- The applicant has submitted revised plans that convey the reconfigured access limitations for Gate #2 along E. Pierson Rd, satisfying the requested change from Traffic Engineering.
- A Haul Route Map delineating the haul route for the proposed operation has been submitted to the Zoning Coordinator.

Commissioner Jewell asked if there were any updates regarding the Flint Children's Museum project. Brian explained there are no updates at this time.

City Council Action on Planning Commission Recommendation

Brian presented the following updates regarding City Council Action on Planning Commission Recommendation

Article 18 Administration and Enforcement – Ordinance #240264 was heard for second reading at the September 9, 2024, City Council meeting and was publicly noticed for adoption and enactment; enactment will take place on September 29, 2024.

PC 24-18 3420 St John St: A resolution regarding two (2) "Group F, Class C" Commercial Marijuana Growing Center Additionally Regulated Use Permit Licenses will be heard for approval before City Council in October.

Zoning Board of Appeals (ZBA)

Brian provided the following recap on the cases heard at the September 17th, 2024, ZBA meeting.



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ZBA 24-11: Applicant Todd Stamper of Priority Waste, represented by Giovanni Lavigne, requests a Non-Use Variance to provide relief of 404 ft. from the required 500 ft. distance between the activities of a materials receiving and recycling use to a residential use, per §50-103. This request is for the properties located at 1420 E. Pierson Rd. (PID 47-32-101-033), 5125 N. Dort Hwy. (PID 47-32-101-032), and V/L Thetford Rd. (PID 47-31-226-005).

APPROVED – 7 yes, 0 no

ZBA 24-12: Applicant Daniel Smith of Flint Development Center requests a Use Variance to allow the multi-family dwelling use for eight single-family apartment units in a GN-1 Green Neighborhood Low Density district. This request is for the property located at 4121 Martin Luther King Ave., (PID 46-36-326-001).

APPROVED – 7 yes, 0 no

ZBA 24-13: Applicant Mr. Raidh Dado, represented by Rick Swihart, requests two Non-Use Variances to provide relief of 8 ft. to Hamilton Ave. and 4 ft. to Saginaw St. for the required 15 ft. distance of fuel pumps and a detached canopy from a street right-of-way, per §50-121. This request is for the property located at 2102 N. Saginaw St., (PID 41-06-304-004).

APPROVED – 7 yes, 0 no

REPORTS:

Redevelopment Ready Communities (RRC)

Brian stated there is no update at this time.

5-Year City of Flint Comprehensive Plan Update

Brian provided the following updates regarding the 5-Year City of Flint Comprehensive Plan Update.

The City Website has a page dedicated to the 5-year Comprehensive Plan Update:

<https://www.cityofflint.com/comprehensive-plan/>

A second round of public / stakeholder engagement meeting is being held in September through October at Hasselbring Senior Center, 1002 W Home Ave, Flint, MI 48505 and will begin at 5:30pm; the date of the meetings are as follows:

- o ~~Parks & Environment – September 12, 2024~~
- o ~~Public Health & Safety – September 19, 2024~~
- o Education and Workforce Plan – September 26, 2024
- o Economic Development – October 3, 2024
- o Infrastructure & Transportation – October 10, 2024
- o Housing – October 17, 2024
- o Land Use – October 24, 2024



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Two Draft Memorandums of Understanding (MOU) are in progress:

Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):

- The MOU was presented before the Commission at the August 13, 2024, Planning Commission meeting, where a motion was made to amend the percentage of Steering Committee members that are City of Flint residents from 75% to 90% motioned and move the MOU forward to City Council at the October 9, 2024, meeting for adoption.
- The Commission is responsible for selecting two (2) members of the Steering Committee; these two (2) members will be cochairs that are responsible for selecting the duties and scope of the other Steering Committee member. This matter will be addressed at the October 8, 2024, Planning Commission meeting.

TEXT AMENDMENT UPDATES:

Brian presented the following updates regarding proposed text amendments to the City of Flint Zoning Ordinance:

Article 18 Administration and Enforcement – Ordinance #240264 was heard for second reading at the September 9, 2024, City Council meeting and was publicly noticed for adoption and enactment; enactment will take place on September 29, 2024.

Articles 3, 4, 5, 6, 9, & 16 Child Care and Adult Foster Care Facilities were recommended for approval by the Planning Commission to City Council at the August 13th, 2024, meeting

Article 19 Floodplain Development and Flood Hazard Management language was presented at the August 13, 2024, Planning Commission meeting for review, a public hearing was not scheduled.

At the October 8, 2024, Planning Commission meeting, Senior Staff will be informing the Commission regarding omnibus zoning ordinance text amendments that will be brought before the Commission in the coming months.

RESOLUTIONS:

No resolutions were discussed at this time.

ADJOURNMENT:

M/S – Blower/Sorenson

Unanimously carried by voice vote.

Meeting adjourned at 7:04 PM.