



City of Flint, Michigan

Third Floor, City Hall
1101 S. Saginaw Street Flint,
Michigan 48502
www.cityofflint.com

Meeting Agenda – FINAL Monday, November 24, 2025 5:30 PM

City Council Chambers

CITY COUNCIL

Ladel Lewis, President, Ward 2
Candice Mushatt, Vice President, Ward 7

Leon El-Alamin, Ward 1
Judy Priestley, Ward 4
Tonya Burns, Ward 6

LaShawn Johnson, Ward 3
Jerri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8

Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

CALL TO ORDER

City Clerk Davina Donahue shall informally call this City Council meeting to order for the purpose of electing a City Council President, in accordance with Section 3-201 (B) of the Flint City Charter.

ROLL CALL

ORGANIZATION OF THE CITY COUNCIL (Council President)

The City Council shall elect from its members a presiding officer who shall be known as the President of the Council

CALL TO ORDER (President-Elect)

The President-Elect shall formally call this City Council meeting to order.

ORGANIZATION OF THE CITY COUNCIL (Council Vice President)

The City Council shall elect from its members an officer who shall be known as the Vice President of the Council.

ORGANIZATION OF THE CITY COUNCIL (Other Officers and Committees)

The City Council may elect such other officers as it deems necessary.

The President-Elect of the City Council may appoint committee officers (Finance, Legislative, and Governmental Operations) and sub-committees as deemed necessary.

PLEDGE OF ALLEGIANCE

PRAYER OR BLESSING

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Any person that persists in disrupting this meeting will be in violation of Flint City Code Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators will be removed from the meetings.

REQUEST FOR AGENDA CHANGES/ADDITIONS

PUBLIC HEARING

240459.6 Public Hearing/Ordinance No. 240459-T/An Ordinance to Amend the Flint City Code of Ordinances/Amending Chapter 50 (Zoning)

A Public Hearing for Ordinance No. 240459-T, an ordinance to amend the Flint City Code of Ordinances by amending Chapter 50 (Zoning), by the amendment of Sections 50-23, 50-25, 50-30, 50-37, 50-39, 50-43, 50-81, 50-90, 50-111, and 50-184 (Definitions).

250383.6 Public Hearing/Obsolete Property Rehabilitation Exemption Certificate Application/Feuersteyn Enterprises LLC Property/703 S. Grand Traverse Street

A Public Hearing to consider an Obsolete Property Rehabilitation Exemption Certificate Application for the Feuersteyn Enterprises LLC property located at 703 S. Grand Traverse Street, Flint, at which time the property owners and other interested parties may appear and be heard.

PUBLIC COMMENT

Members of the public who wish to address the City Council or its committees must register before the meeting begins. A box will be placed at the entrance to the Council Chambers for collection of registrations. No additional speakers or slips will be accepted after the meeting begins.

Members of the public shall have no more than three (3) minutes per speaker during public comment, with only one speaking opportunity per speaker.

COUNCIL RESPONSE

Councilmembers may respond once to all public speakers only after all public speakers have spoken. An individual Councilmember's response shall be limited to two (2) minutes.

CONSENT AGENDA

Per the amended Rules Governing Meetings of the Flint City Council (as adopted by the City Council on Monday, April 22, 2024), the Chair may request the adoption of a "Consent Agenda". After a motion to adopt a Consent Agenda is made and seconded, the Chair shall ask for separations. Any agenda item on a Consent Agenda shall be separated at the request of any Councilmember. After any separations, there is no debate on approving the Consent Agenda — it shall be voted on or adopted without objection.

PRESENTATION OF MINUTES

250395-T DRAFT/PROPOSED Summary Minutes/Flint City Council/Special Affairs Committee Meeting/October 27, 2025

DRAFT/PROPOSED Summary Minutes of the Special Affairs Committee Meeting/Meeting held Monday, October 27, 2025, at 4:40 p.m., in the Council Chambers, 3rd Floor, City Hall.

250396-T DRAFT/PROPOSED Summary Minutes/Flint City Council/Council Meeting/October 27, 2025

DRAFT/PROPOSED Summary Minutes of the Flint City Council Meeting/Meeting held Monday, October 27, 2025, at 6:36 p.m., in the Council Chambers, 3rd Floor, City Hall.

250397-T DRAFT/PROPOSED Summary Minutes/Flint City Council/ Finance Committee Meeting/November 5, 2025

DRAFT/PROPOSED Summary Minutes of the Finance Committee Meeting/Meeting held Wednesday, November 5, 2025, at 5:01 p.m., in the Council Chambers, 3rd Floor, City Hall.

250398-T DRAFT/PROPOSED Summary Minutes/Flint City Council/ Governmental Operations Committee Meeting/November 5, 2025

DRAFT/PROPOSED Summary Minutes of the Governmental Operations Committee Meeting/Meeting held Wednesday, November 5, 2025, at 7:18 p.m., in the Council Chambers, 3rd Floor, City Hall.

PETITIONS AND COMMUNICATIONS

250394-T Communication/Flint Planning Commission/Final Report/RZ 24-01 (Petition to Rezone the Parcel of Land Located at 2525 Industrial Ave (Oak Park) from OS)

A Communication dated November 12, 2024, from the City of Flint Planning Commission to the Flint City Council/City Clerk, re: RZ 24-01, a Final Report for a petition to rezone the parcel of land located at 2525 Industrial Ave (Oak Park) from OS, Open Space district to CE, Commerce and Employment district was heard and evaluated before the Planning Commission at its November 12, 2024 meeting.

APPOINTMENTS

250364-T Re-Appointment/Hurley Board of Hospital Managers/Brian Nolan

Resolution resolving that the Flint City Council approves the re-appointment of Brian Nolan (Flint MI 48503) to serve a five-year term on the Hurley Board of Managers, with such term commencing immediately and expiring on October 30, 2030.

RESOLUTIONS

250384-T Reallocation of ARPA Funds/Asbury United Methodist Church/Food Access and Food System Support

Resolution resolving that the appropriate City Officials are hereby authorized to do all things necessary, including executing any necessary agreements, to appropriate \$25,000.00 in funding to Asbury United Methodist Church for Food Access and Food System Support. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

250390-T MTech Company/Two (2) Sewer Cleaning Combination Trucks/DPW/Sewer Department

Resolution resolving that the proper City Officials, upon City Council's approval, are hereby authorized to issue a purchase order to the MTech Company for the purchase of (2) sewer cleaning combination trucks in an amount NOT-TO-EXCEED \$749,580.84 for FY26 budget (07/01/25-06/30/26). [NOTE: The Department of Public Works, Sewer Department will be purchasing two (2) Super Products, Camel Max Series sewer cleaning combination trucks. This vehicle purchase will replace vehicle #7406, a 2019 Freightliner Vactor, and vehicle #7407, a 2019 Freightliner Vactor. Both vehicles will be traded in on this purchase. Total price for these vehicles is \$749,580.84 which includes a trade in amount of \$225,000.00 per vehicle.]

250391.1-T Reallocation of APRA Funds/North Flint Food Market Cooperative

Resolution resolving that the appropriate City officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding from the funding source account #101-287.000-963.000 to North Flint Food Market Cooperative in the amount of \$150,000. Based on review and validation of the appropriate fund use by the City's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations. [NOTE: City Administration recommends reallocating \$150,000 of ARPA funds, previously obligated for revenue replacement, to North Flint Food Market Cooperative.]

250393-T CO#3/Contract/Weinstein Electric Co./Additional Electrical Services

Resolution resolving that the proper City Officials are authorized to enter into Change Order No. 3 to the contract with Weinstein Electric Co. for additional electrical services, in the amount of \$50,962.00 for FY2026 (07/01/25-06/30/26) and for revised aggregate three-year amount of \$509,200.00. [NOTE: The City of Flint Information Technology Department is requesting \$50,962.00 worth of funding for Weinstein Electric for wiring of 12th Street Garage, McKinley Center and as-needed electrical services and repairs for FY2026.]

RESOLUTIONS (May Be Referred from Special Affairs)

250387-T Contract/Lurvey Construction, LLC/South Building Lower-Level Office Renovations/Phase I/Department of Business and Community Services

Resolution resolving that the appropriate City Officials are authorized to enter into a contract with Lurvey Construction, LLC for Phase I completion of the South Building Lower-level office renovations for the Department of Business & Community Services for an overall total amount NOT-TO-EXCEED \$322,016.80 for FY2026 (07/01/25-06/30/26). [NOTE: The South Building Lower-Level area of City Hall is in major disrepair and doesn't meet the functional needs of the Department of Business & Community Services. This project will include improvements to the electrical, lighting, drop ceiling, painting, mold

remediation, flooring, window treatments and workstation furniture allowing the space to serve as a functional and safe office space for multiple employees within this department.]

250388-T Metron-Farnier, LLC/ Purchase of Water Meters/Water Service Center

Resolution resolving that The Division of Purchases & Supplies, upon City Council's approval, is hereby authorized to issue a Purchase Order to Metron-Farnier, LLC in an amount NOT-TO-EXCEED \$576,000.00 for FY2026 (07/01/25-06/30/26) for the purchase of water meters for the Water Service Center. [NOTE: The City of Flint Water Service Center, Utilities Division, is requesting a purchase order be issued to Metron-Farnier for the purchase of residential and commercial water meters. Metron-Farnier (which is already in place in the meter reading system) is the sole source vendor of Metron water meters utilized and distributed by the City of Flint Water Service Center.]

250383.1-T Approval/Obsolete Property Rehabilitation Exemption Certificate Application/703 S. Grand Traverse Street

Resolution resolving that an Obsolete Property Rehabilitation Exemption Certificate for the real property, excluding land, located in the Obsolete Property Rehabilitation District at 703 S. Grand Traverse Street, Flint, is approved for a period of _____ years, beginning _____, _____, and ending _____, pursuant to the provisions of PA 146 of 2000, as amended.

SECOND READING AND ENACTMENT OF ORDINANCES

240459-T Code Amendment/Ordinance/Chapter 50/Zoning Ordinance

An ordinance to amend the Flint City Code of Ordinances by amending Chapter 50 (Zoning), by the amendment of Section 50-23 (Permitted Uses – Residential Zone Districts), Section 50-25 (General Residential Zoning District Requirements), Section 50-30 (Permitted Uses – Commercial Zone Districts), Section 50-37 (Permitted Uses – Employment Zoning Districts), Section 50-39 (Additional Criteria and Requirements for Review of Uses in Green Innovation Districts), Section 50-43 (Permitted Uses – Institutional

Zoning Districts), Section 50-81 (Adult Foster Care and Adult Day Care), Section 50-90 (Child Care Center), Section 50-111 (Residential Rehabilitation Facilities), and Section 50-184 (Definitions). [NOTE: This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the city of Flint.]

SPECIAL ORDERS/DISCUSSION ITEMS

250400-T Special Order/Information/Flint Water Crisis Settlement

A Special Order as requested by Council President Lewis regarding correspondence received from Special Master Deborah Greenspan to the City Council concerning the Flint Water Crisis Settlement.

FINAL COUNCIL COMMENTS

Final Council Comments shall be limited to two (2) minutes.

ADJOURNMENT



250395-T

City of Flint, Michigan

Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com

MEETING MINUTES – FINAL

Monday, October 27, 2025

4:40 PM

City Council Chambers

SPECIAL AFFAIRS COMMITTEE

Candice Mushatt, Vice President, Ward 7

Leon El-Alamin, Ward 1
LaShawn Johnson, Ward 3
Jerri Winfrey-Carter, Ward 5
Dennis Pfeiffer, Ward 8

Ladel Lewis, Ward 2
Judy Priestley, Ward 4
Tonya Burns, Ward 6
Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

ROLL CALL

Present: Councilmember El-Alamin, Lewis, Johnson, Priestley, Burns, Winfrey-Carter, Mushatt, Pfeiffer and Jarrett

Absent:

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Read into Record

REQUEST FOR AGENDA CHANGES/ADDITIONS

None

PUBLIC COMMENT

6 Public Speakers

COUNCIL RESPONSE

Councilmembers to respond (Priestley, Burns, Winfrey-Carter and Lewis)

CONSENT AGENDA

RESOLUTIONS

250346-T Sale of City Properties/NeighborWorks Program/Mayor Neeley's Executive Order No. 25-005

Resolution resolving that the Flint City Council approves eligible homeowners purchasing their homes lost to tax foreclosure who qualify for the NeighborWorks Program, in accordance with Executive Order 25-005. [NOTE: Executive Order 25-005 seeks to assist residents who have lost their homes through tax foreclosure. To be eligible for the NeighborWorks Program, a homeowner must pay all outstanding taxes, fees, costs, execute appropriate documents and participate in a financial literacy program and any other requirements before the homeowner may buy back their property.]

This Matter was ADOPTED on the Consent Agenda

250347-T Issuance of Public Notice/Proposed Modifications/City of Flint's Sewer Use Ordinance for Industrial Pretreatment Program/Michigan Department of Environment, Great Lakes, and Energy (EGLE)

Resolution resolving that the Flint City Council approves the issuance of a public notice requesting comments or objections to proposed modifications to the City of Flint's Sewer Use Ordinance for the Industrial Pretreatment Program, along with the related publication of the proposed modifications. [NOTE: The City of Flint has submitted proposed modifications to the Michigan Department of Environment, Great Lakes, and Energy (EGLE)]

regarding the City's Sewer Use Ordinance and its previously approved and currently implemented Industrial Pretreatment Program as found in the City's Code of Ordinances, Chapter 46, Utilities. EGLE has reviewed the City's request and determined that it is a substantial program modification as defined in the Code of Federal Regulations and the Mich Admin Code. This requires a joint public notice by the City of Flint in conjunction with EGLE.]

This Matter was ADOPTED on the Consent Agenda

250352-T Allocation of Opioid Settlement Funds/Greater Flint Health Coalition

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding for revenue and expenditures, in the amount of \$1,000,000.00, to the Greater Flint Health Coalition, and make any remaining funds available in future fiscal years, AND, further resolving that the Greater Flint Health Coalition shall collaborate with City Administration and the Office of Public Health to develop programs that are in alignment with the opioid settlement remediation requirements, and provide quarterly spending reports related to programming.

