



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Draft Meeting Minutes**  
**October 28th, 2025**

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### **Commissioners Present**

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

### **Staff Present**

Donyele Darrough, Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Dalton Castle, Planner I  
Tyler Bailey, Deputy Director of Business Services  
Karla Holiday, Business Licensing Technician  
Danen Williams, Business Licensing Technician

### ***Absent:***

Jeffrey Curtis Horton  
Nadia Rodriguez

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:43 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: Present  
Commissioner Munroe-Younis: Present  
Commissioner Horton: Absent  
Chairperson Wesley: Present

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

Commissioner Jewell requested that PUD-A 24-01 and RZ 25-01 be heard in the opposite order as they appear on the agenda. He further requested that discussion of Planning Commissioner attendance and term sequences 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 October 14th, 2025 were presented*

Commissioner Blower noted a typo in which she was listed as both present and absent on page one.

Commissioner Jewell noted two typos on pages three and five respectively. Commissioner Jewell raised concern of the Chair making a motion on page eight of the minutes, as the Chair would not typically make a motion. Dalton stated he is confident that Chairperson Wesley did in fact make the motion but will double check to be certain. Chairperson Wesley expressed uncertainty as to whether or not he had made a motion.

Commissioner Munroe-Younis made a motion to approve the minutes of October 14, 2025, as corrected. Commissioner Sorenson seconded the motion.

#### Roll Call:

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

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

***M/S – Munroe-Younis/Sorenson***

6 yes – 0 no – 1 abstain

***Unanimously carried by voice vote***

### **PUBLIC FORUM:**

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

### **PUBLIC HEARINGS:**

**RZ 25-01:** 4142 N. Saginaw St Rezoning

Brian read the staff report. Brian clarified that the approval of PUD-A 24-01 is not contingent upon the approval of RZ 25-01.

Katie Baxter presented the application on behalf of Catholic Charities.

Chairperson Wesley opened the floor for public comment on RZ 25-01. No one spoke. Commissioner Jewell asked staff if there had been any additional communications regarding RZ 25-01. Brian confirmed there had been no additional communications.

Commissioner Jewell made a motion to approve RZ 25-01 and submit a positive recommendation to City Council for the rezoning of 4142 N Saginaw St from CC: City Corridor to GN-1: Green Neighborhood – Low Density. Commissioner Dantzler seconded the motion.



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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: Yes

***M/S – Jewell/Dantzler***

7 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

#### **PUD-A 24-01: Sacred Heart Planned Unit Development Amendment**

Brian read the staff report. Brian explained the process for the Planning Commission to certify its findings in the event of approval of PUD-A 24-01.

Doug Scott of ROWE presented on behalf of the applicant. He discussed that the need for the amendment was to improve the flow of the parking lot as well as adding an additional nine parking spaces.

Commissioner Green asked for clarification on the location of the entrance to the property. Mr. Scott explained the primary entrance is accessible off of E Stewart Ave.

Commissioner Munroe-Younis asked for clarification on how the proposed monument sign would have an impact on the clear vision area at the intersection of Saginaw and Stewart. Mr. Scott explained that the City Zoning Ordinance's clear vision standards are based off of the location of property lines, and that in this case there is a significant stretch of right of way property between the monument sign and the corner of Stewart and Saginaw meaning the vision of drivers would be unaffected.

Commissioner Munroe-Younis asked why the proposed development excluded parking lot perimeter landscaping along Saginaw St. Mr. Scott explained that the parking lot would be setback significantly from Saginaw St and the intent was to have the primary resource center building visible from landscaping.

Commissioner Dantzler asked if the same landscaping waiver request was a part of the original approved plan. He further asked if the utilization of 4142 N Saginaw St was always intended, and if so, why was it not included in the original approval. Mr. Scott explained that Catholic Charities had wanted to obtain 4142 N Saginaw St but had not been able to for some time as it needed to be cleaned due to its past vehicle fueling station use. Tyler added that several years ago Genesee County put together a scattered site brownfield plan and the difficulties it causes in acquiring the land.



