



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes **March 25th, 2025**

Commissioners Present

Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary
Robert Jewell
Rodrick Green
Edquan Dantzler

Staff Present

Zach Huckabay Assistant City Attorney
Brian Acheff, Zoning Coordinator
Dalton Castle, Planner I
Montel Meniffee, Marihuana Licensing Coordinator

Absent:

Robert Wesley, Chair
Jeffrey Curtis Horton
Nadia Rodriguez
Mona Munroe-Younis

ROLL CALL:

Commissioner Blower called the meeting to order at 5:48 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the City Council Chambers and via Zoom conferencing as approved.

Roll Call:

Commissioner Dantzler: Present
Commissioner Blower: Present
Commissioner Jewell: Present
Commissioner Rodriguez: Absent
Commissioner Green: Present

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

In the absence of Chairperson Wesley, Commissioner Blower assumed the role of Chair for the March 25th, 2025, Planning Commission meeting.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that discussion of the upcoming Planning Commission election of officers in April be included under “New Business”. He further requested that the “Public Hearings” section of the agenda be moved to occur after “Old Business”.

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ADOPTION OF THE AGENDA:

Commissioner Blower asked for a motion to approve the agenda. Commissioner Jewell made a motion to accept the agenda as amended. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Jewell/Sorenson

5 yes – 0 no – 0 abstain

The motion carried

MINUTES OF PREVIOUS MEETINGS:

The minutes of March 11th, 2025, were presented.

Commissioner Jewell asked that the term “City Councillor” at the bottom of page 7 be changed to “City Council Representative”.

Commissioner Jewell made a motion to approve the minutes of March 25th, 2025, as amended. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Jewell/Sorenson

5 yes – 0 no – 0 abstain

The motion carried

PUBLIC FORUM:

Commissioner Blower opened the floor for public forum. No one spoke.

SITE PLAN REVIEW:

No Site Plan Review applications were seen at this time.



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CASE REVIEW:

Applicant Case Review

Brian presented the following updates to the Planning Commission:

SPR 23-05: 529 ML King Blvd – Marian Hall Conditionally Approved on 11/28/2023

- Pending Water Department, and City Engineering approval.
- Six-month extension of approval granted; approval will expire on May 28, 2025.

SPR 24-03: 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution | Conditionally Approved on 1/23/2024

- 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 | Conditionally Approved on 2/27/2024

- Pending City Engineering approval.
- Six-month extension of approval granted; approval will expire on August 25, 2025

PC 24-08: 1420 E. Pierson Rd – Priority Waste Planned Sign Program | Conditionally Approved on 7/9/2024

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

SPR 24-08: 1420 E. Pierson Rd – Priority Waste Site Plan Review | Conditionally Approved on 7/9/2024

- The vacation of City of Flint owned right-of-way, needed for site control; the Commission made a positive recommendation with conditions to City Council for adoption by resolution.
- 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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PC 24-06: 4221 James P Cole Blvd – Commercial Marihuana Growing and Processing Facility

- Pending receipt of Certificate of Occupancy for final Marihuana Permit Application approval.
- The applicant is still working on renovations of their building. Once the work is completed, they would then be issued their Certificate of Occupancy. It should be noted

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

- Site Plan approval will expire 4/9/2025 unless substantial progress has been made / building permits issued.
- The Marihuana Coordinator is working with the applicant to move forward with commencing with obtaining building permits.

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

- The application for Transfer of Marihuana Facilities License, PC 24-14 was tabled indefinitely as a result of the facility being closed for more than thirty (30) days requiring the applicant to seek approval of a new additionally regulated use application by City Council; the subject ARU application is pending submission at this time.
- Due to the facilities proximity to the Iron Bell Trail the applicant has chosen to pursue a parks plan in lieu of a locational variance as specified per §50-80.23(6) of the Marihuana Ordinance; staff is currently working with agency partners and the applicant to see through what the parks plan will encompass. Once the parks plan is fully realized, an application for a “Group E” Marihuana Retail Facility Permit License will be presented before the Planning Commission for recommendation to City Council for approval or denial.

Commissioner Blower asked if it may be appropriate to remove PC 24-14 from the Case Review memo, as the applicants will need to submit a new application. Commissioner Jewell agreed with the sentiment of removing unnecessary items but expressed concern that due to the applications status of being “indefinitely tabled” would require formal action by the Planning Commission, deferring to Legal for guidance. Attorney Huckabay advised that a tabled item can be brought back by motion, and that the application otherwise “dying” by inaction is a very gray area legally. Brian and Montel clarified that the application is effectively null, as the subject license has been voided due to the facility being closed in excess of thirty (30) days.

