



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes **June 24th, 2025**

Commissioners Present

Carol-Anne Blower, Vice-Chair
Lynn Sorenson, Secretary (Arrived at 5:52 p.m.)
Robert Jewell
Mona Munroe-Younis
Rodrick Green
Edquan Dantzler

Staff Present

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

Absent:

Jeffrey Curtis Horton
Robert Wesley, Chair
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:40 p.m. Roll was taken, and a quorum was present.

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

Roll Call:

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

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

In the absence of Chairperson Wesley, Commissioner Blower assumed the role of Chair.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell corrected a typo on the agenda stating the incorrect date of “June 10th” as well as the incorrect location of the City Council Chambers. Commissioner Jewell requested there be a discussion on Planning Commission members attendance and the Planning Commission roster under Old Business.

ADOPTION OF THE AGENDA:

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



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

MINUTES OF PREVIOUS MEETINGS:

Commissioner Munroe-Younis corrected the positioning of the dollar sign (\$) being after the dollar amounts instead of before. She additionally corrected the word “would” to “was” in the second to last paragraph of page 3.

Commissioner Jewell added on page 7 an omitted comment from Chairperson Wesley regarding the list of active marihuana licenses in the city asking that their last known operating date be included for each location.

Commissioner Jewell made a motion to approve the minutes of June 10, 2025 as corrected.
Commissioner Dantzler seconded this motion.

Roll Call:

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

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

M/S – Jewell/Dantzler
5 yes – 0 no – 0 abstain
Unanimously carried by voice vote

PUBLIC FORUM:

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

PUBLIC HEARINGS:

PC 25-04: 919 S Averill Ave – Special Land Use Regarding a 123 NET Private Utility Substation

Dalton read the staff report. Commissioner Dantzler expressed confusion with the parcel being identified as 919 S Averill Ave. Dalton explained that the property is recognized in City records via its parcel identification number, however is more colloquially identified as 919 S Averill Ave.

Rob Andrejewski presented his application. Commissioner Jewell asked for a more detailed explanation on the landscaping. Mr. Andrejewski described the screening on site via new landscaping, existing vegetation, and a proposed slatted chain link to the North, East, and South.

Commissioner Munroe-Younis asked what the decorative fencing along the West side of the property would look like. Mr. Andrejewski explained they do not have a picture to show what it would look like.



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Commissioner Munroe-Younis commented that it may be better to continue the decorative fencing along the South of the property to improve the aesthetic quality of the site for neighboring residential properties. Mr. Andrezejewski said that 123 NET is open to any changes the Planning Commission would like to see to the fence or landscaping plans.

Commissioner Dantzler asked if 123 NET would be regularly maintaining the site. Mr. Andrezejewski assured the Planning Commission that the site would be regularly maintained. Commissioner Dantzler asked if they had any other sites in Genesee County. Mr. Andrezejewski said they have sites in Fenton that are exactly the same as what they are proposing.

Commissioner Blower opened the floor for public comment on PC 25-04. No one spoke.

Commissioner Jewell asked if there had been any communications regarding PC 25-04. Dalton said there had not been any additional communications.

Commissioner Munroe-Younis advised that a condition of approval be added to the application to expand the decorative fencing along the Southern side of the property.

Commissioner Munroe-Younis made a motion to approve PC 25-04 with the condition that the proposed slatted chain link fencing along the South side of the property be replaced with the same decorative fencing material proposed along the West side of the property fronting S Averill Ave. Commissioner Green seconded the motion.

Roll Call:

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

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

M/S – Munroe-Younis/Green

5 yes – 0 no – 0 abstain

Unanimously carried by voice vote

NEW BUSINESS:

SP 25-18: 808 S Center Rd – JARS Cannabis ARU Change in Signage

Dalton presented the staff report. Commissioner Munroe-Younis expressed concern that the provided rendering of the proposed signage appears quite larger than the sign that exists currently. Dalton explained that the applicant had submitted new materials with reduced measurements of the proposed sign, however, those materials did not update the scale of the rendering to accurately reflect the new proposed size.



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Commissioner Munroe-Younis made a motion to approve SP 25-18 with the condition that an updated rendering which more accurately reflects the proposed measurements be submitted to staff for approval. 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: Yes
Commissioner Horton: Absent
Chairperson Wesley: Absent

M/S – Munroe-Younis/Sorenson
6 yes – 0 no – 0 abstain
Unanimously carried by voice vote

SITE PLAN REVIEW:

No Site Plan Review applications were seen at this time.

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.
- Applicants have satisfied the requirements that building permits be pulled before expiration of the six-month extension.

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.



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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 Chair.

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 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.

PC 25-02: 808 S Center Rd James P Cole Blvd – JARS Cannabis “Group E” Marihuana Retail Facility License (*Recommended with Condition on 6/10/25*)

- The Planning Commission placed a condition with their recommendation that within six (6) months of approval of their Marihuana Retail Facility License by City Council, the applicant shall report back to the Commission on the status and efficacy of the proposed blight plan. Note that the condition may or may not be upheld by City Council.

Commissioner Blower noted that the list of active marihuana licenses in the city has had the date of June 10th, 2025, added as a starting point.

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



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- 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.

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.

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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.



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Commissioner Jewell asked if City Council was aware of the number of items pending action. Brian stated he was not aware of City Council's knowledge of the status or existence of the pending action items sent by the Planning Commission.

Zoning Board of Appeals (ZBA)

Brian presented the following update to the Planning Commission:

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

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 raised the concern of sending a letter to City Council regarding the status of the MoU as discussed by Chairperson Wesley at a previous meeting.

Commissioner Jewell inquired on the status of the bidding process for the Request for Proposals for Comprehensive Plan Preparation Professional Services selection process. Brian stated he did not have an update at this time.

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)*



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RESOLUTIONS:

No Resolutions were discussed at this time.

OLD BUSINESS:

Contact Roster and Attendance Discussion

Commissioner Jewell stated that historically in the past in addition to the publicly accessible Planning Commission roster there was also a similarly formatted internal contact roster provided to commissioners by staff.

Commissioner Jewell raised a concern of Commissioners Horton and Rodriguez' attendance records to be discussed more in depth between Planning Commission leadership discussion with staff.

Commissioner Dantzler asked if there had been notice to or from Commissioner Rodriguez regarding her absence, especially considering that her term has expired. Commissioner Jewell clarified that even though Commissioner Rodriguez' appointment had expired she would still be allowed to serve until she was to formally step down or be replaced per State law.

ADJOURNMENT:

M/S – Sorenson/Munroe-Younis

Unanimously carried by voice vote.

Meeting adjourned at 6:55 PM.