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250360-T Request for Water Testing/Brownell Boulevard/3400 – 3600 Blocks

Resolution resolving that the City's Administration will do all things necessary to enter into a contract with a professional outside agency to perform water testing services within the 3400-3600 blocks of Brownell Boulevard within the city, with such testing to include a full water panel, with testing for metal and bacteria, as well as mold and other contaminants.

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

CONSENT AGENDA VOTE

Councilmember Pfeiffer, seconded by Councilmember El-Alamin, made a motion to Approve the Consent Agenda with any separations (Reso No. 250352-T and 250360-T were Separated from the Consent Agenda). This Motion Passed by the following vote:

Aye: 9- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 0-

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)

250352-T Allocation of Opioid Settlement Funds/Greater Flint Health Coalition

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding for revenue and expenditures, in the amount of \$1,000,000.00, to the Greater Flint Health Coalition, and make any remaining funds available in future fiscal years, AND, further resolving that the Greater Flint Health Coalition shall collaborate with City Administration and the Office of Public Health to develop programs that are in alignment with the opioid settlement remediation requirements, and provide quarterly spending reports related to programming.

***A Motion was made by Councilmember Pfeiffer, seconded by Councilmember Burns, that this matter be sent to Council (11-10-2025). No vote was taken.**

RECESS

***A Motion was made by Vice President Mushatt to take a 7-minute recess to get the correct wording from the Attorney.**

ROLL CALL

Present: Councilmember El-Alamin, Lewis, Johnson, Priestley, Burns, Winfrey-Carter, Mushatt, Pfeiffer and Jarrett

Absent:

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)(Continued)

250352-T Allocation of Opioid Settlement Funds/Greater Flint Health Coalition

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding for revenue and expenditures, in the amount of \$1,000,000.00, to the Greater Flint Health Coalition, and make any remaining funds available in future fiscal years, AND, further resolving that the Greater Flint Health Coalition shall collaborate with City Administration and the Office of Public Health to develop programs that are in alignment with the opioid settlement remediation requirements, and provide quarterly spending reports related to programming.

***A Motion was made by Councilmember Mushatt, seconded by Councilmember Pfeiffer, that this matter be changed to a .1 to change the language. This motion PASSED by the following vote:**

Aye: 9- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 0-

250352.1-T Allocation of Opioid Settlement Funds/Greater Flint Health Coalition

Resolution resolving that the appropriate City officials are authorized to do all things necessary including executing any necessary agreements, to appropriate funding for revenue and expenditures in the amount of \$1,000,000.00 to Greater Flint Health Coalition and make any remaining funds available in future fiscal years AND, further resolving that the

Greater Flint Health Coalition shall collaborate with City Administration and the Office of Public Health to develop programs that are in alignment with the opioid settlement remediation requirements and provide quarterly spending reports related to programming to City Administration and the City Council.

***A Motion was made by Councilmember Pfeiffer, seconded by Councilmember Priestley, that this matter be sent to Council (11-10-2025). This motion PASSED by the following vote:**

Aye: 9- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 0-

250360-T Request for Water Testing/Brownell Boulevard/3400 – 3600 Blocks

Resolution resolving that the City's Administration will do all things necessary to enter into a contract with a professional outside agency to perform water testing services within the 3400-3600 blocks of Brownell Boulevard within the city, with such testing to include a full water panel, with testing for metal and bacteria, as well as mold and other contaminants.

***A Motion was made by Councilmember Pfeiffer, seconded by Councilmember Burns, that this matter be sent to Council (11-10-2025). No vote was taken.**

RECESS

***A Motion was made by Vice President Mushatt to take a 5-minute recess to get the correct wording.**

ROLL CALL

Present: Councilmember El-Alamin, Lewis, Johnson, Priestley, Burns, Winfrey-Carter, Mushatt, Pfeiffer and Jarrett

Absent:

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)(Continued)

250360-T Request for Water Testing/Brownell Boulevard/3400 – 3600 Blocks

Resolution resolving that the City's Administration will do all things necessary to enter into a contract with a professional outside agency to perform water testing services within the 3400-3600 blocks of Brownell Boulevard within the city, with such testing to include a full water panel, with testing for metal and bacteria, as well as mold and other contaminants.

***A Motion was made by Councilmember Pfeiffer, seconded by Councilmember Burns, that this matter be sent to Council (11-10-2025). This motion PASSED by the following vote:**

Aye: 9- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 0-

ADJOURNMENT

Councilmember Pfeiffer, seconded by Councilmember El-Alamin, made a motion to Adjourn. This Special Affairs Committee Meeting Adjourned at 6:24 p.m.

This motion PASSED by a VOTE of 8:0

Absent: Councilmember Burns

Respectfully transcribed and submitted,

Christel Snider
City Council Secretary



City of Flint, Michigan

Third Floor, City Hall
1101 S. Saginaw Street Flint,
Michigan 48502
www.cityofflint.com

MEETING MINUTES – FINAL

Monday, October 27, 2025

6:36 PM

City Council Chambers

CITY COUNCIL

Ladel Lewis, President, Ward 2

Candice Mushatt, Vice President, Ward 7

Leon El-Alamin, Ward 1

Judy Priestley, Ward 4

Tonya Burns, Ward 6

LaShawn Johnson, Ward 3

Jerri Winfrey-Carter, Ward 5

Dennis Pfeiffer, Ward 8

Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

CALL TO ORDER

President Lewis called this City Council meeting to order at 6:36 p.m.

ROLL CALL

Present: Councilmember El-Alamin, Lewis, Johnson, Priestley, Burns, Winfrey-Carter, Mushatt, Pfeiffer and Jarrett

Absent:

PLEDGE OF ALLEGIANCE

Led by Councilmember Priestley

PRAYER OR BLESSING

Led by Councilmember Jarrett

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Read into Record

REQUEST FOR AGENDA CHANGES/ADDITIONS

Councilmember Burns requested to add the following Resolution. President Lewis ordered it without objection.

250363-T Independent Investigation/Michigan State Police (MSP)/Residency Status of City Councilmembers

COUNCIL MOTION

*A motion was made by Councilmember Burns, seconded by Councilmember Winfrey-Carter, to appeal the ruling of the chair. Councilmember Burns was given her 1st warning. The Ruling Stands by a vote of:

Aye: 3- Councilmember Winfrey-Carter, Councilmember Burns and Councilmember Jarrett

No: 5- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely and Councilmember Mushatt

Abstentions: 1- Councilmember Pfeiffer

REQUEST FOR AGENDA CHANGES/ADDITIONS (Continued)

250363-T Independent Investigation/Michigan State Police (MSP)/Residency Status of City Councilmembers

*A motion was made by Councilmember Pfeiffer, seconded by Councilmember El-Alamin, that the language be changed to include all Councilmembers. That motion FAILED by the following vote:

Aye: 4- Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Pfeiffer and Councilmember Jarrett

No: 5- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely and Councilmember Mushatt

*A motion was made by Councilmember Mushatt, seconded by Councilmember El-Alamin, that the language be changed to only Councilmember Burns. That motion PASSED by the following vote:

Aye: 5- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely and Councilmember Mushatt

No: 4- Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Pfeiffer and Councilmember Jarrett

PUBLIC COMMENT

11 Public Speakers

COUNCIL RESPONSE

Councilmembers to respond (Burns, Priestley, and Mushatt)

CONSENT AGENDA

PRESENTATION OF MINUTES

250343-T DRAFT/PROPOSED Summary Minutes/Flint City Council/Finance Committee Meeting/October 8, 2025

DRAFT/PROPOSED Summary Minutes of the Finance Committee Meeting/Meeting held Wednesday, October 8, 2025, at 5:01 p.m., in the Council Chambers, 3rd Floor, City Hall.

This Matter was ADOPTED on the Consent Agenda

250344-T DRAFT/PROPOSED Summary Minutes/Flint City Council/Governmental Operations Committee Meeting/October 8, 2025

DRAFT/PROPOSED Summary Minutes of the Governmental Operations Committee Meeting/Meeting held Wednesday, October 8, 2025, at 8:58 p.m., in the Council Chambers, 3rd Floor, City Hall.

This Matter was ADOPTED on the Consent Agenda

250345-T DRAFT/PROPOSED Summary Minutes/Flint City Council/ Legislative Committee Meeting/October 8, 2025

DRAFT/PROPOSED Summary Minutes of the Legislative Committee Meeting/Meeting held Wednesday, October 8, 2025, at 7:30 p.m., in the Council Chambers, 3rd Floor, City Hall.

This Matter was ADOPTED on the Consent Agenda

250358-T DRAFT/PROPOSED Summary Minutes/Flint City Council/ Special Affairs Committee Meeting/October 13, 2025

DRAFT/PROPOSED Summary Minutes of the Special Affairs Committee Meeting/Meeting held Monday, October 13, 2025, at 4:45 p.m., in the Council Chambers, 3rd Floor, City Hall.

This Matter was ADOPTED on the Consent Agenda

250359-T DRAFT/PROPOSED Summary Minutes/Flint City Council/ Regular City Council Meeting/October 13, 2025

DRAFT/PROPOSED Summary Minutes of the Regular City Council Meeting/Meeting held Monday, October 13, 2025, at 5:47 p.m., in the Council Chambers, 3rd Floor, City Hall.

This Matter was ADOPTED on the Consent Agenda

RESOLUTIONS

250363.1-T Independent Investigation/Michigan State Police (MSP)/Residency Statute of City Councilmembers

Resolution resolving that the City Council requests that the Michigan State Police (MSP) perform an independent investigation on the residency status of Flint City Councilmember Tonya Burns, and that the findings of such investigation be reported to the City Attorney, City Clerk and Genesee County Prosecutor for further action as deemed necessary.

This Matter was ADOPTED on the Consent Agenda

250349-T Berger Chevrolet/MiDEAL Contract/Two (2) ¾ Ton Pickup Trucks/Water Plant

Resolution resolving that the proper City Officials are authorized to enter into a Purchase Agreement with Berger Chevrolet, under MiDEAL Contract #240000001191, for the procurement of the two (2) vehicles (¾ Ton Pickup Trucks) for the Water Plant, in an amount NOT-TO-EXCEED \$84,962.00.00, as requested by the Fleet Department. [NOTE: These trucks are replacing old trucks that will be auctioned. These trucks will continue to be used for daily building and maintenance.]

This Matter was ADOPTED on the Consent Agenda

250350-T Flock Group Inc./Additional Public Safety Surveillance Cameras/Byrne Discretionary Grant Funds/Flint Police Department (FPD) /Two (2) Year Agreement

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to enter into a subsequent two (2) year agreement with Flock Group Inc. for the use of their cameras, in a contract amount of \$199,550.00, AND, further resolving that funding will come from \$160,500.00 of the Byrne Discretionary grant funds, Grant Code SMSP-BSP23, and \$39,050.00 of the Police Departments FY26 Budget, AND, further resolving that the aggregate total, including the original five-year agreement (\$900,000.00) and this subsequent agreement (\$199,550.00), shall

be \$1,189,550.00. [NOTE: The original five-year agreement started on December 23, 2023, and will end on December 22, 2028. The FPD is requesting a two-year agreement for 31 additional cameras.]

This Matter was ADOPTED on the Consent Agenda

250351-T LaFontaine Ford /Five (5) Ford Cargo Vans/Water Service Center (WSC)

Resolution resolving that the Division of Purchases and Supplies is authorized to issue a Purchase Order to LaFontaine Ford Grand Blanc for the purchase of five (5) Ford cargo vans, in an amount NOT-TO-EXCEED \$323,842.00 for FY26 (07/01/25-06/30/2026). [NOTE: These vans will replace five (5) cargo vans, which will be auctioned off in accordance with City of Flint procedures. The cost of the new vehicles includes necessary outfitting.]

This Matter was ADOPTED on the Consent Agenda

250355-T Charitable Gaming License/The Whaley Historic House Museum

Resolution resolving that the Flint City Council recognizes The Whaley Historic House Museum as operating in the city of Flint, for the purpose of obtaining charitable gaming licenses, as issued by the State of Michigan, Bureau of State Lottery, Charitable Gaming Division, relative to conducting charity and fundraising events, as allowed by Act 382 of the Public Acts of 1972, as amended.

This Matter was ADOPTED on the Consent Agenda

250356-T Recognition/Domestic Violence Awareness Month/October 2025

Resolution resolving that the Flint City Council recognizes October 2025 as Domestic Violence Awareness Month in Flint, Michigan. AND, further resolving that the City Council urges all citizens of Flint, Michigan to become informed about the tragedy of domestic violence, to support local organizations working to end it, and to stand in solidarity with survivors. AND, further resolving that the City Council encourages everyone to

participate in community events and initiatives throughout the month to raise awareness and foster a culture of safety, support, and accountability.

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

RESOLUTIONS (May Be Referred from Special Affairs)

250346-T Sale of City Properties/NeighborWorks Program/Mayor Neeley's Executive Order No. 25-005

Resolution resolving that the Flint City Council approves eligible homeowners purchasing their homes lost to tax foreclosure who qualify for the NeighborWorks Program, in accordance with Executive Order 25-005. [NOTE: Executive Order 25-005 seeks to assist residents who have lost their homes through tax foreclosure. To be eligible for the NeighborWorks Program, a homeowner must pay all outstanding taxes, fees, costs, execute appropriate documents and participate in a financial literacy program and any other requirements before the homeowner may buy back their property.]

This Matter was ADOPTED on the Consent Agenda

250347-T Issuance of Public Notice/Proposed Modifications/City of Flint's Sewer Use Ordinance for Industrial Pretreatment Program/Michigan Department of Environment, Great Lakes, and Energy (EGLE)

Resolution resolving that the Flint City Council approves the issuance of a public notice requesting comments or objections to proposed modifications to the City of Flint's Sewer Use Ordinance for the Industrial Pretreatment Program, along with the related publication of the proposed modifications. [NOTE: The City of Flint has submitted proposed modifications to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding the City's Sewer Use Ordinance and its previously approved and currently implemented Industrial Pretreatment Program as found in the City's Code of Ordinances, Chapter 46, Utilities. EGLE has reviewed the City's request and determined that it is a substantial program modification as defined in the Code of Federal Regulations and the Mich Admin Code.

This requires a joint public notice by the City of Flint in conjunction with EGLE.]