The Planning Commission reiterated their desire for a memo listing all active marihuana licenses in the City and asked if it would be appropriate to have that provided at the next regularly scheduled meeting. Montel stated he could have a list prepared for the next meeting.



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City Council Action on Planning Commission Recommendations

Brian presented the following updates to the Planning Commission:

TXT 24-01 Child Care and Other Group Living Zoning Ordinance Text Amendments

- Ordinance #240459-T, Articles 3, 4, 5, 6, 9, & 16, is pending second reading by City Council; the language was to be heard at the January 13, 2025, City Council meeting though no action was taken. *(Was recommended by Planning Commission on 8/13/2024)*

TXT 25-01 Housing Readiness Text Amendments – Articles 3, 11, 12

- Was accepted and recommended for approval by City Council at the February 11, 2025, Planning Commission meeting. The commission will be updated upon action taken by City Council.

PC 24-15 Thetford Rd Vacation – Priority Waste Solid Waste Transfer Station and Materials Recovery Facility

- The Commission made a positive recommendation with conditions to City Council to adopt PC 24-15 by resolution at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

PC 24-26 Baker St Vacation | Flint Commerce Center – Building #2

- The Commission made a positive recommendation to City Council to adopt PC 24-26 by resolution at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

RZ 24-01 2525 Industrial Ave Rezoning | Flint Commerce Center – Building #2

- The Commission approved and positively recommend to City Council to adopt RZ 24-01 by ordinance at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

RZ 24-02 Latinx District Parcels Rezoning

- The Commission approved and positively recommended to City Council to adopt RZ 24-02 by ordinance at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

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 were approved at the January 13, 2025, City Council meeting. *(Was recommended at by Planning Commission on 7/23/24)*



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Zoning Board of Appeals (ZBA)

Brian provided the following update on action taken at the March 18th, 2025, Zoning Board of Appeals meeting:

ZBA 25-01: Consumers Energy, represented by Amy Gilpin of Contract Land Staff, requests two Non-Use Variances to provide relief from Article 8, §50-63(B)(3) and §50-63(C), to allow an eight (8) ft. tall chain-link fence in the front yard area for the property located at 2802 Leith St., (PID # 41-04-153-016).

Approved – 7 yes, 1 no.

ZBA 25-02a: Larry Moon of Lawrence E. Moon Funeral Home, represented by Charles Sawdon of AMAG LLC, requests a Use Variance to allow an expansion of the existing ‘Funeral Home’ use in a GN-1 Green Neighborhood Low Density zone for the property located at 906 West Flint Park Blvd., (PID # 46-35-277-030).

Conditional Approval – 8 yes, 0 no.

(Approval limited to the 1,360 s.f. area of expansion proposed in the provided plan set.)

ZBA 25-02b: Larry Moon of Lawrence E. Moon Funeral Home, represented by Charles Sawdon of AMAG LLC, requests a Non-Use Variance to provide relief from Article 3, Table 50-24(A), to allow an expansion within 6ft-5in. of the rear lot line for the property located at 906 West Flint Park Blvd., (PID # 46-35-277-030).

Conditional Approval – 8 yes, 0 no.

(Approval limited to the 40 linear ft. area of expansion proposed in the provided plan set and extending the existing vinyl privacy fence adjacent to the building expansion.)

ZBA 25-03: James Collins of NAIS LLC, represented by Nicholas Buzzetta of NAIS LLC, requests a Use Variance to allow for a new ‘Vehicle Import and Sales’ use in a GI-2 Green Innovation High Intensity zone for the property located at 2525 S. Dort Hwy., (PID # 41-21-151-016).

Conditional Approval – 7 yes, 1 no.

(Approval limited to the existing building and parking lot areas.)

REPORTS:

Redevelopment Ready Communities (RRC)

Brian presented the following updates on RRC certification:

The remaining items for certification include:

- **(1.1) Master Plan** – Update In-Progress
- **(1.3) Capital Improvement Plan** – To be completed during the Comprehensive Plan update process.



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5-Year City of Flint Comprehensive Plan Review

Brian presented the following updates to the Planning Commission:

Memorandum of Understanding (MOU):

- A new draft MoU is being prepared for review by the Planning Commission

Text Amendment Updates (Have not been recommended to City Council)

Brian presented the following update to the Planning Commission:

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; this proposed ordinance amendment is on hold until further notice. *(Tabled Indefinitely)*

RESOLUTIONS:

No Resolutions were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

PUBLIC HEARINGS:

PC 25-02: Lisa Dawdy on behalf of JARS Ventures 14, LLC, dba JARS Cannabis, is seeking a positive recommendation from the City of Flint Planning Commission to the City of Flint City Council to approve by resolution a single “Group E” Marijuana Retail Facility Permit License for the address located at 808 S. Center Rd, Suite 2, Flint, MI 48506 (PID # 41-09-483-034).

