



**Sheldon Neeley  
Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

### **Meeting Minutes November 12th, 2024**

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#### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Lynn Sorenson, Secretary  
Robert Jewell  
Mona Munroe-Younis

#### **Staff Present**

Zach Huckabay Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Tyler Bailey, Deputy Director of Business Services  
Dalton Castle, Planner I  
Karla Holiday, Business Licensing Technician

#### ***Absent:***

Jeffrey Curtis Horton  
Joshua Brown  
Nadia Rodriguez

#### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:49 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium at Flint City Hall and via Zoom conferencing as approved.

#### **Roll Call:**

Commissioner Brown: Absent	Commissioner Sorenson: Present
Commissioner Blower: Present	Commissioner Munroe-Younis: Present
Commissioner Jewell: Present	Commissioner Horton: Absent
Commissioner Rodriguez: Absent	Chairperson Wesley: Present

#### **ADDITIONS/CHANGES TO THE AGENDA:**

Chairperson Wesley asked if there are any additions or changes to the agenda. Commissioner Blower requested that RZ 24-02 be heard directly after PC 24-15 such that applications with the same applicant may be heard sequentially.

Commissioner Jewell requested that an update on PC 24-23 applicant Kevin Wilson’s request for a Special Land Use at 2407 Lewis St. be provided under Old Business. Commissioner Jewell requested that the item “Planning Commission Training: Staff Report Overview” that was tabled at the previous Planning Commission meeting be added to Old Business. Dalton stated that staff intentionally omitted the training from the agenda due to the volume of applications, clarifying that staff intend to reschedule the training for a later date.

#### **ADOPTION OF THE AGENDA:**



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Commissioner Wesley asked for a motion to approve the agenda. Commissioner Blower motioned to accept the agenda as amended. Commissioner Munroe-Younis seconded the motion.

*M/S – Blower/Munroe-Younis*  
*Unanimously carried by voice vote*

### **MINUTES OF PREVIOUS MEETINGS:**

The minutes of October 22nd, 2024, were not prepared at this time.

### **PUBLIC FORUM:**

Chairperson Wesley opened the floor for public forum. Councilperson Tanya Burns spoke in favor of the Ashley Capital development generally and as it relates to their associated applications, PC 24-26 & RZ 24-01. Commissioner Jewell added that it may be more appropriate for Councilperson Burns to speak during the public hearings associated with the Ashley Capital project. Chairperson Wesley ruled that Councilperson Burns may speak at this time. Councilperson Burns expressed her excitement for the Ashley Capital investment in Flint.

### **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.

Brian read the staff report. Commissioner Jewell asked if the conditional approval issued by the Water Department would need to be included as a condition of approval for the application. Brian clarified that the utility easement for the neighboring Michigan Department of Transportation (MDOT) property required by the Water Department would be handled via communications between the Water Department and the applicant, not via a motion by the Planning Commission. Commissioner Jewell asked what would happen if the applicant decided they would not like to allow for the utility easement. Brian stated that he would have to defer to either the applicant or the Water Department.

Mr. Lavigne presented the application. He noted that the civil engineering plans addressed all issues in regard to fire suppression.

Chairperson Wesley opened the floor for public forum. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-15. Brian said there had been no additional communications regarding PC 24-15.

Commissioner Blower made a motion to submit a recommendation of approval with conditions to Flint City Council for the vacation of Thetford Rd pending The conveyance of the Michigan Department of Transportation (MDOT) property to 5125 N Dort Hwy and combination of said MDOT properties with Parcel #1, 47-32-101-033 (1420 E Pierson Rd) and Parcel #2, 47-31- 226-005 as conveyed in **Exhibit**

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**K** of the staff report, the new utility easement that will be recorded with the Genesee County Register of Deeds and that will be referenced in the aforementioned resolution to be acted on by City Council (Council) approving PC 24-15, both documents shall be updated to include any City of Flint and private utility assets within the aforementioned MDOT properties as conveyed in **Exhibit K** of the staff report; such utility easement legal instrument shall include legal description and survey. Commissioner Sorenson seconded the motion.

**Roll Call:**

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

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

***M/S – Blower/Sorenson***

5 yes, 0 no, 0 abstain

***The motion carried.***

**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**

**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**  
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**(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)**

**Density**

**GI-1: Green Innovation – Medium Density**

**GI-1: Green Innovation – Medium Density**

**GI-1: Green Innovation – Medium Density**

Brian read the staff report. Commissioner Jewell asked if there was confirmation of ownership for the properties. Brian identified in the staff report the Affidavit for Consent of Property Ownership for the parcels owned by the City of Flint and those owned by American GI Forum of Flint.