This Matter was ADOPTED on the Consent Agenda

250352.1-T Allocation of Opioid Settlement Funds/Greater Flint Health Coalition

Resolution resolving that the appropriate City Officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding for revenue and expenditures, in the amount of \$1,000,000.00, to the Greater Flint Health Coalition, and make any remaining funds available in future fiscal years, AND, further resolving that the Greater Flint Health Coalition shall collaborate with City Administration and the Office of Public Health to develop programs that are in alignment with the opioid settlement remediation requirements, and provide quarterly spending reports related to programming to City Administration and the City Council.

This Matter was ADOPTED on the Consent Agenda

250360-T Request for Water Testing/Brownell Boulevard/3400 – 3600 Blocks

Resolution resolving that the City's Administration will do all things necessary to enter into a contract with a professional outside agency to perform water testing services within the 3400-3600 blocks of Brownell Boulevard within the city, with such testing to include a full water panel, with testing for metal and bacteria, as well as mold and other contaminants.

This Matter was ADOPTED on the Consent Agenda

CONSENT AGENDA VOTE

Councilmember Priestley, seconded by Councilmember El-Alamin, made a motion to Approve the Consent Agenda with any separations (Reso No. 250356-T was Separated from the Consent Agenda). This Motion PASSED by the following vote:

Aye: 9- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Priestely, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 0-

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)

250356-T Recognition/Domestic Violence Awareness Month/October 2025

Resolution resolving that the Flint City Council recognizes October 2025 as Domestic Violence Awareness Month in Flint, Michigan. AND, further resolving that the City Council urges all citizens of Flint, Michigan to become informed about the tragedy of domestic violence, to support local organizations working to end it, and to stand in solidarity with survivors. AND, further resolving that the City Council encourages everyone to participate in community events and initiatives throughout the month to raise awareness and foster a culture of safety, support, and accountability.

**A motion was made by Councilmember Priestley, seconded by Councilmember El-Almin, that this matter be ADOPTED. This motion PASSED by the following votes:*

Aye: 8- Councilmember El-Alamin, Councilmember Lewis, Councilmember Johnson, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt, Councilmember Pfeiffer and Councilmember Jarrett

No: 1- Councilmember Priestely

FINAL COUNCIL COMMENTS

ADJOURNMENT

Councilmember Mushatt, seconded by Councilmember Priestley, made a motion to Adjourn. This Regular City Council Meeting Adjourned at 8:24 p.m.

This motion PASSED by a VOTE of 9:0

Respectfully transcribed and submitted,

Christel Snider

City Council Secretary



250397-T

City of Flint, Michigan

Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com

MEETING MINUTES– FINAL

Wednesday, November 5, 2025

5:01 PM

City Council Chambers

FINANCE COMMITTEE

Judy Priestley, Chairperson, Ward 4

Leon El-Alamin, Ward 1

LaShawn Johnson, Ward 3

Tonya Burns, Ward 6

Dennis Pfeiffer, Ward 8

Ladel Lewis, Ward 2

Jerri Winfrey-Carter, Ward 5

Candice Mushatt, Ward 7

Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

ROLL CALL

Present: Councilmember Lewis, Johnson, Priestley, Burns, Winfrey-Carter, Mushatt and Jarrett

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Read into Record

REQUEST FOR AGENDA CHANGES/ADDITIONS

Clerk Donahue made a request to have add on #1 First Quarter FY26 Budget Amendment and add on #2 Test Air Quality and other hazards at the Flint Police Department Building to be put on the agenda. Finance Chair Priestley ordered it without objection.

PUBLIC COMMENT

6 Public Speakers

COUNCIL RESPONSE

Councilmembers to respond (Mushatt, Burns, Winfrey-Carter, Lewis, Johnson and Priestley)

CONSENT AGENDA

RESOLUTIONS

250335-T Application and Proposed Budget/Senior Millage Funding/Genesee County/McKinley Center

Resolution resolving that the City Council approves the submission of an application and the proposed budget to Genesee County to apply for the Genesee County Senior Millage funding for the McKinley Center. [NOTE: To apply for senior millage proceeds, Genesee County requires organizations to complete an application with a proposed budget and resolution from the legislative body approving the submission of the referenced documents.] [NOTE: The total budget submitted by the City of Flint for the McKinley Center Operating Budget is \$132,923.33.]

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250365-T LaFontaine Automotive Group /Four (4) Pickup Trucks/DPW/Street Maintenance Division

Resolution resolving that the Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to LaFontaine Automotive Group for the purchase of four pickup trucks in an amount not-to-exceed \$269,472.00. [NOTE: The purchase includes one GMC Sierra 3500 crew cab and three Chevrolet Silverado 3500 pickup

trucks and the upfitting for each of the trucks. These Trucks are replacing four Ford pickup trucks, which will be auctioned.]

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250366-T Professional Services Agreement/City of Flint/F&V Operations and Resource Management

Resolution resolving that the Flint City Council approves the Professional Services Agreement between the City of Flint and F&V Operations and Resource Management, Inc., for back-up operator in charge of support services in an amount not-to-exceed \$296,430.00.[NOTE:A laboratory technician and supervisor have been hired and are receiving assistance from FVOP to maintain compliance and retain the laboratory certification. FVOP will assume previous laboratory responsibilities while the staff develops with anticipation of a reduction in the scope of services when all staff are certified.]

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250367-T Grant Acceptance/ Blight Equipment/Obligate Grant Funding/Towards Specified Equipment

Resolution resolving that the appropriate City officials are hereby authorized to do all things necessary to accept grant funding in the amount of \$1,000,000.00 awarded under Grant Number FLINTBLIGHT25 from the State of Michigan Department of Labor and Economic Opportunity (LEO), amend the FY26 budget, and appropriate revenue and expenditure amounts in future fiscal years as long as the funding remains available, AND, further resolving that the proper City officials are hereby authorized to do all things necessary to issue purchase orders to vendors procured according to the City of Flint Purchasing policy and procedures including MacQueen Equipment, LLC, Carleton Equipment Company, Flint New Holland, Inc., Jack Doheny Companies, Inc., and Royal truck & Utility Trailer for blight removal equipment and associated supplies in a total amount not-to-exceed \$900,000.

This Matter was ADOPTED on the Consent Agenda

250368-T Authorization Grant/Site Preparation, Demolition and Remediation/Properties and Land Located Around Fire Station 4/Fire and Police Training Center

Resolution resolving that the proper City Officials, upon the City Council approval, are hereby authorized to take all actions necessary to carry out the site preparation, demolition and site remediation of the properties and land surrounding Fire Station 4 adjust FY26 budget and make funds available through future fiscal years; funding for the demolition and site remediation will come from revenue replacement ARPA funds.

This Matter was ADOPTED on the Consent Agenda

250369-T Budget Amendment/Appropriate Additional Funding/Blight Department/FY26

Resolution resolving that the appropriate City officials are hereby authorized to do all things necessary to amend the FY2026 budget and appropriate additional funding to the Blight department in an amount not-to-exceed \$1,008,956.59.[NOTE: Additional funding in the amount of \$1,008,956.59 is needed by the Blight department to continue to expand blight abatement activities, including but not limited to an increase in demolitions of blighted structures throughout the City of Flint and the onboarding of an internal demolition crew.]

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250370-T First Quarter/ FY26 Budget Amendment

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2026 operating budget of the City of Flint. [NOTE: The Department of Finance is recommending certain fiscal appropriation amendments to the FY2026 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.]

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

250371-T Reallocation of Funds/ ARPA Category/City Council Ward Priorities

Resolution resolving that the appropriate City Officials do all things necessary to appropriate funding from the General Fund-ARPA Category funding source account to providing funding for City Council Ward Priorities, with each City Councilmember subsequently detailing said ward proprieties by resolution after the funding has been appropriated.

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

SPECIAL ORDERS/DISCUSSION ITEMS

250372-T Discussion Item/Cannabis-Marihuana Revenue Update

A Discussion Item as requested by Council President Lewis in order to receive and update from the Administration regarding the City's cannabis/marihuana taxing revenue (eg. How much money has been received by the City; what has this revenue been utilized for to date, etc.).

Discussion Held

250373-T Discussion Item/City Council Professional Services

A Discussion Item as requested by Council President Lewis in order to discuss the body's priorities for the Professional Services monies in the City Council's General Fund Budget Line Item.

Discussion Held

CONSENT AGENDA VOTE

Councilmember Mushatt, seconded by Councilmember Priestley, made a motion to Approve the Consent Agenda with any separations. This Motion PASSED by the following vote:

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestely, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)

250335-T Application and Proposed Budget/Senior Millage Funding/Genesee County/McKinley Center

Resolution resolving that the City Council approves the submission of an application and the proposed budget to Genesee County to apply for the Genesee County Senior Millage funding for the McKinley Center. [NOTE: To apply for senior millage proceeds, Genesee County requires organizations to complete an application with a proposed budget and resolution from the legislative body approving the submission of the referenced documents.] [NOTE: The total budget submitted by the City of Flint for the McKinley Center Operating Budget is \$132,923.33.]

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be POSTPONED INDEFINITELY. This motion PASSED by the following votes:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250365-T LaFontaine Automotive Group /Four (4) Pickup Trucks/DPW/Street Maintenance Division

Resolution resolving that the Division of Purchases and Supplies, upon City Council's approval, is hereby authorized to issue a purchase order to LaFontaine Automotive Group for the purchase of four pickup trucks in an amount not-to-exceed \$269,472.00. [NOTE: The purchase includes one GMC Sierra 3500 crew cab and three Chevrolet Silverado 3500 pickup

trucks and the upfitting for each of the trucks. These Trucks are replacing four Ford pickup trucks, which will be auctioned.]

**A motion was made by Councilmember Burns, seconded by Councilmember Mushatt, that this matter be sent to Council (11-24-25). No vote was taken.*

**A motion was made by Councilmember Burns, seconded by Councilmember Winfrey-Carter, that this matter be sent to Special Affairs (11-24-25). This motion PASSED by the following vote:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250366-T Professional Services Agreement/City of Flint/F&V Operations and Resource Management

Resolution resolving that the Flint City Council approves the Professional Services Agreement between the City of Flint and F&V Operations and Resource Management, Inc., for back-up operator in charge of support services in an amount not-to-exceed \$296,430.00.[NOTE:A laboratory technician and supervisor have been hired and are receiving assistance from FVOP to maintain compliance and retain the laboratory certification. FVOP will assume previous laboratory responsibilities while the staff develops with anticipation of a reduction in the scope of services when all staff are certified.]

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be sent to Council (11-24-25). This motion PASSED by the following vote:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250369-T Budget Amendment/Appropriate Additional Funding/Blight Department/
FY26

Resolution resolving that the appropriate City officials are hereby authorized to do all things necessary to amend the FY2026 budget and appropriate additional funding to the Blight department in an amount not-to-exceed \$1,008,956.59.[NOTE: Additional funding in the amount of \$1,008,956.59 is needed by the Blight department to continue to expand blight abatement actives, including but not limited to an increase in demolitions of blighted structures throughout the City of Flint and the onboarding of an internal demolition crew.]

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be sent to Council (11-24-25). This motion PASSED by the following vote:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250370-T First Quarter/ FY26 Budget Amendment

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2026 operating budget of the City of Flint. [NOTE: The Department of Finance is recommending certain fiscal appropriation amendments to the FY2026 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.]

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be POSTPONED INDEFINITELY. This motion PASSED by the following votes:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250371-T Reallocation of Funds/ ARPA Category/City Council Ward Priorities

Resolution resolving that the appropriate City Officials do all things necessary to appropriate funding from the General Fund-ARPA Category funding source account to providing funding for City Council Ward Priorities, with each City Councilmember subsequently detailing said ward proprieties by resolution after the funding has been appropriated.

**A motion was made by Councilmember Lewis to send this matter to Council (11-24-25). This motion Died due to a lack of support.*

**A motion was made by Councilmember Lewis to send this matter to Special Affairs (11-24-25). This motion Died due to a lack of support.*

**A motion was made by Councilmember Lewis, seconded by Councilmember Johnson, that this matter stay in Finance. This motion FAILED by the following vote:*

Aye: 2- Councilmember Lewis and Councilmember Johnson

No: 5- Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250381-T Test Air Quality/Mold and Other Hazards/Flint Police Department Building

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to arrange for and fund professional testing and evaluation by qualified environmental or industrial hygiene firm to

determine whether any hazardous conditions exist within the Flint Police Department building, and to approve any recommended remediation measures-with a full report of the findings and recommendations provided to the City Council for review and follow-up action as necessary.

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be sent to Council (11-24-25). No vote was taken.*

COUNCIL MOTION

**Finance Chair Councilmember Priestley requested a 5-minute break without objection.*

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA) (Continued)

250381-T Test Air Quality/Mold and Other Hazards/Flint Police Department Building

Resolution resolving that the appropriate City Officials are authorized to do all things necessary to arrange for and fund professional testing and evaluation by qualified environmental or industrial hygiene firm to determine whether any hazardous conditions exist within the Flint Police Department building, and to approve any recommended remediation measures-with a full report of the findings and recommendations provided to the City Council for review and follow-up action as necessary.

**A motion was made by Councilmember Mushatt, seconded by Councilmember Burns, that this matter be sent to Council (11-24-25). This motion PASSED by the following votes:*

Aye: 7- Councilmember Lewis, Councilmember Johnson, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin and Councilmember Pfeiffer

250382-T **First Quarter/FY26 Budget Amendment**

Resolution resolving that the appropriate officials are hereby authorized to do all things necessary to incorporate the approved appropriation changes into the FY2026 operation budget of the City of Flint [NOTE: The Department of Finance is recommending certain fiscal appropriation amendments to the FY2026 City of Flint operating budget as follows in accordance with State Public Act 2 of 1968 as amended.]

**A motion was made by Councilmember Burns, seconded by Councilmember Mushatt, that this matter be sent to Council (11-24-25). This motion PASSED by the following votes:*

Aye: 6- Councilmember Lewis, Councilmember Priestley, Councilmember Winfrey-Carter, Councilmember Burns, Councilmember Mushatt and Councilmember Jarrett

No: 0-

Absent: Councilmember El-Alamin, Councilmember Johnson and Councilmember Pfeiffer

ADJOURNMENT

Councilmember Burns, seconded by Councilmember Winfrey-Carter, made a motion to Adjourn. This Finance Committee Meeting Adjourned at 7:13 p.m.

