



**Sheldon Neeley**  
Mayor

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

### **Draft Meeting Minutes** **October 14th, 2025**

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#### **Commissioners Present**

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

#### **Staff Present**

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

#### ***Absent:***

Jeffrey Curtis Horton  
Rodrick Green  
Nadia Rodriguez  
Carol-Anne Blower, Vice-Chair

#### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:39 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: Absent

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

#### **ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jewell requested discussion of the sequence of Planning Commissioner terms and attendance be held 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 Sorenson seconded the motion.

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



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### **MINUTES OF PREVIOUS MEETINGS:**

*The minutes of September 23<sup>rd</sup>, 2025, were presented*

Commissioner Jewell made a motion to approve the minutes of September 23<sup>rd</sup>, 2025, as presented.  
Commissioner Munroe-Younis seconded this motion.

#### **Roll Call:**

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

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

*M/S – Jewell/Munroe-Younis*

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:**

No public hearings were heard 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 23-005:** 529 ML King Blvd – Marian Hall Conditionally Approved on 11/28/2023

- Pending Water Department, and City Engineering approval.

Commissioner Dantzler corrected the extra zero in SPR 23-005. Brian clarified that the additional zero is not in error and is maintained to reflect the older numbering system used by previous staff.

**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.*



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**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 asked if SPR 24-01 would remain under the scope of an administrative Zoning Coordinator Review application as discussed at the previous Planning Commission meeting. Brian clarified that yes, that is correct.

Commissioner Dantzler corrected the coloring of the ZBA case update section of SPR 24-01 from green (completed) to yellow (pending).

**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.

**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.



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**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.

Brian presented the updated list of active marihuana licenses to the Planning Commission.

#### **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 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



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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.

Brian clarified that the updates provided on City Council action on Planning Commission recommendations for certain items will be updated pending future action at this meeting.

Commissioner Munroe-Younis asked for clarification on the process to have items put on City Council agenda. Brian explained that once the final reports are certified by the Planning Commission, they are forwarded to the City Clerk who would then place the items on the City Council agenda.

Chairperson Wesley asked if there had been any progress moving the MoU forward through City Council. Brian deferred to the Community Services team stating they are currently awaiting an update from them.

### **Zoning Board of Appeals (ZBA)**

Dalton provided the following update to the Planning Commission:

**The October 21st, 2025, meeting will be held with one application for review seen below.**

#### **Application No. ZBA 25-09**

**Applicant:** Kate Gross of Powers Catholic High School

**Property Owner:** Powers Catholic High School

**Site Location:** 1505 W. Court St. (PID # 40-24-201-010)



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**Request:** A Use Variance to allow a 7,908 sq.ft. expansion for the addition of a chapel to the nonconforming high school use.

#### **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 review and approval.

A memo from Dequan Allen, Planner II was provided to the Planning Commission providing an overview of recent activities and next steps for the Comprehensive Plan Review.

##### **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:**

##### **Planning Commissioner Attendance**

Commissioner Jewell reiterated the concern of certain Planning Commission member's attendance and asked staff if there were any updates. Brian stated no contact had been made.

##### **Planning Commission Sequence of Terms**

Commissioner Jewell reiterated concern that Planning Commissioner terms occur in a sequence such that they expire in batches of three (3). He asked if Planning Commission leadership had discussed the issue with staff and legal. Brian stated there is no update at this time.



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#### **NEW BUSINESS:**

##### **PC 24-26 Baker St Vacation Final Report**

Brian presented the final report.

Commissioner Jewell made a motion to accept the Final Report for PC 24-26 as presented to be forwarded to City Council. Commissioner Sorenson seconded this motion.

#### **Roll Call:**

Commissioner Dantzler: Yes

Commissioner Blower: Absent

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Absent

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

#### ***M/S – Jewell/Sorenson***

5 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

##### **RZ 24-01 2525 Industrial Ave (Oak Park) Rezoning Final Report**

Brian presented the final report.

Commissioner Munroe-Younis raised concern that the intention of Ashley Capital to maintain one (1) acre of Oak Park as a community space is not reflected in the final report. Brian clarified that per State Law the Planning Commission cannot place conditions on the approval of a rezoning request.

Commissioner Munroe-Younis recommended that the Planning Commission table review of the subject final report for a future meeting to allow staff time to review the minutes for the meeting in which RZ 24-01 was approved to ensure the final report accurately represents the action taken by the Planning Commission.

Dalton read aloud the sections of the November 12<sup>th</sup>, 2024, Planning Commission meeting minutes for the public hearings PC 24-26 and RZ 24-01. Within said sections it was further clarified that the Planning Commission could not and did not put a condition on the approval of RZ 24-01. Said sections also contained several clarifications from Mark Quimby of Ashley Capital that it is Ashley Capital's intent to maintain one (1) acre of Oak Park as a community space, though the intention was not formally part of the request.

Commissioner Munroe-Younis expressed that the final report still does not represent the discussion and concern regarding the maintenance of a community space and reaffirmed her desire to have the final report tabled to a later date. Commissioner Jewell clarified that the approval was regarding the entire eight (8) acre parcel and the applicant had only expressed intent to maintain one (1) acre as a community space though it was not formally a part of the application. He advised that perhaps an informational memo asserting such be attached to the final report.





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Commissioner Jewell advised that the Planning Commission be conscientious of what may constitute a condition of approval.

Chairperson Wesley made a motion to postpone review of the RZ 24-01 final report to the October 28<sup>th</sup>, 2025, Planning Commission meeting to allow staff time to prepare an informational memo to be attached to the final report clarifying relevant discussion had by the Planning Commission during the public hearing for RZ 24-01.

**Roll Call:**

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

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

***M – Wesley***

5 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

**RZ 24-02 Latinx (Multiple Parcels) Rezoning Final Report**

Brian presented the final report.

Commissioner Jewell made a motion to accept the Final Report for RZ 24-02 as presented to be forwarded to City Council. Commissioner Dantzler seconded this motion.

**Roll Call:**

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

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

***M/S – Jewell/Dantzler***

5 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

**ADJOURNMENT:**

***M/S – Sorenson/Munroe-Younis***

***Unanimously carried by voice vote.***

Meeting adjourned at 6:47 PM.