



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes August 26, 2025

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Robert Jewell
Mona Munroe-Younis
Rodrick Green
Edquan Dantzler

Staff Present

William Wallace, Assistant City Attorney
Donyele Darrough, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Dalton Castle, Planner I

Absent:

Jeffrey Curtis Horton
Lynn Sorenson, Secretary
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:44 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: Absent
Commissioner Munroe-Younis: Present
Commissioner Horton: Absent
Chairperson Wesley: Present

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that discussion of the Planning Commission contact roster and Commissioner attendance be discussed under Old Business and that commissioner terms and the monthly Planning Commission meetings be discussed under New Business.

ADOPTION OF THE AGENDA:

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

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



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MINUTES OF PREVIOUS MEETINGS:

The minutes of June 24th, 2025, were presented

Commissioner Blower noted that she was the one to call the meeting to order in Chairperson Wesley's absence.

Commissioner Jewell advised staff to double-check at which point in the meeting Commissioner Sorenson arrived, as the timeline outlined in the minutes for her arrival did not correspond with her voting record, which lists her as absent. Commissioner Dantzler noted that the overall vote count for roll call votes would also need to be corrected. Commissioner Jewell then clarified on page seven of the minutes that when discussing the possibility of sending a letter to City Council regarding the pending Memorandum of Understanding (MOU) he was referring to the letter already drafted by Chairperson Wesley and was inquiring about the status of said letter. Commissioner Munroe-Younis inquired regarding the status of the bidding process for the Request for Proposals for Comprehensive Plan Preparation Professional Services selection process.

Commissioner Dantzler advised that the updates regarding PC 24-06 and SPR 24-06 being withdrawn by the applicant be removed from the minutes, as they are redundant with the update provided at the June 10th meeting and inconsistent with the Case Review memo provided by staff. He further advised that the note under SPR 24-08 in the Case Review section of the agenda be amended to replace the term "Planning Commission president" with "Planning Commission Chair". He then asked for clarification on the note under SPR 23-05 stating that "Applicant has satisfied requirements". Staff clarified that was a typo and the full sentence should read "Applicant has satisfied the requirements that building permits be pulled before expiration of the six-month extension.".

Commissioner Munroe-Younis made a motion to approve the minutes of June 24, 2025 as corrected. Commissioner Blower 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: Yes

M/S – Munroe-Younis /Blower

6 yes – 0 no – 0 abstain

Unanimously carried by voice vote

PUBLIC FORUM:

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



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PUBLIC HEARINGS:

PC 25-05: Allied Signs, Inc., on behalf of Kessel LTD partnership, is seeking approval of a Planned Sign Program application from the City of Flint Planning Commission to renovate the signage at the Kroger grocery store and pharmacy located at 3824 Richfield Rd PID # 47-33-476-098 Flint, MI 48506.

Dalton read the staff report.

Bob Bongiorno of Allied Signs presented the application. Commissioner Jewell asked the reasoning behind the rebrand. Mr. Bongiorno explained Kroger's is doing a national rebrand at all of their locations including the subject site.

Commissioner Munroe-Younis asked if the applicant could clarify proposed illumination for the signage. Mr. Bongiorno explained the signage would be internally illuminated with industry standard LED modules.

Chairperson Wesley opened the floor for public comment on PC 25-05. No one spoke.

Commissioner Jewell asked if staff had received any communication regarding PC 25-05. Dalton said staff had not received any communications.

Commissioner Blower made a motion to approve PC 25-05. Commissioner Dantzler 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: Yes

M/S – Blower/Dantzler

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:



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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.

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

Commissioner Dantzler noted a typo stating the approval for SPR 24-01 would expire on August 27, 2025. Brian clarified that the approval expired August 25, 2025 and the applicant would need to reapply to proceed with the project.

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 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



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seek approval of a new additionally regulated use application; the subject ARU application is pending submission at this time.

- The applicant has been required to complete a parks plan or must seek a variance due to the proximity to the Iron Bell Trail.

