



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes June 10th, 2025

Commissioners Present

Robert Wesley, Chair

Robert Jewell

Mona Munroe-Younis

Rodrick Green

Edquan Dantzler

Staff Present

Willie Wallace, Assistant City Attorney

Brian Acheff, Zoning Coordinator

Montel Menifee, Marihuana Licensing Coordinator

Dalton Castle, Planner I

Absent:

Jeffrey Curtis Horton

Carol-Anne Blower, Vice-Chair

Lynn Sorenson, Secretary

Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:47 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: Absent

Commissioner Jewell: Present

Commissioner Rodriguez: Absent

Commissioner Green: Present

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Present

Commissioner Horton: Absent

Chairperson Wesley: Present

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that the 2025 Planning Commission roster be discussed during New Business.

ADOPTION OF THE AGENDA:

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

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



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MINUTES OF PREVIOUS MEETINGS:

Commissioner Munroe-Younis asked that on page 3 the attorney representing Mr. Sarkis be named and that on that same page the word “ran” be changed to “run”.

Commissioner Dantzler noted that PC 24-15 was duplicated on page 5. Brian confirmed that PC 24-15 relates to the Thetford Rd vacation. Commissioner Dantzler noted that the word “asked” appeared to be excluded at the top of page 7.

Commissioner Munroe-Younis made a motion to approve the minutes of June 10th, 2025, as corrected. Commissioner Green seconded the motion.

Roll Call:

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

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

M/S – Munroe-Younis/Green

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 25-02: 808 S Center Rd – PC 25-02 808 S Center Rd – “Group E” Marihuana Retail Facility Petition

Brian read the staff report. Commissioner Jewell asked what Lisa Dawdy’s role was. Brian explained that Ms. Dawdy is a representative of JARS Cannabis, and that tonight Nicole Milton another representative of JARS is present. Commissioner Jewell stated his assumption that staff have documentation giving Ms. Milton approval to represent JARS. Brian stated that there is no written approval.

Commissioner Jewell asked if the location confirmation is available. Brian explained that the location confirmation has not been included and that its relevancy to the case is in regard to the proposed blight plan which if approved would allow for a waiver from the minimum required setback of a marihuana retail facility to a residential zone or use.



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Commissioner Jewell asked if the proposed blight plan has been reviewed by the City's Blight Department and if any documentation is available showing such. Montel explained that the blight plan was developed with input from the Blight Department. Commissioner Jewell expressed concern that there is no formal documentation showing the Blight Department's involvement.

Commissioner Jewell expressed concern that there is no formal recommendation from staff. Brian explained that due to the subjective nature of the application criteria it would be up to the discretion of the Planning Commission. Commissioner Jewell noted that in the previous Planning Commission meeting the staff report presented for a marihuana license transfer contained a staff recommendation. Brian explained that a license transfer application is based solely on a set of objective criteria staff can evaluate and confirmed that tonight's applicant has submitted a complete application and has met all criteria applicable to staff reviews.

Commissioner Jewell asked if the retail space is being leased and if any new signage is being proposed with the application. Dalton explained that staff have received an associated sign application, however, it was not prepared in time for this meeting. Brian explained that the building is an integrated complex with several units and he can only assume the space is being leased, however he would have to defer to the applicant for confirmation.

Commissioner Munroe-Younis asked if the donation made to the City's Blight Department by the applicant was in the amount of \$20,000 or 25,000\$. Brian confirmed there was a typo, and the correct amount is 25,000\$.

Commissioner Dantzler raised concern on which unit the store would be operating in as the staff report refers to both "Suite D" and "Suite 2". Brian deferred to the applicant for confirmation.

Attorney Joey Kejbou representing JARS spoke on behalf of the applicant. Commissioner Jewell raised concern that there is no formal paperwork stating that Attorney Kejbou has the authority to represent JARS. Attorney Kejbou stated that no municipality he has appeared before has required such a document and that falsely representing JARS could result in his Bar license being revoked. Chairperson Wesley stated he is satisfied with Attorney Kejbou's legitimacy to represent the applicant.