This motion PASSED by a VOTE of 6:0

Absent: Councilmember El-Alamin, Councilmember Johnson and Councilmember Pfeiffer

Respectfully transcribed and submitted,

*Christel Snider
City Council Secretary*



250398-T

City of Flint, Michigan

Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com

MEETING MINUTES – FINAL

Wednesday, November 5, 2025

7:18 PM

City Council Chambers

GOVERNMENTAL OPERATIONS COMMITTEE

Candice Mushatt, Chairperson, Ward 7

Leon El-Alamin, Ward 1

Ladel Lewis, Ward 2

LaShawn Johnson, Ward 3

Judy Priestley, Ward 4

Jerri Winfrey-Carter, Ward 5

Tonya Burns, Ward 6

Dennis Pfeiffer, Ward 8

Jonathan Jarrett, Ward 9

Davina Donahue, City Clerk

ROLL CALL

Present: Councilmember Lewis, Priestley, Burns, Winfrey-Carter, Mushatt and Jarrett

Absent: Councilmember El-Alamin, Johnson and Pfeiffer

READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

Read into Record

REQUEST FOR AGENDA CHANGES/ADDITIONS

Clerk Donahue asked to exchange a replacement for Appointment 250364-T. Chairperson Mushatt ordered it without objection.

PUBLIC COMMENT

5 Public Speakers

COUNCIL RESPONSE

Councilmembers to respond (Burns)

CONSENT AGENDA

APPOINTMENTS

250364-T Re-Appointment/Hurley Board of Hospital Managers /Brian Nolan/
/Replacing Thomas James

Resolution resolving that the Flint City Council approves the re-appointment of Brian Nolan (Flint Mi 40503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on October 30, 2030.

(SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA))

SPECIAL ORDERS/DISCUSSION ITEMS

250374-T Discussion Item/Water Testing Update

A Discussion Item as requested by Council President Lewis in order to receive an update on the City Councils request for water testing by an independent agency for approximately 100 houses within the 3400-3600 blocks of Brownell Boulevard.

Held

250375-T Discussion Item/City of Flint Comprehensive Plan

A Discussion Item as requested by Council President Lewis in order to discuss the City's Comprehensive Plan, including a Memorandum of

Understanding (MOU) between the City of Flint, City of Flint Planning Commission and the Flint City Council.

Held

CONSENT AGENDA VOTE

Councilmember Priestley made a motion for Total Separation. NO vote was taken.

Absent: Councilmember El-Alamin, Councilmember Johnson and Councilmember Pfeiffer

SEPARATED FROM THE MASTER RESOLUTION (CONSENT AGENDA)

250364-T Re-Appointment/Hurley Board of Hospital Managers /Brian Nolan/
/Replacing Thomas James

Resolution resolving that the Flint City Council approves the re-appointment of Brian Nolan (Flint Mi 40503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on October 30, 2030.

**A motion was made by Councilmember Priestley, seconded by Councilmember Mushatt, that this matter be sent to Council (11-24-25). That motion FAILED by the following vote:*

Aye: 2- Councilmember Priestley and Councilmember Mushatt

No: 4- Councilmember Lewis, Councilmember Winfrey-Carter, Councilmember Burns and Councilmember Jarrett

Absent: Councilmember El-Alamin, Councilmember Johnson and Councilmember Pfeiffer

ADJOURNMENT

Councilmember Priestley, seconded by Councilmember Mushatt, made a motion to Adjourn. This Governmental Operations Committee Meeting Adjourned at 7:53 p.m.

This motion PASSED by a VOTE of 6:0

Absent: Councilmember El-Alamin, Councilmember Johnson and Councilmember Pfeiffer

Respectfully transcribed and submitted,

Christel Snider

City Council Secretary

250364-T

RESOLUTION NO.: _____

PRESENTED: 11-5-2025

ADOPTED: _____

RESOLUTION APPROVING THE RE-APPOINTMENT OF BRIAN NOLAN TO THE HURLEY BOARD OF HOSPITAL.

Section 6-201(A) of the Flint City Charter provides that members of the Board of Hospital Managers shall "consist of fifteen (15) members appointed by the mayor with the approval of the City Council."

Pursuant to that authority, Mayor Sheldon A. Neeley reappoints Brian Nolan, of Flint, MI 48503, to the Board of Hospital Managers.

BE IT RESOLVED THAT the Flint City Council approves the re-appointment of Brian Nolan (Flint MI 48503) to serve a five-year term on the Hurley Board of Hospital Managers, with such term commencing immediately and expiring on October 30, 2030.

FOR THE CITY OF FLINT:

APPROVED BY CITY COUNCIL:


CD Edwards (Nov 5, 2025 17:03:03 EST)

Clyde Edwards, City Administrator

APPROVED AS TO FORM:


JoAnne Gurley (Nov 5, 2025 16:49:35 EST)

Joanne Gurley, City Attorney

CURRICULUM VITAE

BRIAN MARTIN NOLAN, M.D.

Address:

12745 S. Saginaw
Suite 806-391
Grand Blanc, MI 48439
Telephone: (810) 287-1304

Education:

1969 - 1975 Medical School,
Trinity College
Dublin, Ireland

Training:

1975 - 1976 Rotating Internship
St. James' Hospital
Dublin, Ireland

1976-1979 Pediatric Residency
Hurley Medical Center
Flint, Michigan

1978 - 1979 Pediatric Chief Resident
Hurley Medical Center
Flint, Michigan

1979 - 1980 Pediatric Intensive Care Fellowship
Children's Hospital of Michigan
Detroit, Michigan

1986 - 1988 Neonatal/Perinatal Fellowship
Children's Hospital of Michigan
Detroit, Michigan

Professional Appointments:

1993 - 2023 Associate Professor
Department of Pediatrics/Human Development
Michigan State University
College of Human Medicine

1982 - 1992	Assistant Professor Department of Pediatrics/Human Development Michigan State University College of Human Medicine
1984 - 1986	Undergraduate Pediatric Clerkship Coordinator Michigan State University College of Human Medicine Flint Campus
1988 - 1991	Undergraduate Pediatric Clerkship Coordinator Michigan State University College of Human Medicine Flint Campus

Hospital Appointments:

1980 - 1986	Director of the Pediatric Intensive Care Unit Hurley Medical Center Flint, Michigan
1988 - present	Director of Pediatric Critical Care Hurley Medical Center Flint, Michigan
1980 - 1990	Staff, Children's Hospital of Michigan Detroit, Michigan
1980 - present	Staff, Hurley Medical Center Flint, Michigan
2001 - 2009	Chief of Staff Hurley Medical Center Flint, Michigan
2008 - 2020	Clinical Director of Pediatrics Hurley Children's Hospital

Medical License: State of Michigan

Certification:

1980	American Board of Pediatrics
1987	Pediatric Critical Care (Current) Sub-Board American Board of Pediatrics
1989	Neonatal/Perinatal Medicine (Expired) Sub-Board American Board of Pediatrics
2009	Child Abuse Pediatrics (Current) Sub-Board American Board of Pediatrics

Professional Society Memberships:

American Academy of Pediatrics
Michigan State Medical Society

Awards:

1984, 1986, 1987, 2018	Certificate for Excellence in Teaching Michigan State University College of Human Medicine
1984, 1996	John W. Tauscher Teacher of the Year Award (Awarded by Pediatric Housestaff) Department of Pediatrics Hurley Medical Center
1994	Golden Laurel Award Genesee County Intermediate School District
1996	Children's Miracle Network "Miracle Maker of the Year"
1997	Medical Student Recognition Award Michigan State University College of Human Medicine

1999	American Lung Association of Michigan Professional of the Year
2000	Genesee County Bar Association Prosecutors Award for Child Abuse Work
2002	Genesee County F.I.A. (Family Independence Agency) Child Advocate of the Year
2008	Genesee County Child Advocacy Center Physician of the Year

State Committees:

1980 - 1981	Task Force on Home Monitoring and Sudden Infant Death Syndrome (Division of Services for Crippled Children)
1984 - 1985	Task Force on Home Ventilator Care (Division of Services for Crippled Children)
1993 – 2020	Regional Faculty, PALS American Heart Association

Other Activities:

11/30/90 - 12/1/90	Co-director, Pediatric Advanced Life Support (PALS) Bronson Methodist Hospital Kalamazoo, Michigan
1/24/91 - 1/24/20	Director, Pediatric Advanced Life Support (PALS) (Approximately 10 courses per year) Hurley Medical Center Flint, Michigan
4/18/91 - 4/19/91	Instructor, Advanced Pediatric Life Support (APLS) Bronson Methodist Hospital Kalamazoo, Michigan
1/30/92 - 1/31/92	Co-Director, Pediatric Advanced Life Support (PALS) University of Michigan Medical Center Ann Arbor, Michigan

Abstracts:

Hasan RA, Zureikat GY, **Nolan BM**. The positive impacts of a disease management program in inner-city children with asthma. In print, Pediatric asthma, allergy and immunology. 2003;16(3): 147-153.

Hasan RA, **Nolan BM**, Zureikat GY, Duff J, Camp J. Cardio-respiratory effects of naloxone when it is used as an opioid antagonist in children. Annals of pharmacotherapy. Nov. 2003 issue.

Nolan B, Dombi G, Poland R: Beta glucuronidase and lipase activity in human milk. Ped. Research, 1988; 23 (4), 249 A.

Kahyaoglu O, **Nolan B**, Kumar A: Burkholderia Cepacia Sepsis in Neonates: Michigan Infectious Disease Society, April 1995.

Chubb W, Sumer T, **Nolan B**, Zureikat G: The impact of a nutrition education program for resident physicians on the American Board of Pediatrics examination results. Presented to the American Dietetic Association's 77th annual Meeting and Exhibition, October 17-20, 1994, Orlando FL.

Totapally B, Demirci C, **Nolan B**, Zureikat G: Tidal Breathing Flow-Volume Loop (TBFV) in infants with bronchiolitis: Effect of Albuterol. Arch Pediatric Adolesc Med/Vol April 1996

Totapally B, Demirci C, **Nolan B**, Zureikat G: Variability of Tidal Breathing Flow-Volume Loops in infants with bronchiolitis. Arch Pediatric Adolesc Med/Vol April 1996

Kahyaoglu O, Medamar D, Akpinar M, **Nolan B**, Inoue S, Zureikat G, Kumar A: Vancomycin Utilization in pediatric patients in a community hospital. Infectious Diseases Society of American May 1996

Kahyaoglu O, Totapally B, Dorkowski L, Taylor K, **Nolan B**: Hospitalization of Children exposed to illicit drugs in utero. Pediatric Research May 1996 617

Totapally B, McMurtry M, Zureikat G, **Nolan B**: Effect of Tidal Volume on Tidal Breathing Flow-Volume Ratios. 1998 ALA/ATS Conference, April 1998.

Weber J, Zureikat G, **Nolan B**, et al:
A comparison of Helium-Oxygen (Heliox) and Racemic Epinephrine for the Frequent and Moderate to Severe Croup. Society of Academic Emergency Medicine meeting, May 1998.

Publications:

Marks WH, Coran AG, Wesley Jr, DiPetro M, Byrne W., **Nolan B**: Hepatic artery aneurysm associated with the mucocutaneous lymph node syndrome, Surgery, 1985; Sept: 98 (3) :598-601

Nolan B, Kauffman R: Pharmacokinetics and effectiveness of intravenous Gamma Globulin in neonates, (letter) J. Pediatr, 1988; 11: 326

Abdeljaber M, **Nolan B**, Schorr MA. Maternal cocaine use during pregnancy: Effect of the newborn infant. Pediatrics, 1990; 85:630

Hasan R, Zureikat G, **Nolan B**, Matisoff DN: Postprandial hypoglycemia in an infant associated with propranolol. Pediatr Emerg Care, 1992; 8:146-147

Hasan R, Zureikat G, **Nolan B**: Torsades de pointes associated with Astemizole overdose treated with magnesium sulfate. Pediatr. Emerg Care, 1993; 9: 24-25

Nolan B, Zureikat G: Cardiopulmonary resuscitation - Correspondence. N Engl J Med, 1993; 328: 1638-1639

Hasan R, **Nolan B**: Torsades de pointes associated with Astemizole overdose treated with Magnesium sulfate. (Response to Correspondence). Pediatr Emerg Care, 1993; 9:327

Kahyaoglu O, **Nolan B**, Kumar A: Burkholderia Cepacia Sepsis in Neonates: Pediatr Infect Dis J. 1995; 14:815-816

Chub W, Sumer T, Zureikat G, **Nolan B**: The Impact of a Nutrition Education Program for Resident Physician on the American Board of Pediatrics Exam Results, Page 53, Journal of Clinical and Laboratory Investigation Vol. 5 (1) 1995

Totapally B, **Nolan B**, Zureikat G, Inoue S: A Case of Methemoglobinemia in Infancy Frank V. Hodge Research Forum, Jun 8, 1996

Totapally B, Zureikat G, **Nolan B**, Bhimani: Sturge-Weber Syndrome Without Facial Nevus. Frank V. Hodge Research Forum, June, 1996

Kahyaoglu O, Zureikat G, **Nolan B**, Singson E, Beer M, Inoue S, Hassan: A Cyclosporine and Adult Respiratory Distress Syndrome. Frank V. Hodge Research Forum, 1996.

Kahyaoglu O, Alpınar N, **Nolan B**, Inoue S, Zureikat G, Kumer A: Vancomycin Utilization and Monitoring in Pediatric Patients in a Community Hospital. *Infection Control and Hospital Epidemiology*, 1998; 19:299-301.

Totapally B, **Nolan B**, Zureikat G, Inoue S: An Unusual Case of Methemoglobinemia in Infancy. *American Journal of Emergency Medicine*, Nov. 1998, Vol. 16, #7.

Hasan R, Zureikat G, **Nolan B**, LaChance J, Campe, J, Amir, R: The Relationship Between Asthma and Overweight in Urban Minority Children. *Journal of the National Medical Association*, Feb. 2006; Vol. 98 #2:138-142.

Nesterenko, T, **Nolan B**, Hamman T, Aly. H: Exposure to Oxygen and Head Growth in Bronchopulmonary Dysplasia. *AMJ. Perinatol*, Apr 2008, Vol. 25, 251- 254.