Commissioner Blower asked if the area was discussed in the audit of parcels done in preparation for the December 2023 zoning map amendments and what conclusions were reached. Brian stated he is uncertain. Commissioners Jewell, Blower, and Munroe-Younis engaged in a discussion on whether or not some of the parcels may be redundant with the prior discussion but could not reach a conclusion. Commissioner Jewell clarified that the application before them stands on its own merit.

Brianna Fuller, an architect working on the project, presented on behalf of the applicant. She clarified that the overall area was discussed during the 2023 Zoning Map amendment discussions and that it may be more consistent to have the NC: Neighborhood Center zoning continue down the remainder of the corridor. Asa Ascencio Zuccaro, Executive Director at Latinx, presented the application and discussed how the rezoning would assist in the revitalization of the area.

Commissioner Sorenson asked how the Latinx assists with housing. Mr. Ascencio Zuccaro explained they assist with applying for housing, with a large portion of those they assist being immigrants given the bilingual capabilities of their staff.

Chairperson Wesley opened the floor for public forum. No one spoke.

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the rezoning of all parcels associated with RZ 24-02 to NC: Neighborhood Center. Commissioner Munroe-Younis seconded the motion.

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Roll Call:



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

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

### ***M/S – Blower/Munroe Younis***

5 yes, 0 no, 0 abstain

***The motion carried.***

**PC 24-26:** 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.

Brian read the staff report.

Mark Quimby, Development Manager with Ashley Capital, presented the application. He explained that in order to make room for Nanograph, a battery manufacturer, Ashley Capital is seeking to purchase Oak Park from the City and rezone it to PC: Production Center so it may be combined with the parcel located at 2201 Industrial Ave which will additionally require the vacation of Baker St between the two parcels. He then added that their intent is to split off one acre of oak Park to be restored and maintained as a historic site.

Commissioner Sorenson asked if Baker St will be maintained as is, with the usage instead dedicated to maneuvering the larger site. Mr. Quimby clarified that a portion of the street will be torn up to serve the function of the larger site.

Commissioner Munroe-Younis asked if Ashley Capital would have a Community Benefits Agreement with the City. Mr. Quimby explained that no they do not, but the sentiment of their Memorandum of Understanding and the maintenance of Oak Park is to functionally serve as a Community Benefits Agreement. Tyler explained that Mr. Quimby and Ashley Capital have done extensive community outreach with the Friends of Oak Park with assistance from the City Parks Planner Gavin Bodnar.

Commissioner Sorenson asked if Ashley Capital had any financial interest in Nanograph. Mr. Quimby explained Ashley Capital does not hold a percentage of Nanograph, it would be a landlord-tenant relationship. Commissioner Sorenson asked for the total acreage of the site. Mr. Quimby said the combination of all the parcels would be approximately 36 acres.

Chairperson Wesley opened the floor for public forum, noting that Councilperson Burns spoke favorably towards the Ashley Capital Development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-26.



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Brian said there had been no additional communication regarding PC 24-26.

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the vacation of Baker St, which lies between North St and Industrial Ave. Commissioner Sorenson seconded the motion.

#### Roll Call:

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

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

#### ***M/S – Blower/Sorenson***

5 yes, 0 no, 0 abstain

***The motion carried.***

**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.

Brian read the staff report. Commissioner Munroe-Younis expressed concern that the rezoning would apply to the entirety of 2525 Industrial Ave, also known as Oak Park, given that the intent is to maintain 1 acre of the property as Oak Park. Mr. Quimby stated that Ashley Capital's intent is to only rezone seven and a half acres of Oak Park to allow for the combination, but due to the sale of the land being delayed they have been unable to submit their application for combination/split of the parcels. Commissioner Munroe-Younis further expressed concern that the PID for the property will change after the sale is completed. Mr. Quimby apologized for the fluidity of the application, clarifying that it is Ashley Capital's intent to only purchase and rezone the seven-and-a-half-acre section of Oak Park and then stated that representation otherwise is an error made by City staff. Mr. Quimby noted there is a maintenance agreement being created to ensure the dedicated park space is maintained.

Commissioner Munroe-Younis asked staff if it would make more sense to postpone the application until a new PID has been assigned to the property. Mr. Quimby said that a new PID would not be applied until the end of the year. He explained that delays with the Flint City Council have caused problems with moving the project forward in a simpler fashion.

Mr. Quimby stated that Ashley Capital has no issue with the condition of approval being added, limiting the rezoning to the section of land purchased by Ashley Capital. Tyler further explained the difficulties caused by the delays in moving the sale of Oak Park through City Council. Commissioner Munroe-Younis expressed concern with setting a bad precedent by issuing approvals out of order. Mr. Quimby and Tyler continued to reiterate the delays caused by City Council.