Attorney Kejbou discussed the long journey it took to appear for the Planning Commission and detailed how they came to receive approval from all applicable City departments. He further discussed JARS' commitment to this location and the City of Flint. He then confirmed that the unit was the one on the left if facing the front of the building.

Nicole Milton, a representative of JARS, spoke on the application and she believes it would benefit the community. Commissioner Jewell asked for the applicants to walk him through the operation. Ms. Milton explained how an average customer would interact with the property. Commissioner Jewell asked about the security plan. Attorney Kejbou explained the plans provided tonight do not have the full security plan but in attaining approval from the Police Department they confirmed that the site would be properly secured with security cameras covering every square foot of the property.



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Commissioner Jewell asked about the community engagement JARS has done in regard to the project. Ms. Milton discussed her efforts in reaching out to the community, speaking with residents to ensure JARS' presence is a positive influence on nearby communities. Commissioner Jewell expressed concern that the blight plan is not very detailed.

Chairperson Wesley opened the floor for public comment on PC 25-02. No one spoke.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 25-02. Brian confirmed there have been no additional communications.

Commissioner Munroe-Younis made a motion to submit a positive recommendation to City Council for PC 25-02. Commissioner Dantzler seconded the motion.

Commissioner Jewell requested an amendment to the approval to add the condition that six months after operations begin an update be provided to the Planning Commission regarding efforts towards the proposed blight plan. Commissioners Munroe-Younis and Dantzler accepted the amendment.

Roll Call:

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

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

M/S – Munroe-Younis/Dantzler

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

SPR 25-01: 2802 Corunna Rd – Vehicle Fueling Station Redevelopment

Brian read the staff report. Commissioner Jewell noted that the application form requires a notarized letter of consent for another individual to represent the applicant. Brian explained that staff does not have a notarized letter of consent, and that this application form is outdated and no longer in use but having been submitted some time ago it is being used in this case.

Commissioner Jewell asked if there was a lot combination associated with the application. Brian replied that to his knowledge yes, the neighboring lot was purchased and combined and deferred to the applicant to confirm.

Robert Reh presented on behalf of the applicant. Chairperson Wesley confirmed that he is satisfied with Mr. Reh's ability to present on behalf of the applicant. Commissioner Jewell asked Mr. Reh to walk him through the landscaping plan. Mr. Reh explained the proposed landscaping plan.



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Commissioner Munroe-Younis asked if the parcel combination has been completed. Mr. Reh confirmed that the parcel combination has been processed and approved but does not take effect until 2026. Commissioner Munroe-Younis asked if the owner or his representatives had reached out to nearby property owners. Mr. Reh stated he has no knowledge if that has occurred or not and speculated that many nearby homes may be vacant.

Commissioner Munroe-Younis asked if the new fuel pumps would have TV screens and/or audio loops. Mr. Reh said he is not certain if that will be the case.

Commissioner Munroe-Younis made motion to approve SPR 25-01 with the following conditions:

1. The applicant shall satisfy all Building Department conditions of approval before issuance of final site plan approval.
2. The applicant shall satisfy all Sewer Department conditions of approval before issuance of final certificate of occupancy.
3. The applicant shall satisfy all City Engineering conditions of approval before issuance of final site plan approval.
4. The applicant shall provide a canopy detail cut sheet with specification before issuance of final site plan approval.
5. The applicant shall receive Michigan Department of Transportation (MDOT) approval for the proposed new curb-cut aprons along Corunna Rd (M-21) before issuance of final site plan approval.
6. Upon installation of all required landscaping, the applicant shall notify the Zoning Coordinator for inspection; failure to install the required landscaping shall result in a violation resulting in enforcement action being taken.
7. The additional pumping stations and altered building will not increase overall noise on the site.

Commissioner Green seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Absent

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

M/S – Munroe-Younis/Green

5 yes, 0 no, 0 abstain

The motion carried.