Letters to the Editor:

Hasan R, **Nolan B**: *Pediatric Emergent Care*, 9327, 1994.

RESOLUTION NO.:

250384-T

PRESENTED:

11-10-2025

ADOPTED:

**RESOLUTION TO REALLOCATE \$25,000.00 OF ARPA FUNDING TO
ASBURY UNITED METHODIST CHURCH FOR FOOD ACCESS
AND FOOD SYSTEM SUPPORT**

BY THE CITY COUNCIL:

WHEREAS, The City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be utilized by the City for defined purposes. In 2023, the City of Flint obligated all of ARPA funding received, of which approximately \$40 million was obligated as "revenue replacement"; and

WHEREAS, City Council recommends reallocating \$25,000.00 in ARPA funding, previously obligated for revenue replacement, to provide funding to Asbury United Methodist Church to be utilized for Food Access and Food System Support for the residents of Flint.

IT IS RESOLVED, that the appropriate City Officials are hereby authorized to do all things necessary, including executing any necessary agreements, to appropriate \$25,000.00 in funding to Asbury United Methodist Church for Food Access and Food System Support. Before the funds are spent, the City of Flint's ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of Treasury final rules.

APPROVED AS TO FORM:

APPROVED BY CITY COUNCIL:

JoAnne Gurley, Chief Legal Officer



RESOLUTION NO.:

250390-T

PRESENTED:

11-19-2025

ADOPTED:

BY THE CITY ADMINISTRATOR:

RESOLUTION TO MTECH FOR THE PURCHASE OF (2) SEWER CLEANING COMBINATION TRUCKS

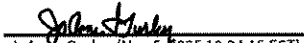
WHEREAS, The Department of Public Works, Sewer Department, has utilized the State of Minnesota's Sourcewell program, 101221-SPL to solicit a quote from MTECH, 5642 Transportation Blvd, Cleveland, OH 44125 for the purchase of (2) Super Products Camel Max Series sewer cleaning combination trucks. This vehicle purchase will replace vehicle #7406, a 2019 Freightliner Vactor, and vehicle #7407, a 2019 Freightliner Vactor. Both vehicles will be traded in on this purchase. Total price for these vehicles is \$749,580.84 which includes a trade in amount of \$225,000.00 per vehicle.

WHEREAS, The City of Flint Sewer Department, Utilities Division, is requesting the amount of \$749,580.384 for this purchase. Funding will come from the following account:

Account Number	Account Name/Grand Code	Amount
590-540.208-977.500	Vehicle	\$749,580.84
	FY26 GRAND TOTAL	\$749,580.84

IT IS RESOLVED, that the Proper City Officials, upon City Council's approval, are hereby authorized to issue a purchase order to the MTech Company for the purchase of (2) sewer cleaning combination trucks in an amount not to exceed \$749,580.84 for FY26 budget (07/01/25-06/30/26).

APPROVED AS TO FORM:


JoAnne Gurley (Nov 5, 2025 18:34:15 EST)

Joanne Gurley, City Attorney

APPROVED AS TO FINANCE:


Phillip Moore (Nov 5, 2025 15:59:39 EST)

Phillip Moore, Chief Finance Officer

FOR THE CITY OF FLINT:

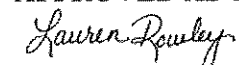

CD Edwards / A0550 (Nov 5, 2025 19:16:26 EST)

Clyde Edwards, City Administrator

APPROVED BY CITY COUNCIL:

City Council President

APPROVED AS TO PURCHASING:



Lauren Rowley, Purchasing Manager



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

TODAY'S DATE: October 11, 2025

BID/PROPOSAL# Sourcewell#101221-SPL

AGENDA ITEM TITLE: Sewer Cleaning Combination Truck

PREPARED BY: Cheri Priest for Entrice Mitchell, Sewer Systems Supervisor

VENDOR NAME: MTech Company

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Vendor Compliance (This vendor has been properly vetted, and the responses are below):

Federal government	(All documentation current, no violations)	☒ YES	☐ NO
State government	(All documentation current, no violations)	☒ YES	☐ NO
City of Flint	(All documentation current, no violations)	☒ YES	☐ NO

The requesting authority is validating that this vendor has been in full compliance with all past contract provisions and has not violated the terms of any contract with the City of Flint.

NOTE: Preparer MUST include a response to the conditions below:

- Did we do an assessment of first consideration to internal City of Flint staff and resources (explain)?
- Why was this vendor chosen?
- What history does this vendor have with the City of Flint?
- What steps will be taken to do a post-performance of the vendor?



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

The sewer department requests the purchase of two (2) Super Camel Max Series Sewer Cleaning Combination trucks. These vehicles will replace vehicle #'s 7406 and 7407 which are both 2019 Freightliner vactor-jets. The current vehicles are the work horses of the sewer cleaning section of the sewer department. These vehicles are used every day to clean and maintain the sanitary and storm sewer systems. This maintenance is required to keep the lines flowing smoothly and alleviate any main line stoppages. These trucks are also used to assist sewer construction in their repairs by hydro excavating the repair location, which decreases dig time to expose the repair. We purchased another sewer cleaning combination truck from this vendor last FY and are happy with its performance and operation. We have no issues with the vendor as they are very responsive to our needs. When the crew have a question about the operation of the vehicle, our sales will come on site to explain and perform minor repairs, if needed. Each vehicle has a trade-in value of \$225,000.00. The WSC tries to adhere to a 5 year change out on these vehicles due to wear and tear, but due to the cost, we cannot rotate all our current vehicles (currently have (4) 2019 vactors in our fleet). The sewer department intends on trading in the final 2 vactors in FY27, pending adopted funding.

PROCUREMENT (MUST BE SPECIFIED)

Please specify how this vendor was identified: (Check one)

☐ Sole Source (Please attach sole source statement to requisition)

☐ Competitive Bid Process (Please attach bid tabulation/documents to requisition)

☒ Cooperative Contract (MIDeal, Sourcwell, GSA, or other municipality) *Contract must be attached to your requisition and contract must appear on the vendor's quote for goods/services

☐ (3) Quotes (please attach all quotes to your requisition)

Section II. PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES

Fiscal Year	Account	PO Number	FY PO Amount	FY Expensed	Resolution
2025	590-540.208-977-500	25-8359	374,790.42	374,790.42	250126-T
	FY25 first time vendor used since 2018				



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

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Section III.

POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

These vehicles are needed to keep the City of Flint's sewer systems (sanitary and storm) in working order. Without these vehicles, the sewer cleaning section of the sewer department would be unable to function. When the sewer lines are properly maintained and cleaned, resident sewer backups caused by issues in the sewer mains greatly decreases and therefore decreases the City of Flint's damage claim/lawsuit liability. There are no partnerships or collaborations, all sewer system maintenance is performed by City of Flint employees.

Section IV: FINANCIAL IMPLICATIONS: None

IF ARPA related Expenditure:

Has this request been reviewed by E&Y Firm: YES ☐ NO ☐ IF NO, PLEASE EXPLAIN:

NOTE: Accountant MUST include the following information:

- What is the total amount budgeted for this purpose?
- What percentage is being spent with this vendor?
- What is the justification for spending this amount of money with this vendor?
- What percentage is being spent out of each line item used in this request?
- List all the known budgeted funds from that line item.

The total amount budgeted for this FY is \$1,300,000.00.

\$749,580.84 is requested with this vendor, which represents 57% of the total allocation for the sewer department vehicle purchases.

The justification for this amount is based on the vehicle quote minus the trade-in value.

The only other purchase from this account is \$186,627.00 for the purchase of a John Deere 410 Backhoe loader. The PO has been issued (26-8909) but the tractor has not been delivered yet.



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
2496	Vehicles	590-540.208-977.500	N/A	\$749,580.84
		FY26 GRAND TOTAL		\$749,580.84

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: *(This will depend on the term of the bid proposal)*

BUDGET YEAR 1 _____

BUDGET YEAR 2 _____

BUDGET YEAR 3 _____

OTHER IMPLICATIONS *(i.e., collective bargaining)*: None

PRE-ENCUMBERED? YES ☒ NO ☐ REQUISITION NO: 26-10893

ACCOUNTING APPROVAL: Cheri Priest Date: 11/05/2025

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

Section V: RESOLUTION DEFENSE TEAM:

(Place the names of those who can defend this resolution at City Council)

	NAME	PHONE NUMBER
1	Entrice Mitchell	810-691-4345
2		
3		



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

STAFF RECOMMENDATION: (PLEASE SELECT): ☐ X **APPROVED** ☐ **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: Entrice Mitchell 11/05/2025
Entrice Mitchell, Sewer Systems Supervisor Date

ADMINISTRATION APPROVAL: _____
\$20,000 or above spending authorizations)

250391.1



RESOLUTION NO.: _____

PRESENTED: 11-19-2025

ADOPTED: _____

**AMENDED RESOLUTION APPROVING REALLOCATION OF ARPA FUNDS TO
AWARD \$150,000 TO THE NORTH FLINT FOOD CO-OP**

BY THE CITY ADMINISTRATOR:

Whereas, in 2022 and 2023, the City of Flint received funds pursuant to the American Rescue Plan Act of 2021 (ARPA), which could be used by the City for specific and defined purposes. In 2023, the City of Flint obligated all of the ARPA funding received, of which approximately \$40 million was obligated as "revenue replacement" on December 20, 2023; and

Whereas, City Administration recommends reallocating \$150,000 of ARPA funds, previously obligated for revenue replacement, to North Flint Food Market Cooperative.

Reallocated funds will be moved from Acct #101-287.000-963.000 follows:

Account	Description	Amount
101-728.019-801.000	North Flint Food Market Cooperative	\$150,000

IT IS RESOLVED that the appropriate City officials are authorized to do all things necessary, including executing any necessary agreements, to appropriate funding from the funding source account #101-287.000-963.000 to North Flint Food Market Cooperative in the amount of \$150,000. Based on review and validation of the appropriate fund use by the City's compliance firm, implementation of these funds will be consistent and compliant with US Department of Treasury requirements and previously approved authorizations.

For the City:

For the City Council:

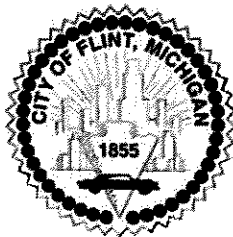
Clyde D. Edwards, City Administrator

Approved as to Form:

Approved as to Finance:

JoAnne Gurley, City Attorney

Phillip Moore, Chief Financial Officer



RESOLUTION NO.:

250393-T

PRESENTED:

11-19-2025

ADOPTED: _____

PROPOSAL 24000538**BY THE CITY ADMINISTRATOR:****RESOLUTION TO WEINSTEIN ELECTRIC CO. FOR ADDITIONAL ELECTRICAL SERVICES
CHANGE ORDER #3**

WHEREAS, On June 24, 2024, the Proper City Officials were authorized to enter into a contract (Resolution 240254) with Weinstein Electric, 705 Kelso St., Flint, Michigan for electrical services in the annual amount of \$88,000.00 and a three-year aggregate amount not to exceed \$264,000.00, and

WHEREAS, On April 21, 2025, the Flint City Council adopted Resolution 250090-T, authorizing Change order #1 to the three-year contract with Weinstein Electric for an additional FY2025 amount of \$184,248.00, bring the three-year aggregate contract total to \$449,248.00.

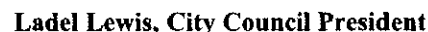
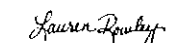
WHEREAS, On October 13, 2025, the Flint City Council adopted Resolution 250334-T, authorizing Change order #2 to The City of Flint Department of Public Works, Water Plant Division, is requesting \$10,000 worth of funding for Weinstein Electric for as-needed electrical services and repairs for FY2026.

WHEREAS, The City of Flint Information Technology Department, is requesting \$50,962.000 worth of funding for Weinstein Electric for wiring of 12th Street Garage, McKinley Center and as-needed electrical services and repairs for FY2026.

FY2026 Funding for said services will come from the following account:

Account Number	Account Name	Amount
101-230.200-930.000	Repairs & Maintenance - Facilities	\$75,000.00
590-550.200-930.000	Repairs & Maintenance - WPC	\$3,000.00
590-550.200-930.000	Repairs & Maintenance - WPC	\$10,000.00
591-545.200-930.000	Repairs & Maintenance - WPC	\$10,000.00
636-228.000-801.000	Professional Services - IT	\$50,962.00
	Grand Total	\$148,960.00

IT IS RESOLVED, upon City Council's approval, that the Proper City Officials are hereby authorized to enter into change into order #3 to the contract with Weinstein Electric Co. for additional electrical services, in the amount of \$50,962.00 for FY2026 (07/01/25-06/30/26) and for a revised aggregate three-year amount of \$509,200.00.

APPROVED AS TO FORM:
JoAnne Gurley (Dec 23, 2025 14:31 EDT)**JoAnne Gurley, Chief Legal Officer FOR****APPROVED AS TO FINANCE:**
Phillip Moore (Dec 11, 2025 08:47:33 EDT)**Phillip Moore, Chief Financial Officer APPROVED****THE CITY OF FLINT:**
Clyde Edwards (Dec 23, 2025 14:31 EDT)**Clyde Edwards, City Administrator****BY CITY COUNCIL:**
Ladel Lewis, City Council President**APPROVED AS TO PURCHASING:**
Lauren Rowley (Dec 23, 2025 14:31 EDT)**Lauren Rowley, Purchasing Manager**



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

TODAY'S DATE: 9/24/2025

BID/PROPOSAL#

AGENDA ITEM TITLE: Wiring for 12th Street Garage & McKinley

PREPARED BY: Monique Cole, Administrative Support Technician

VENDOR NAME: Weinstein Electric

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

Vendor Compliance (This vendor has been properly vetted and the responses are below):

Federal government	(All documentation current, no violations)	☒ YES ☐ NO
State government	(All documentation current, no violations)	☒ YES ☐ NO
City of Flint	(All documentation current, no violations)	☐ YES ☐ NO

The requesting authority is validating that this vendor has been in full compliance with all past contract provisions and has not violated the terms of any contract with the City of Flint.