SPR 25-01: 2802 Corunna Rd – Gas Station and Convenience Store Redevelopment | Conditionally Approved on 6/10/2025

- The applicant shall satisfy all Building Department conditions of approval before issuance of final site plan approval.
- The applicant shall satisfy all Sewer Department conditions of approval before issuance of final certificate of occupancy.
- The applicant shall satisfy all City Engineering conditions of approval before issuance of final site plan approval.
- The applicant shall provide a canopy detail cut sheet with specification before issuance of final site plan approval.
- 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.
- 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.

PC 25-02: 808 S Center Rd – 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.

A question was raised by the Planning Commission if PC 25-02 had been forwarded to City Council for approval. Brian stated he was unsure on the status of PC 25-02 being sent to City Council and would follow up with Montel prior to the next regularly scheduled Planning Commission meeting.

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 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.
(Was recommended by Planning Commission on 7/9/2024 and approved by City Council on 2/10/2025)

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 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



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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.

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)*

Commissioner Jewell remarked on the backlog of Planning Commission items pending City Council review and raised concern on the City Council's follow-through to complete project reviews. He advised that City Council be alerted to the backlog to ensure their awareness of the rising issue.

Zoning Board of Appeals (ZBA)

Brian presented the following updates to the Planning Commission:

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

The July 15th, 2025, meeting occurred with no public hearings. The Zoning Board of Appeals discussed potential amendments to the Board's Bylaws and staff gave an informational overview of §50-80.1, being the Marihuana Ordinance.

The August 19th, 2025, meeting will have one application for review, seen below:

- **ZBA 25-07:** Dorrin Harrold of Sprinkle Shops requests a Use Variance to allow the addition of a new "restaurant without alcohol" use within the unit adjacent to an existing barbershop in a GN-1 Green Neighborhood Low Density zone district for the property located at 1610 W. Pasadena Ave. (PID # 46-35-385-034).

Commissioner Blower noted that the August 19th, 2025, ZBA meeting was canceled due to a lack of quorum.

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



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Brian presented the following updates to the Planning Commission.

Memorandum of Understanding (MOU):

- Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):
 - The MOU presented to City Council was denied at the March 5th, 2025, meeting.
 - The Commission will be responsible for selecting two (2) members of the Steering Committee; these two (2) members will be co-chairs that are responsible for selecting the duties and scope of the other Steering Committee members.

Commissioners Munroe-Younis, Blower, and Jewell asked if Max's June 2025 updates per the 5-Year City of Flint Comprehensive Plan Review section of the Reports memo are the most recent updates that are available. Brian clarified that yes, the June 2025 updates are the most recently available updates. Commissioner Blower advised that the update be denoted "as of June 2025" for clarity.

Commissioner Jewell asked if there were any updates regarding the Request for Proposals for Comprehensive Plan Preparation Professional Services selection process. Brian informed the Planning Commission that Progressive Companies were selected, however, to his knowledge a contract has not been finalized at this time. Commissioner Jewell stated that he was offended that the Planning Commission was being left out of the decision-making process, as during the adoption process of the current Comprehensive Plan companies presented to the Planning Commission as part of the selection process. Commissioner Munroe-Younis and Blower expressed concern that the public and the Planning Commission are not being given an opportunity to engage with the process.

Commissioner Jewell asked Chairperson Wesley if he was aware that Progressive Companies had been selected or were otherwise involved in the selection process. Chairperson Wesley stated he was not aware nor involved.

Chairperson Wesley asked for an update regarding his letter addressed to the City Council regarding the MOU. Brian explained that staff had been waiting for the special election for the third Ward council seat to conclude before distribution of the letter and that it would be distributed soon.

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.



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OLD BUSINESS:

Contact Roster

Commissioner Jewell requested an internal contact roster be made available to the Planning Commission, as had been provided in the past. Brian said that staff would provide an updated internal contact roster at the next regularly scheduled meeting. Commissioner Jewell then reiterated his concern regarding certain Commissioner's attendance records.

NEW BUSINESS:

Planning Commission Term Limits

Commissioner Jewell advised that Planning Commission leadership discuss with staff and legal counsel the status and sequence of Commissioner term limits to ensure legal compliance.

Attorney Wallace introduced Donyele Darrough, the new City Attorney who will be staffing Planning Commission meetings.

ADJOURNMENT:

M/S – Blower

Unanimously carried by voice vote.

Meeting adjourned at 7:25 PM.