CASE REVIEW:

Applicant Case Review

Brian presented the following updates to the Planning Commission:



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

- Pending Water Department, and City Engineering approval.
- Applicant has satisfied the requirements

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.
- 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.

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

- The applicant has withdrawn their application and intends to sell the property.

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- The applicant has withdrawn their application and intends to sell the property.



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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 facility's proximity to the Iron Bell Trail the applicant has chosen to pursue park improvement 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 park improvement 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.

Montel provided a comprehensive list of marihuana licenses in the City of Flint to the Planning Commission. Commissioner Jewell advised that the list be included at the next Planning Commission meeting due to Commissioner Blower's absence, as she may have comments. Brian stated that the list would be a standing item going forward. Chairperson Wesley advised that the last operating date be included in the memo for each location.

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 24-15 was assigned resolution number 250134-T and the Commission will be updated upon action taken by City Council.



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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 and certified its final report at the April 29, 2025, Special Planning Commission meeting; the Commission will be updated upon action taken by City Council.

PC 25-01 Alley Vacation

- The Commission made a positive recommendation to City Council to adopt PC 25-01 by resolution at the March 11, 2025 Planning Commission meeting and certified its final report to City Council at the April 22, 2025 Planning Commission meeting; PC 25-01 was assigned resolution number 250135-T which was scheduled to be heard at the April 28, 2025 City Council meeting, though was not heard as quorum broke; 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.

Zoning Board of Appeals (ZBA)

Brian presented the following update to the Planning Commission:

The June 17th, 2025, meeting has been cancelled due to a lack of items for review.

The May 20th, 2025, meeting had two scheduled public hearings, noted below:

ZBA 25-05: Mousa Rishmawi of Holy Sepulcher Travel, LLC. requests a Use Variance to allow a new “Retail Sales, General” use in a TN-2 Traditional Neighborhood Medium Density zone district for the property located at 3631 Miller Rd. (PID # 40-23-305-001).

Conditionally Approved – 9 yes, 0 no, 0 abstain

Approval is limited to the cell phone store use as identified in the application.

ZBA 25-06: Jamal Safiedine of Family Fuels, LLC. requests a Use Variance to allow the addition of a new “Vehicle Repair and Services” use to the existing “Auto Supply/Accessory Sales” use in a GN-1 Green Neighborhood Low Density zone district for the property located at 2833 S. Dort Hwy. (PID # 41-21-151-019).



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Approved – 8 yes, 1 no, 0 abstain

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.

5-Year City of Flint Comprehensive Plan Review

Brian presented the following updates to the Planning Commission.

Memorandum of Understanding (MOU):

- MoU in-progress, currently pending City Council approval.
- A Request for Proposals for Comprehensive Plan Preparation Professional Services was posted on April 28th, 2025, and closed May 14th, 2025. The selection process is still in progress.

Commissioner Jewell expressed concern that the Planning Commission is not taking an integral role in the Comprehensive Plan Review process and believes the Chair or another Commissioner should be included in the Request for Proposals for Comprehensive Plan Preparation Professional Services selection process.

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.

NEW BUSINESS:

Planning Commission Roster

Commissioner Jewell stated that historically around this time in the year the Planning Commission would have an updated internal contact roster and public roster on the website.



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Commissioner Munroe-Younis expressed concern that representatives of applicants are not providing documentation proving they are authorized to represent the applicant. Chairperson Wesley stated he is comfortable, especially with attorneys, with applicants having representation act on their behalf.

Attorney Wallace stated that if the Ordinance does not require authorization to represent applicants, then it is not required. He further clarified that it is the Planning Commission's prerogative to request authorization of representation if they feel the need to do so.

Montel added his perspective as staff that he rarely works directly with the property owners and typically would work and communicate with their attorneys or other representatives.

Commissioner Munroe-Younis asked if staff typically have a touchpoint with representatives prior to Planning Commission meetings. Brian stated staff know and interact with the representatives but do not always meet in person prior.

ADJOURNMENT:

M – Munroe-Younis

Unanimously carried by voice vote.

Meeting adjourned at 7:46 PM.