NOTE: Preparer MUST include a response to the conditions below:

- Did we do an assessment of first consideration to internal City of Flint staff and resources (explain)?
- Why was this vendor chosen?
- What history does this vendor have with the City of Flint?
- What steps will be taken to do a post-performance of the vendor?

Weinstein Electric is the Electric Company the City of Flint has used for years, Weinstein is familiar with all of the City of Flint's buildings. Weinstein was awarded the bid as City of Flint's Electrical Vendor. This vendor has been successful in providing electrical services. We will be submitting a Resolution – Change Order #3 upon approval of change order #2 to Resolution 250334-T.

PROCUREMENT (MUST BE SPECIFIED)

Please specify how this vendor was identified: (Check one)

- ☐ Sole Source (Please attach sole source statement to requisition)
- ☒ Competitive Bid Process (Please attach bid tabulation/documents to requisition)
- ☐ Cooperative Contract (MiDeal, Sourcewell, GSA, or other municipality)



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

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*Contract must be attached to your requisition and contract must appear on the vendor's quote for goods/services

[] (3) Quotes (please attach all quotes to your requisition)

Section II. PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES

Fiscal Year	Account	PO Number	FY PO Amount	FY Expensed	Resolution
25	636-228.000-801.000	25-009944	\$24,891.91	\$250,000.00	
24	636-228.000-801.000	24-006766	\$34,526.40	\$294,157.10	
23	636-228.000-801.000	23-005384	\$35,307.72	\$311,000.00	

This will come from IT's Professional Service fund, using 21% of Profession Service Budget.

Section III.

POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

This request for wiring for McKinley and 12th Street Garage. McKinley needs wiring because there is no wiring in the building and the mayor wants the center opened. 12th Street Garage needs an upgrade because the wiring is CAT5 and some of the cables are degraded to point where the cable crumbles. With these upgrades City of Flint buildings will be up to code and available for community use.

Section IV: FINANCIAL IMPLICATIONS:



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

IF ARPA related Expenditure:

Has this request been reviewed by E&Y Firm: YES ☐ NO ☐ IF NO, PLEASE EXPLAIN:

NOTE: Accountant MUST include the following information:

- What is the total amount budgeted for this purpose?
- What percentage is being spent with this vendor?
- What is the justification for spending this amount of money with this vendor?
- What percentage is being spent out of each line item used in this request?
- List all the known budgeted funds from that line item.

The wiring in Mckinley has low voltage and 12th Garage wiring need upgrade. McKinley's cost is \$5,997.00 and 12th Street cost is \$34,965.00. Total cost for these two projects is \$40,962. We are further requesting an additional \$10,000.00 for as-needed electrical services and repairs for FY26.

The total budget for professional service is \$200,000. The percentage of the budget being spent on these line items is 21%.

BUDGETED EXPENDITURE? YES ☒ NO ☐ IF NO, PLEASE EXPLAIN:

Dept.	Name of Account	Account Number	Grant Code	Amount
IS	Professional Service	636-228.000-801.000		\$40,962.00
IS	Professional Service	636-228.000-801.000		\$10,000.00
		FY26 GRAND TOTAL		\$50,962.00



CITY OF FLINT

**** STAFF REVIEW FORM ****

Effective: August 1, 2025

(Do Not Alter or modify this form without written permission from the City Administrator)

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1 \$50,962.00

BUDGET YEAR 2 _____

BUDGET YEAR 3 _____

OTHER IMPLICATIONS (i.e., collective bargaining):

PRE-ENCUMBERED? YES ☒ NO ☐ **REQUISITION NO:** 260010861

ACCOUNTING APPROVAL: _____ **Date:** _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☐

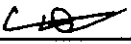
Section V: RESOLUTION DEFENSE TEAM:

(Place the names of those who can defend this resolution at City Council)

	<u>NAME</u>	<u>PHONE NUMBER</u>
1		
2		
3		

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ **APPROVED** ☐ **NOT APPROVED**

DEPARTMENT HEAD SIGNATURE: 
Jeff Keen (Oct 15, 2025 09:23:39 EDT)
Jeff Keen, IT Director

ADMINISTRATION APPROVAL: 
CD Edwards (Oct 20, 2025 19:28:00 EDT)
\$20,000 or above spending authorizations)

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"weinstein electric" x

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Business Search

As of 9/30/2025 we have processed all business filings received in our office through 09/25/2025.

To file a document or annual report/statement for an existing entity, search for the entity, select Request Access from the slide-out drawer, complete the questions, refresh the webpage, and select File Subsequent Document or File Annual Report/Statement.

The same process applies to order certificates and copies.

You must be logged in to file documents or order certificates and copies. Click on the Login button in the top right. If you do not have an account, create one. The credentials from the previous system did not transfer to this system.

Business Search Info:

weinstein electric

Advanced

Results: 1

Name	Filing Date	Status	AR Standing	Entity Type	Entity ID#	Agent	AR Due Date
WEINSTEIN ELECTRIC COMPANY >	07/12/1954	Active	Good	Domestic Profit Corporation	800033994	MICHAEL STEWART	05/15/2026



https://mibusinessregistry.lara.state.mi.us/search/business

1/1

ORDINANCE NO. _____

An Ordinance to amend the Flint Code of Ordinances, Chapter 50, Zoning Ordinance.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50, Zoning Ordinance, Sections 50-23 Permitted Uses, 50-25 General Residential Zoning District Requirements, 50-30 Permitted Uses, 50-37 Permitted Uses, 50-39 Additional Criteria and Requirements for Review of Uses in Green Innovation Districts, 50-43 Permitted Uses, 50-81 Adult Foster Care and Adult Day Care, 50-90 Child Care Center, 50-111 Residential Rehabilitation Facilities, and 50-184 Definitions, which shall read in its entirety as follows:

SECTION 50-23 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

Table 50-23 Uses: Residential Zone Districts								
	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
RESIDENTIAL								
Household Living								
Single-Family Detached Dwelling	P	P	P	P	P	S		50-50
Two-Family Dwelling (duplex)	S	S	S	S	P	P		50-85
Single-Family Attached Dwelling		S		S	P	P	P	50-85
Multi-Family Dwelling (all floors)					S	P	P	50-104
Multi-Family Dwelling (above first floor)						P	P	50-104
Manufactured Housing Communities				S				50-102
Accessory Dwelling Unit	A	A	A	A	A	A		50-79
Mixed-Use						P	P	
Group Living								
State Licensed Residential Facility (1-6 residents)	P	P	P	P	P	P	P	
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	P	P	P	P	P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)	P	P	P	P	P	P	P	50-90
Convalescent or Nursing Home					S	S	S	
Boarding House	S	S	S	S	S	S		50-112
Transitional or Emergency Shelter						S	S	50-119
Residential Rehab Center (1-6)	S	S	S	S	S			50-111
Residential Rehab Center (7-20)						S	S	50-111
Adult Foster Care Family Home (1-6)	P	P	P	P	P	P		50-81
Adult Foster Care Small Group Home (1-6)	P	P	P	P	P	P		
Adult Foster Care Small Group Home (7-12)	S	S	S	S	S	P	P	50-81
Adult Foster Care Large Group Home (13-20)					S	S	P	50-81
RECREATIONAL								
Community Center	P	P	P	P	P	P	S	
AGRICULTURAL								
Aquaculture	A	A	A	A	A			50-84

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Aquaponics	A	A	A	A	A			50-84
Produce Stand	A	A	A	A	A	A	A	50-109
Farmers' Market (Temporary)						P	P	50-118
Greenhouse	A	A	A	A	A	A	A	50-98
Hoophouse	A	A		A				50-100
Hydroponics	A	A	A	A	A	A		
Apiary/Beekeeping	A	A	A	A	A	A		50-88
Chicken Keeping	A	A		A				50-89
Urban Agriculture	P	P		P				50-120
Community Garden	P	P	P	P	A	A	A	50-91
INSTITUTIONAL AND CULTURAL								
Religious								
Place of Worship	S	S	S	S	S	P		
Cemetery	P	S		S				
Government and Educational								
Elementary/Middle School	P	P		P	P	S	S	
High School	P	P		S	S	S	S	
College or University or Vocational Training							P	
Other Governmental Use or Facility					P	P	P	
Other Institutional, and Cultural								
Social Service Facility (w/o residential care)	(In MR-2 and MR-3: permitted only as part of a mixed-use development with residential units and only on the ground floor)			S	S	P	P	
Civil or Charitable Organization				S	S	P	P	
Art Gallery					S	P	P	
Library		P		P	P	P	P	
Museum					S	P	P	
COMMERCIAL								
Temporary Lodging								
Bed and Breakfast		S	S	S	S	P		50-87
Hotel							S	
Offices								
Financial Services	(In MR-2: permitted only as part of a mixed-use development with residential units and only on the ground floor)					P	P	
Physician or Dentist Office or Medical Clinic						P	P	
General or Professional Office						P	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station						P	P	
Film Production, Photography, Radio, TV Studio						P	P	
Live/Work Unit		S				P	S	50-101
Personal Service Establishments								
Personal Service Establishments	(In MR-2: permitted only as part of a mixed-use development)					P	P	
Gym or Fitness Center						P	P	

[illegible]

	GN-1	GN-2	TN-1	TN-2	MR-1	MR-2	MR-3	Reference
Additionally Regulated Uses								
Tattoo Establishment							ARU	50-80

SECTION 50-25 GENERAL RESIDENTIAL ZONING DISTRICT REQUIREMENTS

D. Conversion of Non-Residential Buildings. The conversion of any non-residential building into a residential structure, or an existing residential building into a structure containing more housing units than its current use, is only permitted when the proposed structure and number of dwelling units meets the requirements of this chapter, or is otherwise approved according to the provisions of this Chapter. See Article 9: Use Regulations.

~~E. State Licensed Residential Facilities. A “state licensed residential facility,” as defined by Act 28, of the Public Acts of 1977, being MSA 5.2933(2), as amended, which provides supervision or care or both to six or less persons shall be considered a residential use of property for the purposes of this chapter. It shall be a permitted use in all residential zones, including those for single family dwellings and shall not be subject to Special Land Use or conditional use permits or procedures different from those required for other dwellings of similar density in the same zone; provided, that such uses, with the exception of “foster family homes,” as defined in Act 116 of the Public Acts of 1973, being MCLA §§ 722.111 through 722.128, and MSA §§ 25.358(11), as amended, as prohibited, within a 1,500 foot radius of each other. And provided further, that the facilities which provide the care to more than six persons and are otherwise permitted in any residential district are also prohibited within a 1,500 foot radius of each other.~~

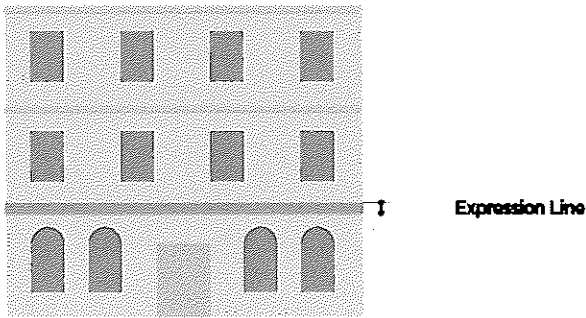
E. ~~F.~~ Expression Line (EL).

1. A horizontal line on the façade known as the Expression Line (EL) shall distinguish the base of the building from the remainder to enhance the pedestrian environment. The EL shall be created by a change in material, a change in design, or by a continuous setback, recess, or projection above or below the Expression Line. Such elements as cornices, belt courses, corbelling, molding, stringcourses, ornamentation, and changes in material or color or other sculpturing of the base, are appropriate design elements for ELs.

2. If applicable, the height of the Expression Line shall be related to the prevailing scale of development in the area. A change of scale may require a transitional design element between existing and proposed features.

Expression Line

50.3.10.F



F. ~~G.~~ Transparency.

1. Applicability.

- i. The minimum transparency requirement shall apply to all sides of a building that abut an urban open space or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.
- ii. Windows for building sides (non-front) shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

2. Windows and Displays.

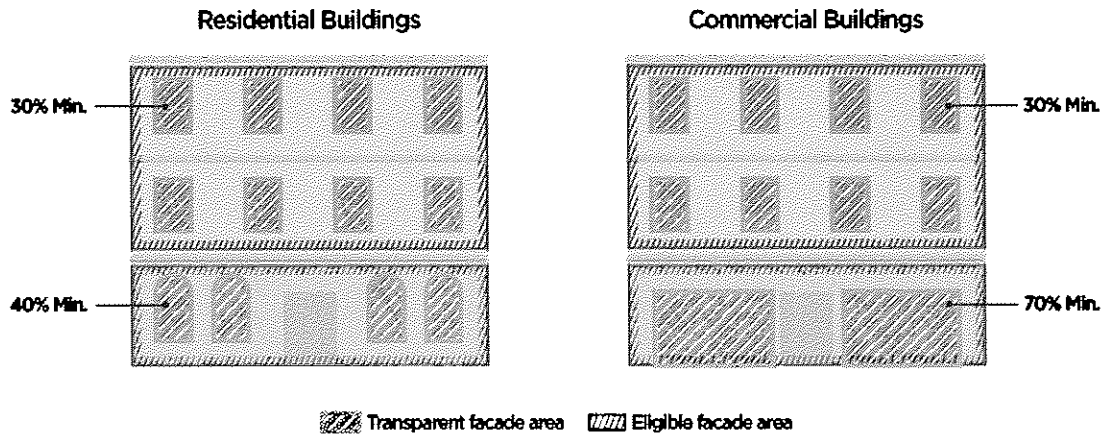
- i. Ground level storefront transparency shall be horizontally oriented overall, divided into vertical segments.
- ii. Product display windows shall be internally lit.
- iii. Interior displays shall be set back a minimum of one (1) foot from the window and shall not cover more than fifty (50) percent of the window opening.
- iv. No window covering or screening shall cover more than twenty-five (25) percent of windows or doors that are used to meet transparency requirements.

3. Percentage of Required Transparency

- i. Ground-floor transparency percentages must be applied between two (2) feet and eight (8) feet from the ground. The area of windows in doors may count towards the transparency percentage.
- ii. Structures in the MR-2 and MR-3 districts shall comply with Table 50-25G below with regards to the amount of transparent materials that is required for ground-floor and upper floor facades. Windows must be clear and allow views of the indoor space or display areas.