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Commissioner Munroe-Younis commented that when the landscaping waiver was previously approved the parking lot was proposed to be further setback from Saginaw St.

Chairperson Wesley opened the floor for public comment on PUD-A 24-01. No one spoke. Commissioner Jewell asked staff if there had been any additional communication regarding PUD-A 24-01. Brian confirmed there had been no additional communications.

Commissioner Blower made a motion to approve PUD-A 24-01. Commissioner Dantzler seconded the motion.

Commissioner Munroe-Younis advised that the motion be amended to require parking lot perimeter landscaping alongside the portion of the proposed parking lot fronting Saginaw St.

Commissioner Green and Chairperson Wesley discussed the character of the area.

Commissioner Dantzler expressed support for Commissioner Munroe-Younis' request.

Commissioner Sorenson asked if there was a fence proposed around the parking lot. Several Commissioners stated there is not. Brian clarified that if landscaping is requested as part of a condition of approval it would have to be based upon the standards of the Ordinance.

Commissioner Munroe-Younis amended the motion to require parking lot perimeter landscaping alongside the 76 ft Western portion of the proposed parking lot fronting Saginaw St, including trees and shrubs, and that the updated plans be presented to the Planning Commission. Commissioner Dantzler accepted the amendment.

Commissioner Blower raised concern that the requirement for the updated plans to be seen by the Planning Commission may delay the project. Commissioner Munroe-Younis clarified her intent to have the landscaping plan included with the findings for the approval to be seen at the next Planning Commission meeting.

#### 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: Yes

#### ***M/S – Blower/Dantzler***

7 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***



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#### **SITE PLAN REVIEW:**

No Site Plan Review applications were seen at this time.

#### **NEW BUSINESS:**

**PCW 25-01: 920 Tower St Landscaping and Screening Waiver Petition**

Brian read the staff report. He noted a error in the staff report which refers to the wrong exhibit number.

Commissioner Jewell stated that the area for which the waiver is requested appears to be largely isolated from outside activity and public view and asked if that was a fair assessment. Brian clarified that the overgrowth fronting Dort Hwy blocking the site from view is within City right of way property and depending on the season does not always screen the property from view.

Hunter Galbraith, the project architect, stated he would be happy to answer any questions about the project. He highlighted the grade difference between Dort Hwy and the site. Commissioner Munroe-Younis asked Mr. Galbraith to walk her through the site and its functions. Mr. Galbraith described the current setup for employee parking along Tower St and described how a box truck would enter and exit the site. He went on to describe the difficulties that interior landscaping would create for box trucks maneuvering the site.

Commissioner Dantzler made a motion to approve the requested waivers providing total relief. Commissioner Green seconded the motion.

Commissioner Munroe-Younis advised that the motion be amended to in include a condition requiring the applicant to upkeep the overgrowth in the right of way along Dort Hwy to screen the property from view. Chairperson Wesley clarified that the applicant cannot maintain the overgrowth, as it is public right of way property.

Commissioner Munroe-Younis amended the motion to add the condition that any required parking lot perimeter or interior landscaping, including trees and shrubs, be instead located within existing grassy areas on the property. Commissioner Green accepted the amendment. As no second was made, the amendment failed to be accepted.

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: Yes

***M/S – Dantzler/Green***



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7 yes – 0 no – 0 abstain

*Unanimously carried by voice vote*

#### **Moratorium Presentation**

Tyler clarified that the following presentation is a preliminary look at ideas staff has had and is not defined action steps.

Danen presented staff research regarding the potential of pursuing a moratorium on uses that are overrepresented within the city such as gas stations, tire repair businesses, and small box stores to allow time for the Ordinance to be amended to be more restrictive for said use types.

Commissioner Blower asked for the reasoning for targeting these specific uses and not others such as liquor stores. Danen clarified that the uses discussed are a starting point based on uses staff has seen a disproportionate number of applications for and could be expanded.

Commissioner Sorenson commented on the influx of gas stations in the city.

Commissioner Munroe-Younis expressed excitement for the prospect of adding electric vehicle charging stations as an Ordinance requirement for gas stations.