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Commissioner Sorenson asked about the surrounding land uses. Tyler said that to the East is the remainder of the former Buick City site, to the West is Oak Business Center, the area is largely industrial in nature.

Commissioner Blower asked if conditions of approval could be put on the motion. Brian said that the pledge by the applicant to maintain one acre of Oak Park is separate from the application before the Planning Commission. Commissioner Blower asked if the pledge could be referenced in a motion. Brian explained that based on Michigan law the Planning Commission cannot require conditions in association with an application for rezoning. Attorney Huckabay confirmed that Brian is correct. Mr. Quimby said that Ashley Capital's stance is that the maintenance of one acre of Oak Park as OS: Open Space is less so a condition of approval as it is a clarification of Ashley Capital's intentions with the land.

Commissioner Jewell asked for clarification on whether or not the Brothers and Sisters of Oak Park are in support of the development, as the applicant has claimed they are in spite of a news article that has stated they are not. Tyler explained that during the past ten months the community sentiment towards the development has shifted as Ashley Capital has engaged in community outreach and that as of now the Brothers and Sisters of Oak Park are in support of the development.

Commissioner Blower said that she would prefer to have some form of statement within the motion in order to clarify the applicant's intent to maintain one acre of Oak Park as OS: Open Space.

Mr. Quimby presented the application. He stated that he is uncertain about the exact restrictions of local ordinances, but in other communities he has not experienced issues with the rezoning of portions of a given parcel.

Commissioner Sorenson asked if there were other options for land to purchase and develop aside from Oak Park. Mr. Quimby explained that the Buick City site to the East is unbuildable due to the remaining foundations and slabs left on the property by General Motors.

Chairperson Wesley opened the floor for public comment. Commissioner Jewell acknowledged Councilperson Burns positive commentary regarding the Ashley Capital development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding RZ 24-01. Brian said there had been no additional communication regarding RZ 24-01.

Commissioner Blower asked if there are any further updates regarding her concern for including an acknowledgement of the applicants pledge to maintain one acre of Oak Park in a hypothetical motion to recommend approval. Attorney Huckabay stated that any legal questions the Planning Commission



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may have can be provided to him in writing in order to allow him time to research and provide an accurate answer.

Commissioner Blower made a motion, based on the presentation made by staff and the applicant, to submit a positive recommendation to Flint City Council for the rezoning of 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center. Commissioner Sorenson seconded the motion.

Roll Call:

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

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

***M/S – Blower/Sorenson***

5 yes, 0 no, 0 abstain

***The motion carried.***

Commissioner Jewell and Tyler discussed a staff presentation to the Planning Commission providing an update on the materials provided to City Council.

**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.

Brian read the staff report.

Mr. Quimby explained that the intention with Ashley Capital’s alternative landscaping plan is to provide additional landscaping as screening along North St in lieu of the interior parking lot landscaping to allow for easier maneuverability across the site and ease the process of snow removal.

Commissioner Munroe-Younis asked what is preventing Ashley Capital from providing traditional parking lot interior landscaping. Mr. Quimby said it would cause issues in providing the proper amount of parking spaces.

Commissioner Blower made a motion to approve the requested waivers for relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance. Commissioner Sorenson seconded the motion.

Commissioner Munroe-Younis requested that acknowledgement of the applicants’ alternative landscaping plan be included in the motion. Commissioners Blower and Sorenson agreed to amend the motion to be based on the applicants’ alternative landscaping plan.





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**Roll Call:**

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

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

***M/S – Blower/Sorenson***

5 yes, 0 no, 0 abstain

***The motion carried.***

**SITE PLAN REVIEW:**

No site plan applications were seen at this time.

**CASE REVIEW:**

**Applicant Case Review**

Brian provided the following updates regarding applicant case reviews:

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

- Pending Water Department, and City Engineering approval.
- Will be pursuing a 6-month extension of 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.
- *Potential changes to the project may occur; the Commission will be notified if any formal action needs to be taken.*

**SPR 24-01:** 1720 E. Carpenter Rd – New Gas Station and Convenience Store  Pending City Engineering approval.

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



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- 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.

### **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.

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

- Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.

### **PC 24-23:** 2407 Lewis St – State of Michigan "Club" Alcohol License Special Land Use

- At the October 22, 2024, Planning Commission PC 24-23, the Commission took no action on the subject Special Land Use petition, therefore due the lack of formal action taken, the City of Flint Legal Department has issued a memo regarding next steps for PC 24-23 and addressing that the Commission must take formal action on cases brought before them.

Attorney Huckabay read a memo regarding Planning Commission inaction on PC 24-23 noting that the item will need to be acted on at the next regularly scheduled meeting.

