



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes October 22nd, 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
Tyler Bailey, Deputy Director of Business Services
Dalton Castle, Planner I
Danen Williams, Business Licensing Technician
Karla Holiday, Business Licensing Technician

Absent:

Mona Munroe-Younis
Jeffrey Curtis Horton – **Spectated Via Zoom**
Joshua Brown

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:37 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person in the Dome at City Hall and accessible via zoom.

Roll Call:

Commissioner Brown: Absent	Commissioner Sorenson: Present
Commissioner Blower: Present	Commissioner Munroe-Younis: Absent
Commissioner Jewell: Present	Commissioner Horton: Absent
Commissioner Rodriguez: Present	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 Jewell motioned to accept the agenda as presented. Commissioner Blower seconded the motion.

M/S – Jewell/Blower

Unanimously carried by voice vote



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

MINUTES OF PREVIOUS MEETINGS:

The minutes of September 24th, 2024 were presented.

Commissioner Jewell stated that Montel Menifee was present for the September 24th, 2024 Planning Commission (PC) meeting but was omitted from the staff presence section of the minutes.

Commissioner Sorenson made a correction on page two that she was incorrectly marked absent.

Commissioner Blower made a motion to approve the minutes of September 24th, 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. No one spoke.

PUBLIC HEARINGS:

PC 24-23: Applicant Kevin Wilson / Twin Peaks 28 INC, requests approval of a Special Land Use application to renovate and operate a Private Non-Proft Members Only bar and Tavern for the property located at 2407 Lewis St, Flint, MI 48506 (PID#41-06-429-035)

Brian read the staff report. Brian stated that he provided two communications regarding PC 24-23 to the Planning Commission and advised they be heard under public comment.

Commissioner Sorenson asked the applicant about the hours of operation and Mr. Wilson stated that operations would stop at midnight. Commissioner Blower noted that the listed hours in the application would end by 2 am. Commissioner Blower asked if Mr. Kevin Wilson has a liquor license, and he stated he is waiting for formal approval before applying for one and that a standard liquor license is more expensive than a club license.

Commissioner Jewell asked applicant about the conditions received from the staff report detailing the violations from BSI and Fire Department. Brian stated that the details of the prior violations were not included in the report.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Jewell asked Mr. Wilson if he has reached out to the surrounding businesses and residents about this business. Mr. Wilson stated that he has not reached out to surrounding businesses and residents about this business.

Commissioner Blower asked the applicant for the number of members who would be attending the club. Mr. Wilson noted that it would be roughly between 10-15 members and that each member is permitted to invite a guest. Mr. Wilson stated that the building capacity is between 70-80 people. Brian Acheff clarified that the maximum occupant load as listed on the applicants' site plan is 58 persons, which is noted in the staff report.

Commissioner Blower went on to ask about parking and the number of parking spaces. Mr. Wilson stated that there is parking on Lewis Street as well as the parking lot. However, it was later determined from the staff report by Commissioner Blower that there are 20 spaces on the lot and 24 space offsite which Mr. Wilson has obtained a shared parking agreement to utilize.

The document between the two entities provides specifics on the details of the parking agreement. This was reviewed and determined it was an agreement between Mr. Wilson's other property to fulfill the parking requirements.

Commission Blower asked Brian to clarify the denial of the associated 2022 use variance application. Brian explained that the application was heard prior to the adoption of the 2022 City of Flint Zoning Ordinance which rezoned the property from D-2 to GI-2 and has no barring on the present Special Land Use application.

Chairperson Wesley opened the floor for public comment for PC 24-23.

James Peterson, a retired police officer, spoke in opposition.

Jerry Gains spoke in opposition.

Thang Thach spoke in opposition.

Rene Peterson spoke in opposition of the club. She stated that she had previously shared pictures and videos showcasing disruptive behavior on the subject property at the October 2022 ZBA meeting.

Jean Kloska spoke in opposition.

Eric Doherty spoke in opposition.

James Kloska spoke in opposition.

Rosalinda Reed spoke in opposition.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Chairperson Wesley read a written communication from Joshua Weatherwax in opposition.

Chairperson Wesley, read notes on a phone call between Brian and Barbara Borke during which she spoke in opposition.