Commissioner Jewell requested a follow up memo summarizing the presentation.

Commissioner Munroe-Younis asked if staff is currently working on text amendments. Danen said staff have not yet consulted with legal and the proposal is in very early stages.

Commissioner Dantzler asked what time frame staff is anticipating for the proposed moratorium and text amendments. Tyler advised that with his approaching departure he has concerns for staffs' capacity to be able to push forward with the moratorium and text amendments and said to expect it to be a slow process.

#### **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.

**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

**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.

**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.



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**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. Commissioner Blower requested the original date in which the list was presented to the Planning Commission be reflected in the marihuana memo.

Commissioner Jewell asked how a facility could be non-operational with an active license. Brian stated that by his understanding the subject properties have not opened yet and therefore have not ceased operation meaning the license remains active. Commissioner Jewell requested an update from Montel regarding the subject properties.

#### **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

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resolution at the November 12, 2024, Planning Commission meeting and certified its final report at the October 14, 2025, 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 and postponed certifying its final report at the October 14, 2025, Planning Commission meeting.

### **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 and certified its final report at the October 14, 2025, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

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

Dalton provided the following update to the Planning Commission:

The October 21st, 2025, meeting was 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)

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

ZBA 25-09 was APPROVED by a vote of 8-0. The ZBA further recommended that the Planning Commission look into either rezoning the subject parcel to TN-2: Traditional Neighborhood – Medium Density or amending the Zoning Ordinance standards for schools in Traditional Neighborhood zone districts.



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Commissioner Blower commented on the difficulties Powers Catholic High School was facing in proceeding with their expansion.

#### **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):

- o 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.

Brian stated that he believes it is the Community Services team's intent to have Jason Ball of Progressive Companies present at the November 11<sup>th</sup>, 2025, Planning Commission meeting but has to confirm.

Commissioner Blower commented that herself, Chairperson Wesley, and Commissioner Munroe-Younis had a lengthy meeting with the Community Services team and Jason Ball and is excited to move forward.

##### **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:**

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

Brian clarified that the materials that the materials which will be sent to City Council will include all relevant case documents, the meeting minutes, and the staff report for the application.

Commissioner Munroe-Younis felt the discussion between the Planning Commission and the applicant is not properly represented in the information sent to City Council and requested a memo detailing such. Brian stated that the requested information is included in the complete materials to be sent to City Council.

Tyler spoke favorably of Ashley Capital and their efforts thus far and going forward to maintain an acre of Oak Park as a community space.

Commissioner Jewell expressed concern that the final report is not present before the Planning Commission. Dalton clarified that the full packet was provided exclusively digitally to the Commission as the size of the complete document was deemed excessive.

Commissioner Munroe-Younis asked if there was any documentation in the complete materials covering the Planning Commission's discussion with the applicant. Dalton reiterated that the associated meeting minutes would be included and offered to read them aloud again as done so at the October 14<sup>th</sup>, 2025, meeting.

Dalton read aloud the sections of the November 12<sup>th</sup>, 2024, Planning Commission meeting minutes for the public hearing RZ 24-01. Commissioner Munroe-Younis stated she is comfortable with proceeding given the subject minutes are being attached.

Commissioner Jewell stated that he was not aware that receiving emailed information was an expected requirement of an appointed official and believes that a memo detailing attached materials should have been included.

Commissioner Dantzler made a motion to approve the final report for RZ 24-01 to be submitted to City Council.

#### **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: Yes



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*M/S – Dantzer/Green*

7 yes – 0 no – 0 abstain

*Unanimously carried by voice vote*

#### **Planning Commissioner Attendance and Sequence of Terms**

Commissioner Jewell asked if there had been any movement on his request for Planning Commission leadership to meet with staff and legal counsel regarding Planning Commissioner attendance and sequence of terms. Brian stated there has been no movement on the request.

#### **ADJOURNMENT:**

*M/S – Blower/Sorenson*

*Unanimously carried by voice vote.*

Meeting adjourned at 8:58 PM.