Table 50-25G Façade Transparency in MR-2 and MR-3 Districts		
	Commercial Use	Residential Use
Ground-floor	70%	40%
Upper floors	30%	30%

Transparency Requirements 50.3.10.G



SECTION 50-30 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

Table 50-30 Uses: Commercial Zone Districts					
	NC	CC	DE	DC	Reference
RESIDENTIAL					
Household Living					
Single-Family Dwelling	S		S		50-50
Two-Family Dwelling (Duplex)	P	S	P		50-85
Single-Family Attached Dwelling	P	S	P		50-85
Multi-Family Dwelling (all floors)	P	P	P		50-104
Multi-Family Dwelling (above first floor)	P	P	P	P	50-104
Accessory Dwelling Unit	S		S		50-79
Mixed Use	P	P	P	P	
Group Living					
STATE LICENSED RESIDENTIAL FACILITY (1-6 RESIDENTS)	P	S	P	S	

	NC	CC	DE	DC	Reference
Convalescent or Nursing Home		S	P		
Fraternity/Sorority House			P		50-96
Transitional or Emergency Shelter	S	S	S		50-119
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	P	P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)	P	S	P	S	50-90
Adult Foster Care Family Home (1-6 residents)			S		50-84
Adult Foster Care Small Group Home (1-6)			S		50-84
Adult Foster Care Small Group Home (7-12)		P	P		50-81
Adult Foster Care Large Group Home (13-20)		P	P		50-81
RECREATIONAL					
Community Center	P		S		
AGRICULTURAL					
Farmers' Market (Permanent)	P		P		
Farmers' Market (Temporary)	P	P	P	P	50-118
Produce Stand	A	S			50-109
Community Garden	A	A	A		50-91
INSTITUTIONAL AND CULTURAL					
Religious					
Place of Worship	S	P	P	S	
Cemetery		S			
Government and Educational					
Elementary/Middle School		S	P		
High School		S	P		
College or University or Vocational Training		S	P	P	
Other Governmental Use or Facility		P	P	P	
Other Institutional, and Cultural					
Social Service Facility	P	P	P	S	
Civil, Religious, or Charitable Organization	P	P	P	S	
Library	P	P	P	S	
Museum		S	P	S	
Art Gallery	P	P	P	P	
Health					
Rehabilitation Center (w/o residential care)	S	P	P	S	
Hospital or Medical Center		P	P	S	
COMMERCIAL					
Automotive Services					
Automotive Rental		P			50-122
Auto Supply/Accessory Sales	S	P			
Vehicle Repair and Services		P			50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	S	P	S		50-121
Vehicle Sale/ Lease (including auto, RV, boat)		P			50-122
Car Wash	S	P			
Farm Implement Sales		P			
Entertainment and Hospitality					
Arcade, Amusement Devices, Gaming, Pool Hall	S	P	P	S	50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	S	P	P	P	50-86
Adult Entertainment Uses		ARU			50-80
Bingo Hall		ARU	ARU		50-92
Bowling Alley, Skating Rink	S	P	S	S	
Casino			S		
Charity Gaming		ARU	ARU		50-92
Convention Center		P	P	P	
Dance Club, Night Club		S	S	S	50-94
Drive-In Theaters (Entertainment)		S			
Entertainment, Live (Not including ARUs)	S	P	P	P	

	NC	CC	DE	DC	Reference
Hookah Lounge, Cigar Lounge	S	P	S	S	
Sports and Entertainment Arena		S	S		
Temporary Lodging					
Bed and Breakfast			P		50-87
Motel		P			
Hotel		P	P	P	
Offices					
Financial Services	P	P	P	P	
Physician or Dentist Office or Medical Clinic	P	P	P	P	
General Professional Office	P	P	P	P	
Research Facility/Laboratory		P	S		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P	P	P	P	
Film Production, Photography, Radio, TV Studio	P	P	P	P	
Live/Work Unit	P	P	P		50-101
Personal Service Establishments					
Personal Service Establishments	P	P	P	P	
Gym or Fitness center	P	P	P	P	
Animal Services Day Care (w/o overnight boarding)	P	P	P		
Kennel (w/ boarding and/or grooming)		P			
Veterinary Clinic or Hospital (with or w/o boarding)	P	P	P		
Funeral Home or Mortuary		P			
Tattoo Establishment		ARU	ARU		50-80
Residential Day Care Service SERVICES					
Adult Day Care or Day Services Center	P	P	PS	P	50-81
Group Day Care Home		P	S		
Child Care Center	PS	P	P	PS	50-90
Retail and Service					
Grocery Store	P	P	P	S	
Retail Sales, General	P	P	P	P	
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply		P			
Convenience Store (W/ or w/o liquor)	S	P	P	S	50-83
Restaurant w/Alcohol (beer, wine and/or liquor)	S	P	P	P	50-83
Restaurant w/o Alcohol	P	P	P	P	
Catering Business	P	P	S	S	
Bar, Tavern, Taproom, or Tasting Room	S	S	S	S	50-83
Brewpub	S	S	S	S	50-83
Craft Winery/distillery	S	S	S	S	50-83
Commercial Art Gallery	P	P	P	P	
Instruction Studio	P	P	P	P	
Cash Advance		S			
Liquor Store/Package Goods/Party Store		ARU	ARU		50-83/50-80
Antique, Second-Hand Store (except pawn shop)	P	P	P	P	
Pawn Shop or Pawn Broker		ARU			50-80
Firearms Sales		S			
Drive Through (all commercial uses w/drive through; includes dry cleaning)	S	A	A		
INDUSTRIAL					
Manufacturing and Production, Light					
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		P			
Household Service: Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	S	P	S		
Pottery and Figurine making, large-scale commercial/industrial		P			

	NC	CC	DE	DC	Reference
Microbrewery/Small Distillery/Small Winery		P	P	P	
Large Brewery/Large Distillery/Large Winery		S			
Self-Storage Facility		P			50-114
Stone Monument Works		P			
Transportation					
Parking Structures		P	P		50-108
Stand Alone Parking, Surface Lots		P	S		
Transit Terminal or Station			P		
Utilities					
Electrical Substations and Private Utilities	S	S	S	S	50-93
Wireless Communication Facilities -- Collocated on Existing Towers	P	P	P	P	50-126
Small-Scale Solar Energy Production	A	A	A	A	50-117
Large-Scale Solar Energy Production		A	A		50-116
Small-Scale Wind Energy Production	A	A	A	A	50-125
Additionally Regulated Uses					
Liquor/Package Goods/Party Store	ARU				50-80/50-83

SECTION 50-37 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Uses Table.

Table 50-37 Uses: Employment Zoning Districts				
	CE	GI-2	PC	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling				50-59
Multi-Family Dwelling	S			50-104
Accessory Dwelling Unit				
Mixed Use	P			
Group Living				
Convalescent or Nursing Home	S			
FAMILY CHILD CARE HOME (1-7 CHILDREN)	P	S		50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)		S		50-90
Adult Foster Care Small Group Home (7-12 residents)	S	S		50-81
Adult Foster Care Large Group Home (13-20)	S	S		50-81
Community Center				
Park				
Public-Owned Park	P	P	P	
AGRICULTURAL				
Aquaculture				50-84
Aquaponics	S	P	P	50-84
Farmers Market (Temporary)	P			50-118
Produce Stand				
Greenhouse	A	P		50-98
Hoophouse	S	P		50-100

	CE	GI-2	PC	Reference
Hydroponics	S	P	P	
Apiary/Beekeeping		P		50-88
Commercial Composting		P	P	
Orchard (11 or more trees)		P		
Urban Agriculture		P		50-120
Community Garden	A			50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S			
Cemetery	S			
Government and Educational				
Elementary/Middle School	S			
High School	S	S		
College or University or vocational training	P	S		
Other Governmental Use or Facility	P			
Other Institutional, and Cultural				
Social Service Facility (w/o residential care)	P			
Civil, Religious, or Charitable Organization	P			
Health				
Rehabilitation Center (w/o residential care)	P			
Hospital or Medical Center	P			
COMMERCIAL				
Automotive Services				
Automotive Rental	P		P	50-122
Auto Supply/Accessory Sales	P		P	
Vehicle Repair and Services	P		P	50-123
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)	P		P	50-121
Vehicle Sale/ Lease (including auto, RV, boat)	P		P	50-122
Vehicle Salvage and Wrecking Operations			P	50-103
Vehicle Towing and Storage (including auto, RV, boat)	S		P	
Car Wash	P		P	
Farm Implement Sales	P		P	
Entertainment and Hospitality				
Adult Entertainment Uses	ARU		ARU	50-80
Arcade, Amusement Devices, Gaming, Billiards Hall	P			50-94
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall, Amphitheater	P			50-86
Bingo Hall	ARU			50-80
Bowling Alley, Skating Rink	P			50-94
Casino	S		S	
Charity Gaming	ARU			50-80
Convention Center	P		S	
Dance Club, Night Club	S			50-94
Drive-In Theaters	P			
Entertainment, Live (Not including ARUs)	P			
Hookah Lounge, Cigar Lounge	S			
Sports and Entertainment Arena	S			
Lodging				
Motel	P			
Hotel	P		S	
Offices				
Financial Services	P		S	

	CE	GI-2	PC	Reference
Physician or Dentist Office or Medical Clinic	P			
General Professional Office	P			
Research Facility/ Laboratory	P	S	P	
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station	P		P	
Film Production, Photography, Radio, TV Studio	P		P	
Live/Work Unit	S			50-101
Personal Service Establishments				
Personal Service Establishments	P			
Animal Day Care (w/o boarding)	P			
Kennel (w/ boarding and/or grooming)	P			
Veterinary Clinic or Hospital (with or w/o boarding)	P			
Funeral Home or Mortuary	P			
Crematory			P	
Gym or Fitness Center	P			
Tattoo Establishment	ARU			50-80
Residential DAY CARE Service SERVICES				
Adult Day Care or Day Services Center	P	S	S	50-81
Group Day Care Home	P			
Child Care Center	P	S	S	50-90
Retail and Service				
Retail Sales, General	P			
Grocery Store	P		S	
Non-food Retail Sales, General (w/o alcohol)	P		S	
Convenience Store	P			50-83
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply	P	P	P	
Restaurant w/Alcohol (beer, wine and/or liquor)	S			50-83
Restaurant w/o Alcohol	S			
Catering Business	P			
Bar, Tavern, Taproom, or Tasting Room	S			50-83
Brewpub	S			50-83
Craft Winery/Distillery	S			50-83
Commercial Art Gallery	S			
Instruction Studio	S			
Cash Advance	S			
Antique, Second-Hand Store (except pawn shop)	P			
Liquor/Package Goods/Party Store	ARU			50-80/ 50-83
Limited Wholesale	P	S	P	
Wholesale Business	P	S	P	
Pawn Shop or Pawn Broker	ARU		ARU	50-80
Fire Arms Sales	S		S	
Drive Through (all commercial uses w/drive through; includes dry cleaning)	A		A	50-92
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.	P		P	
Household Service: Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.	P		P	
Assembly, Manufacturing, or Production of food, textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal	S	S	P	
Canning and Bottling Works	S		P	
Food Products	S	S	P	

	CE	GI-2	PC	Reference
Production of Pharmaceuticals	S		P	
Products from Previously Prepared Materials	S	S	P	50-103
Pottery and Figurine making, large-scale commercial	P		P	
Welding Shops and Other Metal Working Machine Shops	S		P	
Ice Manufacturing	S		P	
Warehousing, Storage	P	A	P	
Microbrewery/Small Distillery/Small Winery	P		S	
Large Brewery/Large Distillery/Large Winery	S		S	
Self-Storage Facility	P		P	50-114
Stone Monument Works	P		P	
Building Materials Sales Yards	S		P	
Contractors Yards and Similar Establishments	S		P	
Manufacturing and Production, Heavy				
Automotive and Parts Manufacturing	S		P	
Bulk Stations			P	
Coal, Coke and Wood Yards			S	
Other Storage and Equipment Yards			P	
Materials Salvage, Recycling and Processing			P	50-103
Commercial Laundry, Dry Cleaning Processing, Drug and Lab Disposal			S	
High Emissions Manufacturing (i.e. Acid, Asbestos, Brewing and Distilling, Flour or Forge Grain Mill, Meat Packing, etc.)			S	
Foundry			P	
Transportation				
Airports			P	
Railroad Yard and Major Freight Station	S		P	
Freight Terminal	S		P	
Parking Structures	P		P	50-108
Stand Alone Parking, Surface Lots	P		P	
Transit Terminal or Station	P		S	
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Tower	P	P	P	50-126
Wireless Communication Facilities – New Towers and Facilities	S		S	50-126
Large-scale Solar Energy Production	S	P	S	50-116
Small-scale Solar Energy Production	A	A	A	50-117
Large-scale Wind Energy Production		P	S	50-124
Small-Scale Wind Energy Production	A	A	A	50-125
Additionally Regulated Uses				
Medical Marijuana Dispensaries/Provisioning Centers	ARU	ARU	ARU	50-80.1
Commercial Medical Marihuana "Growing" Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marihuana Processing Facility	ARU	ARU	ARU	50-80.1
Commercial Medical Marihuana Safety Compliance Facility	ARU	ARU	ARU	50-80.1

SECTION 50-39 ADDITIONAL CRITERIA AND REQUIREMENTS FOR REVIEW OF USES IN GREEN INNOVATION DISTRICTS

B. Narrative for Location within District. Uses must demonstrate their appropriateness for the GI district instead of other districts within the community. Along with any necessary application materials outlined by Article 17 of this chapter, the applicant must include a narrative detailing how the development meets the following requirements.

1. The applicant must describe how the use may be classified in one or more of the following green business areas:
 - i. Agriculture and Natural Resources Conservation
 - ii. Education and Compliance
 - iii. Energy and Resource Efficiency
 - iv. Greenhouse Gas Reduction, Environmental Management, and Recycling
 - v. Renewable Energy
2. The applicant must describe how the development will not adversely affect adjacent residential or less intensive uses.

C. Additional Landscaping. Any non-residential use in a GI-1 district sharing a lot line with a residential use shall provide at least a Type-2 Transition Yard (see section ~~50-13-09~~ **50-157**) along the shared line(s). This Transition Yard may be incorporated as part of a required setback provided the setback is larger than the Transition Yard. If the specific use requires a more specific or intense level of landscaping/buffering those regulations shall apply.