The Planning Commission discussed amongst themselves on how to rule on PC 24-23. Parts of the conversation were inaudible. Staff requested the Planning Commission to speak up so their discussion could be heard more clearly.

Commissioner Blower was concerned with Mr. Wilson's responses to the parking and occupancy load questions which did not correlate with the information contained in the staff report.

Commissioner Rodriguez added that she would be in favor of conditional approval pending approvals by Building Safety Inspections and Fire Department prior to receiving certificate of occupancy.

The Planning Commission could not reach a consensus on PC 24-23 and opted to not make a motion. The Planning Commission presumed this would cause the application to die, in function serving as a denial. Response from the City Legal Department for next steps on PC 24-23 are pending.

PC 24-24: Applicant Sharae Rosborough / 810 Builders INC, requests approval of a Special land Use application to convert a single-family home into a duplex for the property located at 810 E Eighth St, Flint, MI 48503 (PID#41-18-280-006).

Dalton Castle read the staff report. Commissioner Jewell asked Dalton to clarify the property owner. Dalton referred to the staff report that included the transfer of ownership document which shows that the current owner of the property is Sharae Rosborough. Dalton went on to state the home would be split into a duplex.

Sharae Rosborough presented her application to convert a single-family home into a duplex for affordable housing in Flint.

Chairperson Wesley asked about the layout of the duplex and how it would be split up. Ms. Rosborough explained that the home will be split into a top and bottom unit. She clarified that the top unit was an addition put onto the home several years prior and that the interior of said addition has not yet been fully built out.

Commissioner Rodriguez questioned the location of the door to access the top unit. The applicant provided an answer which was inaudible.

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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No site plan review applications were 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 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 Marijuana Adult Use Retail Facility

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

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

- Pending City Engineering approval.

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

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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

PC 24-06: 4221 James P Cole Blvd - Commercial Marijuana Growing and Processing Facility
- Pending Certificate of Occupancy for final Marijuana 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 Marijuana 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 & Marijuana Facilities License application.

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 24-07 605 N. Saginaw St – Flint Children’s Museum
- Final Site Plan approval is contingent upon the applicant providing easement to the City regarding the water and sewer utility infrastructure along vacated Chippewa St from University Ave north to Fourth Ave; the applicant shall provide updated final plans which depict the utility easement and a copy of the legal instrument.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall receive a Certificate of Appropriateness from the City of Flint Historic District Commission before final site plan approval.

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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

- 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.
- 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.

City Council Action on Planning Commission Recommendation

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

- TXT 24-01 Child Care and Other Group Living Zoning Ordinance Text Amendments - Ordinance #240459-T, October 14, 2024 went through first reading at the City Council Government Affairs Committee meeting and was approved for second reading at the next City Council meeting.
- 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, the Commission will be updated accordingly.

Zoning Board of Appeals (ZBA)

Max stated that the November 19th, 2024, Zoning Board of Appeals meeting has no scheduled action items at this time.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

REPORTS:

Business and Community Services Organization Chart

Tyler presented an updated Business and Community Services Organizational Chart. He stated there is still an open position for the Corridor Improvement Specialist pending approval from administration. Tyler explained how the Business and Community Services team would work to streamline processes.

Redevelopment Ready Communities (RRC)

Tyler presented the following update:

Requirements to accept credit card payments, have a clear payment policy posted on the City website, as well as to have by-laws for all boards and commission posted on the City website have been confirmed as completed by MEDC staff; Staff will be soon starting internal discussions to prepare for the Capital Improvement Plan update; RRC Certification cannot be completed until the update to the Comprehensive Plan is completed.

5-Year City of Flint Comprehensive Plan Update

Tyler 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

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.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

- 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.

Senior Staff informational session to the Commission regarding omnibus zoning ordinance text amendments that will be brought before the Commission in the coming months.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS:

Planning Commission Training: Staff Report Overview

Tabled due to lack of time.

RESOLUTIONS:

No resolutions were discussed at this time.

ADJOURNMENT:

M/S – Sorenson/Rodriguez

Unanimously carried by voice vote.

Meeting adjourned at 8:36 PM.