



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

AGENDA

FLINT PLANNING COMMISSION

November 12th, 2024, at 5:30 p.m.
The 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
 - There are no minutes to be reviewed at this time.
- E. Public Forum
- F. Public Hearings
 - **PC 24-15:** Giovanni Lavigne / 5125 N. Dort Hwy, LLC dba Priority Waste, is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint 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 24-25:** Applicant Flint Commerce Center 2, LLC / Ashley Capital is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint City Council regarding the vacation of Baker Street, which lies between North St and Industrial Ave.
 - **RZ 24-01:** Flint Commerce Center 2, LLC / Applicant Ashley Capital is seeking approval and a positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the property located at 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

- **RZ 24-02:** Applicant Sedgewick & Ferweda Architects / Latinx Technology and Community Center is seeking approval and positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the following properties to NC: Neighborhood Center:

Address & Parcel ID

E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-003)
 1410 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-005)
 1414 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-006)
 1418 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-007)
 E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-019)
 E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-001)
 1361 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-025)
 1357 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-022)
 1353 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-021)
 1349 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-020)
 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-027)
 1350 Bennett Ave Flint, MI 48506 (PID# 41-06-479-041)
 1354 Bennett Ave Flint, MI 48506 (PID# 41-06-479-017)

Current Zoning

GN-1: Green Neighborhood – Low Density
 GN-1: Green Neighborhood – Low Density
 GN-1: Green Neighborhood – Low Density
 GN-1: Green Neighborhood – Low Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density
 GI-1: Green Innovation – Medium Density

G. Planning Commission Waivers

- **PCW 24-02:** Applicant Flint Commerce Center 2, LLC / Ashley Capital is requesting approval of two (2) waivers seeking relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance

H. Site Plan Review

- There are no Site Plan Review applications to be heard.

I. Applicant Case Review

- Conditional Approval Updates

J. City Council Action on Planning Commission Recommendations

K. Zoning Board of Appeals

- Prior and Pending Case Update



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

L. Reports:

- 5-Year City of Flint Comprehensive Plan Update

M. Text Amendment Updates

N. Old Business

O. New Business

P. Resolutions

Q. Adjournment

[this space intentionally left blank]



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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.