Commissioner Blower disclosed her involvement as a member of the Zoning Board of Appeals (ZBA) for a related Non-Use Variance request and expressed concern that it may constitute a conflict of interest. She asked Legal staff for guidance on proper procedures for proceeding. Attorney Huckabay advised that per the Planning Commission’s by-laws, the proper proceedings in the case of a potential conflict of interest would be for the remaining Commissioners to hold a discussion to determine whether or not the circumstances described by Commissioner Blower would constitute a conflict of interest based upon the standards within the by-laws. In the event the remaining Commissioners determine that Commissioner Blower does have a conflict of interest in this case, she would have to vacate the room during the public hearing and her vote would automatically default to an abstention. Attorney Huckabay further advised that during the aforementioned discussion and in the event of Commissioner Blower’s recusal during the Public Hearing, due to the absence of both the Chair and Vice-Chair, the next most senior member of the Planning Commission would serve as interim-Chair, which in this case would be Commissioner Jewell.

Commissioner Jewell assumed the role of Chair for the remainder of discussion of Commissioner Blower’s potential conflict of interest.



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Commissioner Blower asked if she were to temporarily exit the meeting due to a conflict of interest, would the four remaining members be eligible to act on PC 25-02. Attorney Huckabay explained it is a gray area as to whether or not Commissioner Blower's exit due to a conflict of interest would cause a loss of quorum, as per the by-laws she would still be considered to have participated in the vote in the form of an automatic abstention. He stated that the Planning Commission may request a former legal opinion be presented at a future meeting, but due to scheduling issues it would likely take at least a month to properly research.

Commissioner Jewell clarified that there was no action taken by the ZBA on the related Non-Use Variance application, as it was withdrawn by the applicant during the meeting. Commissioner Blower confirmed that is true. Commissioner Jewell expressed his opinion that due to no action being taken he does not believe there to be a conflict of interest. Commissioner Sorenson agreed with Commissioner Jewell's assessment.

Commissioner Jewell clarified the role of the Planning Commission in ruling on the potential conflict of interest. He then expressed concern that the nature of the discussion had by the ZBA and Commissioner Blower's involvement in said discussion is currently unknown to the Planning Commission. Commissioner Jewell stated it may be best to adjourn PC 25-02 to a later date, request a formal legal opinion on the matter, and allow staff time to research the subject ZBA case to provide a briefing to the Planning Commission. Commissioner Sorenson stated she believes that to be the safest route.

Commissioner Green made a motion to formally request a legal opinion regarding the handling of conflicts of interest and their potential impacts on the boards ability to act on cases due to a loss of quorum. Commissioner Dantzler seconded the motion.

Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Abstain
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Green/Sorenson

4 yes – 0 no – 1 abstain

The motion carried

Commissioner Jewell asked if the April 22nd, 2025, Planning Commission meeting would be an appropriate timeline to have the legal opinion prepared and to hear PC 25-02. Attorney Huckabay stated that would be a reasonable timeline to prepare a concise opinion on the matter.



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Commissioner Green made a motion to adjourn PC 25-02 to be heard at the April 22nd, 2025, Planning Commission meeting. Commissioner Dantzler seconded the motion.

Commissioner Sorenson expressed concern that it may be more appropriate to have the legal opinion presented at the April 22nd, 2025, Planning Commission meeting but to delay the public hearing for PC 25-02 to the May 13th, 2025, Planning Commission meeting, such that the members not present have time to process the legal matter separate from the public hearing.

Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Abstain
Commissioner Jewell: No
Commissioner Rodriguez: Absent
Commissioner Green: Yes

Commissioner Sorenson: No
Commissioner Munroe-Younis: Absent
Commissioner Horton: Absent
Chairperson Wesley: Absent

M/S – Green/Dantzler

2 yes – 2 no – 1 abstain

The motion failed to carry

Commissioner Green made a motion to adjourn PC 25-02 to be heard at the May 13th, 2025, Planning Commission meeting. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Dantzler: No
Commissioner Blower: Abstain
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Green/Sorenson

3 yes – 1 no – 1 abstain

The motion carried

Commissioner Blower reassumed the role of Chair.

NEW BUSINESS:

Upcoming Planning Commission Election of Officers

Commissioner Jewell clarified the election of Planning Commission officers will be held at the April 22nd, 2025, Planning Commission meeting.



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ADJOURNMENT:

M/S – Sorenson/Green

Unanimously carried by voice vote.

Meeting adjourned at 6:55 PM.