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

- The vacation of City of Flint owned right-of-way, needed for site control.
- A survey and legal instrument regarding the perpetual Utility Easement for 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 final site plan approval.
- Conveyance and combination of the MDOT properties along E. Pierson Rd shall occur before final site plan approval is granted.
- Dedication of .039 acres of parcel 47-31-226-005 shall occur before 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.



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Brian presented the following updates from a memo organized by the City of Flint Cannabis Licensing Coordinator Montel Menifee regarding marihuana related Planning Commission items:

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

- **Pending Condition:** Certificate of Occupancy for final Marihuana Permit Application approval.
- **Staff Report:** The applicant is still working on renovations of their building. Once the work is completed they would then be issued their Certificate of Occupancy.

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

- **Pending Condition:** 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.
- **Staff Response:** We are working with the GIS team to solve an issue in regards to the building's distance to Iron Bell Trail to determine if a park plan will be deemed necessary before proceeding with the application process.

### City Council Action on Planning Commission Recommendation

Brian provided the following update regarding City Council Action on Planning Commission recommendations:

**TXT 24-01:** Child Care and Other Group Living Zoning Ordinance Text Amendments - Ordinance #240459-T, will potentially be heard for second reading at the Monday, November 11, 2024, City Council meeting; any action taken by Council will be transmitted to the Commission at the November 26, 2024, Planning Commission meeting.

**PC 24-18:** 3420 St John St: A Marihuana Additionally Regulated Use application regarding two (2) "Group F, Class C" Commercial Marihuana Growing Center Additionally Regulated Use Permit Licenses is pending approval from City Council (Council); once a resolution number and date of hearing before Council have been established, the Commission will be updated.

### Zoning Board of Appeals (ZBA)

Brian provided the following update regarding the ZBA:

The November 19<sup>th</sup>, 2024, ZBA meeting was cancelled due to a lack of applications.



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### **REPORTS:**

#### **Redevelopment Ready Communities (RRC)**

Tyler clarified that RRC certification is not designed for cities like Flint, then provided the following updates regarding pending items for RRC certification:

- **(1.1) Master Plan** – Update In-Progress
- **(1.3) Capital Improvement Plan** – To be completed during the Comprehensive Plan update process.
- **(3.4) Internal Review Process** – Internal reference document for common tasks and organizational processes. Sent to MEDC staff for review. Internal use only as it contains detailed descriptions of various payment platforms, file structures, and safety plans.
- **(4.1) Recruitment Process** – Interest form for those looking to be considered for any/all appointed bodies under the Department’s purview along with what to expect after they are sent to staff. Sent to MEDC staff for review. See attached.
- **(4.2) Expectations & Interests** – Document showing expectations for members of appointed bodies, explains what to expect, and helps candidates determine which board may best fit their skillset. Staff expect to create a draft soon and seek input from each Commission/Board, this will act as a supplement to the Recruitment Process document noted above.
- **(4.3) Orientation** – Materials given to new elected or appointed officials to ensure they have the information needed to perform their duties and make the development review process more predictable. Standards have been met for the Planning Commission, Zoning Board of Appeals, and Historic District Commission. Staff will work on a Zoning primer and informational booklet to distribute to City Council, the Downtown Development Authority, Economic Development Corporation, and Brownfield Redevelopment Corporation to meet those requirements.
- **(4.5) Planning Commission Annual Report** – Standard yearly update to follow the typical delivery timeline in January.

#### **5-Year City of Flint Comprehensive Plan Review**

Tyler provided the following updates regarding the 5-Year City of Flint Comprehensive Plan Review:

- **The City Website has a page dedicated to the 5-year Comprehensive Plan Update:**  
<https://www.cityofflint.com/comprehensive-plan/>
- **The second round of public / stakeholder engagement meetings from September through October at Hasselbring Senior Center, have concluded. Staff are discussing potential opportunities for meaningful engagement that is convenient for respondents. More broad efforts will follow after the Steering Committee is established.**
- **Memorandum of Understanding (MOU):**



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- **Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):**
  - **The MOU presented to City Council is still on the agenda. Minor amendments were made and provided to the Chair based on feedback from Councilmembers. See the attached document.**
  - **The Commission will be 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.**

### **Text Amendment Updates**

Tyler provided the following updates regarding text amendments to the City of Flint Zoning Ordinance:

- Ordinance # 240549-T Articles 3, 4, 5, 6, 9, & 16 Child Care and Adult Foster Care was heard for first reading by Council on October 9th, 2024, and moved for second reading to the October 14th, 2024, meeting. The Flint City Council meeting on October 14th, 2024 was adjourned before the second reading was heard. At this time there has been no movement on these amendments.
- 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.

### **RESOLUTIONS:**

No resolutions 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.

### **ADJOURNMENT:**

*M – Sorenson*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:51 PM.