



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
September 23rd, 2025

Commissioners Present

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

Absent:

Jeffrey Curtis Horton
Rodrick Green
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:42 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: Absent

Staff Present

Donyele Darrough Assistant City Attorney
Brian Acheff, Zoning Coordinator
Dalton Castle, Planner I
Dequan Allen, Community Planner II
Mikesha Loring, Neighborhood Implementation Program Manager
Roderick Slaughter, Interim Deputy Director of Community Services

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

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that discussion on Planning Commissioner term limits be discussed under Old Business.

ADOPTION OF THE AGENDA:

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

M/S – Munroe-Younis/Blower

Unanimously carried by voice vote



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FLINT PLANNING COMMISSION

MINUTES OF PREVIOUS MEETINGS:

The minutes of August 26th, 2025, were presented

Commissioner Jewell noted that the August 26th, 2025, meeting minutes were reconstructed based on notes taken by staff and Commissioners as the recording file was corrupted and could not be listened to. Commissioner Jewell noted several corrections regarding who made various statements throughout the minutes. Commissioner Jewell confirmed with Commissioner Dantzler that the statements under Case Reviews for PC 24-06 and SPR 24-06 were requested to be deleted for consistency. Commissioner Jewell requested that the adjournment time be double checked to ensure accuracy as there was some discrepancy in notes taken by staff and Commissioners.

Commissioner Dantzler made a motion to approve the minutes of August 26th 2025 as corrected. Commissioner Munroe-Younis seconded the motion.

Roll Call:

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

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

M/S – Dantzler/Munroe-Younis

6 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:

No public hearings were held at this time.

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.

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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

- 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.
- Pending ZBA cases for two (2) non-use variances and submittal of final plans for review

Commissioner Jewell noted that the application had expired August 25th, 2025, and that it was stated the applicant would need to reapply. Commissioner Jewell asked if the applicant would come back before the Planning Commission. Brian explained that based on current reading of the Ordinance the applicant will be resubmitted as a Zoning Coordinator Review application which is an administrative review.

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.

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.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

- 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.

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

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

Commissioner Blower stated her concern that the bottom of the Marihuana Memo which lists all active marihuana licenses in the City notes a date of August 26th despite being provided to the Planning Commission previously. She advised the date to be updated to as of the date the list was initially provided to the Planning Commission with any changes to specific licenses noted separately.

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.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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 and certified its final report to City Council at the April 22, 2025 Planning Commission meeting; 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.

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.

PC 25-02 808 S Center Rd was approved by City Council at the July 28, 2025, City Council meeting.

Commissioner Blower asked if the Planning Commission's condition that the applicant report back to the Planning Commission on the efficacy of their blight plan six months after beginning operation was included in the approval. Brian stated he did not believe it was read in, however, there is some uncertainty as to whether or not conditions set by the Planning Commission are included in the approval by default or not. Commissioner Munroe-Younis suggested clarifying the issue with the City's Legal Department. Commissioner Jewell stated that his understanding is that City Council is



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CITY OF FLINT

FLINT PLANNING COMMISSION

voting to approve the recommendation from the Planning Commission which would include the subject condition.

Commissioner Blower asked if City Council have been getting to the Planning Commission items pending action. Brian clarified that aside from the Childcare text amendments which had their first reading back in January most items have not made it to the agenda.

Chairperson Welsey inquired about the status of his letters which were to be distributed to City Council regarding the MOU. Brian stated that he is uncertain about the status of the letters, the matter is in the hands of Tyler Bailey, Deputy Director of Business Services.

Zoning Board of Appeals (ZBA)

Dalton presented the following updates:

The September 16th, 2025, meeting had two applications 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).

o **Approved – 9 yes, 0 no**

ZBA 25-08: Edward Usewick, III of Project Flint, LLC requests a Non-Use Variance for relief from §50-152(B) to allow crushed asphalt material instead of soil and live ground cover for the property located at 1700 S. Center Rd. (PID # 41-16-401-008).

o **Conditional Approval – 5 yes, 3 no Motion failed, the application is denied.**

Commissioner Jewell expressed confusion as to how ZBA 25-08 was denied despite receiving five yes votes and only three no votes. Dalton explained that per the ZBA by laws, a Non-Use Variance requires a simple majority of the entire ten-member body to pass regardless of attendance at the meeting, meaning six votes were required for the motion to pass.

Commissioner Blower expressed her belief that the Ordinance offers significant relief in terms of alternative landscaping options and that the request to replace all live ground cover with asphalt without offering up alternatives is not reasonable.

Commissioner Munroe-Younis asked if the subject property for ZBA 25-08 would be required to come into compliance. Dalton stated there is an active enforcement case regarding the matter.



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CITY OF FLINT

FLINT PLANNING COMMISSION

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

Max 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):
 - o The MOU presented to City Council was denied at the March 5th, 2025, meeting.
 - o 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.

Brian introduced Dequan, Mikesha, and Roderick from the Community Services division. Interim Deputy Director of Community Services Roderick Slaughter has assigned Community Planner II Dequan Allen with the role of coordinating the Comprehensive Plan update while Zoning staff continue to provide support and analysis as needed.

Dequan explained how the handling of the Comprehensive Plan update will work moving forward. Commissioner Jewell recommended that Planning Commission leadership have a meeting with Community Services staff to discuss roles and responsibilities as outlined by State law and how they have functioned historically. Commissioner Jewell requested that in said discussion staff coordinate with the professional services company contracted to assist with the update to provide a presentation to the Planning Commission. Mikesha clarified that the professional services contract had not been executed yet.

Commissioner Munroe-Younis expressed excitement that Dequan will be working on the update and looks forward to working with Dequan and everyone collaboratively.

Dequan discussed his experience as an intern with the City during the creation of the current Comprehensive plan.



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CITY OF FLINT

FLINT 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:

Internal Contact Roster

An internal contact roster was provided to the Planning Commission by staff.

NEW BUSINESS:

Planning Commission Attendance, Recruitment, and Term Limits

Brian explained that the Planning Enabling Act essentially says to try your best to keep Planning Commission members' terms expiring in batches of three.

Brian outlined the process for Planning Commission members being appointed. Commissioner Jewell outlined the process for Planning Commission members being appointed and added that Commissioners could submit recommendations to the mayor and/or the City Council representative for a given Ward.

ADJOURNMENT:

M/S – Blower

Unanimously carried by voice vote.

Meeting adjourned at 7:01 PM.