SECTION 50-43 PERMITTED USES

Article 16 Definitions shall be referred to for clarity on the uses as listed.

Allowed Use Table.

Table 50-43 Uses: Institutional Zoning Districts				
	IC	UC	GI-1	Reference
RESIDENTIAL				
Household Living				
Single-Family Detached Dwelling		S	P	50-50
Two-Family Dwelling (duplex)		P		50-85
Single-Family Attached Dwelling		P		5085
Multi-Family Dwelling (all floors)		P		50-104
Multi-Family Dwelling (above ground floor)	S	P		50-104
Accessory Dwelling Unit		A	A	5079
Mixed Use, Residential	S	P		
Group Living				
State Licensed Residential Facility (1-6 RESIDENTS)		PS	P	
Fraternity/Sorority		P		50-96

Table 50-43 Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Convalescent or Nursing Home		S		
Boarding House		P		50-112
Transitional or Emergency Shelter		S		50-119
FAMILY CHILD CARE HOME (1-7 CHILDREN)		P	P	50-90
GROUP CHILD CARE HOME (7-14 CHILDREN)		P	P	50-90
Adult Foster Care Family Home (1-6 residents)		S		50-84
Adult Foster Care Small Group Home (1-6)		S		50-84
Adult Foster Care Small Group Home (7-12)		S	S	50-81
Adult Foster Care Large Group Home (13-20)		S	S	50-81
RECREATIONAL				
Community Center	S	S	P	
Park			P	
Public-Owned Park			P	
AGRICULTURAL				
Aquaculture		P	A	50-84
Aquaponics		P	S	50-84
Farmers' Market (Permanent)		P		
Farmers' Market (Temporary)	P	P		50-118
Produce Stand		A	A	5-109
Greenhouse		A	P	50-98
Hoophouse		S	P	50-100
Hydroponics		P	S	
Apiary/Beekeeping		A	P	50-88
Commercial Composting			S	
Orchard (11 or more trees)			P	
Urban Agriculture			P	50-120
Community Garden	A	A	P	50-91
INSTITUTIONAL AND CULTURAL				
Religious				
Place of Worship	S	S	S	
Cemetery			S	
Government and Educational				
Elementary/Middle School	P	P	S	
High School	P	P	S	
College or University	P	P	S	
Other Governmental Use or Facility	P	P		
Other Institutional, and Cultural				
Social Service Facility		P		
Civil, Religious, or Charitable Organization		P		
Library	P	P		
Museum	P	P		
Art Gallery	P	P		
Health				
Rehabilitation Center (w/o residential care)		P		
Hospital or Medical Center	S	P		
COMMERCIAL				
Automotive Services				
Auto Supply/Accessory Sales		S		
Vehicle Repair and Services		S		50-123

Table 50-43 Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Vehicle Fuel Station (without vehicle repair, may include 1,000 sq. ft. convenience-Store)		S		50-121
Car Wash		S		
Entertainment and Hospitality				
Arcade, Amusement Devices, Gaming, Billiards Hall	S	P		50-69
Auditorium, Cinema, Concert Hall, Theater, Banquet Hall	P	P		50-86
Bingo Hall		ARU		50-80
Bowling Alley, Skating Rink		P		50-94
Charity Gaming		ARU		50-80
Convention Center	S	S		
Dance Club, Night Club		S		50-94
Entertainment, Live (Not including ARUs)	P	P		50-94
Hookah Lounge, Cigar Lounge		S		
Sports and Entertainment Arena		S		
Lodging				
Bed and Breakfast		P		50-87
Hotel		P		
Offices				
Financial Services		P		
Physician or Dentist Office or Medical Clinic		P		
General Professional Office	S	P		
Research Facility/ Laboratory		P		
Copying, Mailing, Courier Services, Parcel Receiving, Shipping Station		P		
Film Production, Photography, Radio, TV Studio	S	P		
Live/Work Unit	S	P		50-101
Personal Service Establishments				
Personal Service Establishments		P		
Animal Day Care (w/o boarding)		S		
Veterinary Clinic or Hospital (with or w/o boarding)		S		
Gym or Fitness Center		P		
Funeral Home or Mortuary		S		
Tattoo Establishment		ARU		50-80
Residential DAY CARE Service SERVICES				
Adult Day Care or Day Services Center	P	PS	P	50-81
Group Day Care Home		S		
Child Care Center	P	P	P	50-90
Retail and Service				
Grocery Store		P		
Convenience Store		S		50-83
Retail Sales, General		P		
Retail Sales, Outdoor Nursery, Garden Center or Landscaping Supply			S	
Restaurant w/Alcohol (beer, wine and/or liquor)	S	S		50-83
Restaurant w/o Alcohol	S	P		
Catering Business	S	P		
Bar, Tavern, Taproom, or Tasting Room	S	S		50-83
Brewpub	S	S		50-83
Craft Winery/Distillery	S	S		50-83
Commercial Art Gallery	S	P		
Instruction Studio	S	P		
Antique, Second-Hand Store (except pawn shop)		P		

Table 50-43 Uses: Institutional Zoning Districts

	IC	UC	GI-1	Reference
Drive-Through (all commercial uses w/drive through; includes dry cleaning)		A		
INDUSTRIAL				
Manufacturing and Production, Light				
Trade: Sheet Metal, Carpenter, Plumbing or Heating, Furniture Upholstering, Paint, Paper Hanging, Decorating or Sign Painting Shop, or Similar Enterprise, etc.		S		
Assembly, Manufacturing, or Production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or fabricated metal		S		
Food Products			S	
Household Service: Laundry, Dying and Dry Cleaning Facility, Household Goods or Appliance Repair Shop, etc.		S		
Pottery and Figurine making, large-scale commercial/industrial		P		
Automotive and Parts Manufacturing		S		
Welding Shops and Other Metal Working Machine Shops		S		
Green Economy Light Industrial Uses			S	
Microbrewery/Small Distillery/Small Winery	P	P		
Large brewery/Large Distillery/Large Winery		S		
Transportation				
Parking Structures	S	S		50-108
Stand Alone Parking, Surface Lots		S		
Transit Terminal or Station		S		
Utilities				
Electrical Substations and Private Utilities	S	S	S	50-93
Wireless Communication Facilities – Collocated on Existing Towers	P	P	P	50126
Small-Scale Solar Energy Production	A	A	A	50-117
Large Scale Solar Energy	A	A	P	
Small-Scale Wind Energy Production	A	A	A	50-125
Large Scale Wind Energy	A	A	S	

SECTION 50-81 ADULT FOSTER CARE AND ADULT DAY CARE

- E. Adult Day Care Homes. An adult day care home shall be registered and licensed as required for group day care homes under the Child Care Organizations Act, Act 116 of the Public Acts of 1973, MCL 722.11 et seq., as amended.
- F. **ADULT FOSTER CARE SMALL GROUP HOMES AND ADULT FOSTER CARE LARGE GROUP HOMES, WHEN PROPOSED WITHIN ONE-THOUSAND (1,000) FEET OF ANOTHER ADULT FOSTER CARE SMALL GROUP HOME OR ADULT FOSTER CARE LARGE GROUP HOME, GROUP CHILD CARE HOME, A FACILITY OFFERING SUBSTANCE USE DISORDER SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, A FACILITY THAT HOUSES AN INMATE POPULATION UNDER THE JURISDICTION OF THE DEPARTMENT OF CORRECTIONS, OR ANY OTHER RESIDENTIAL FACILITY OFFERING SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH**

USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.

SECTION 50-90 CHILD CARE ~~CENTER~~ CENTERS AND RESIDENTIAL CHILD CARE

A. CHILD CARE CENTERS

1. ~~A.~~ State regulations. Must meet all State licensing requirements.
2. ~~B.~~ Outdoor Play Area. There shall be sufficient on-site outdoor play area to meet State regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot high fence. Where located in the front yard, the fence shall be a decorative metal fence.
3. ~~C.~~ Pick Up and Drop Off Area. An on-site drive shall be provided for drop off and pick up of children near the entrance. This drive shall not create a hazard to traffic flow on the public street or create obstructions to pedestrian movements on sidewalks.
4. ~~D.~~ Accessory to Institutional Use. A child care center may be permitted as an accessory use to an institutional use, such as a church, subject to satisfying all of the necessary requirements listed in this Article.
5. **FORMER NON-RESIDENTIAL BUILDING. A CHILD CARE CENTER MAY BE REVIEWED UNDER SPECIAL LAND USE PROCEDURES, SUBJECT TO SATISFYING ALL OF THE NECESSARY REQUIREMENTS LISTED IN THIS ARTICLE, WHEN THE USE WILL BE LOCATED WITHIN AN EXISTING BUILDING OF A NON-RESIDENTIAL NATURE IN A RESIDENTIAL ZONE DISTRICT.**

B. RESIDENTIAL CHILD CARE

1. **GROUP CHILD CARE HOME USES, WHEN PROPOSED WITHIN ONE-THOUSAND (1,000) FEET OF ANOTHER GROUP CHILD CARE HOME, ADULT FOSTER CARE SMALL GROUP HOME OR ADULT FOSTER CARE LARGE GROUP HOME, A FACILITY OFFERING SUBSTANCE USE DISORDER SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, A FACILITY THAT HOUSES AN INMATE POPULATION UNDER THE JURISDICTION OF THE DEPARTMENT OF CORRECTIONS, OR ANY OTHER RESIDENTIAL FACILITY OFFERING SERVICES TO SEVEN (7) OR MORE INDIVIDUALS, MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.**

2. **THE BUFFER DISTANCE SHALL BE MEASURED ALONG A ROAD, STREET, OR PLACE MAINTAINED BY THIS STATE OR A LOCAL UNIT OF GOVERNMENT AND GENERALLY OPEN TO THE PUBLIC AS A MATTER OF RIGHT FOR THE PURPOSE OF VEHICULAR TRAFFIC, NOT INCLUDING AN ALLEY, AS IS CONSISTENT WITH THE MICHIGAN ZONING ENABLING ACT, P.A. 110 OF 2006, AS AMENDED, M.C.L. 125.3101 ET SEQ.**
3. **FAMILY CHILD CARE HOMES WHICH HAVE BEEN APPROVED BY THE STATE TO CARE FOR AN ADDITIONAL CHILD, FROM A MAXIMUM OF SIX (6) TO SEVEN (7) CHILDREN, ARE NOT INCLUDED WITHIN THE BUFFER DISTANCE REQUIREMENTS FOR GROUP CHILD CARE HOMES.**

SECTION 50-111 RESIDENTIAL REHABILITATION FACILITIES

- ~~A. Residential rehabilitation facilities of one to six residents are allowed as a special land use in the GN-1, GN-2, TN-1, and MR-1 districts. Facilities of seven to twenty residents are allowed as a special land use in the MR-2 and MR-3 districts.~~
- A. ~~B.~~ Any residential rehabilitation facility having more than seven (7) but not more than twenty (20) adults shall be located at least one thousand five hundred (1,500) feet from any other residential rehabilitation facility, transitional or emergency shelter, single room occupancy dwelling, **GROUP CHILD CARE HOME**, or small or large adult foster care facility, **MAY ONLY BE PERMITTED AFTER RECEIVING A PLANNING COMMISSION WAIVER TO ENSURE SUCH USE WILL NOT RESULT IN AN EXCESSIVE CONCENTRATION OF SUCH FACILITIES IN A SINGLE NEIGHBORHOOD OR IN THE CITY OVERALL.** The facility shall comply with all State of Michigan requirements, as applicable.
- B. ~~C.~~ Any residential rehabilitation facility must have one parking space per employee available.

SECTION 50-184 DEFINITIONS

Family -

- an individual or group of two or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than two additional unrelated persons who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit.
- a collective number of individuals domiciled together in one dwelling unit having a demonstrable and recognizable bond characteristic of a cohesive unit, whose relationship is of a continuing nontransient domestic character and who live together as a functional family in a single nonprofit housekeeping unit; this definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, or organization.

- no more than five unrelated individuals living in a dwelling unit.

~~Family day care home—See Child Care Home, Family.~~

FEMA - U.S. Federal Emergency Management Agency, including any successor agency.

SECTION 50-184 DEFINITIONS

Ground floor establishment - a building or portion thereof under separate ownership, lease, or management, which fronts on and has access to a street

~~Group day care home—See Child Care Home, Group.~~

GROUP CARE – NON-RESIDENTIAL OCCUPANCY OF A STRUCTURE WHERE CARE IS PROVIDED TO INDIVIDUALS; TYPICAL USES INCLUDE ADULT DAY CARE OR DAY CARE SERVICES AND CHILD CARE CENTERS.

- **ADULT DAY CARE OR DAY SERVICES CENTER – A FACILITY THAT PROVIDES SOCIAL OR RECREATIONAL PROGRAMS, HEALTH SERVICES, SUPERVISION, OR OTHER CARE FOR FUNCTIONALLY OR COGNITIVELY IMPAIRED ADULTS PRINCIPALLY.**
- **CHILD CARE CENTER – A FACILITY, OTHER THAN A PRIVATE RESIDENCE, RECEIVING ONE OR MORE PRESCHOOL OR SCHOOL AGE CHILDREN FOR CARE FOR PERIODS LESS THAN 24 HOURS A DAY, AND WHERE THE PARENTS OR GUARDIANS ARE NOT IMMEDIATELY AVAILABLE TO THE CHILD; THE TERM INCLUDES A FACILITY THAT PROVIDES CARE FOR NOT LESS THAN 2 CONSECUTIVE WEEKS, REGARDLESS OF THE NUMBER OF HOURS OF CARE PER DAY; THE TERM ALSO INCLUDES ANY FACILITY REFERRED TO AS A DAY CARE CENTER, DAY NURSERY, NURSERY SCHOOL, DROP-IN CENTER, AND PARENT COOPERATIVE PRESCHOOL; A CHILD CARE CENTER DOES NOT INCLUDE A SUNDAY SCHOOL, VACATION BIBLE SCHOOL, OR RELIGIOUS INSTRUCTIONAL CLASS OPERATED BY A RELIGIOUS ORGANIZATION WHERE CHILDREN ARE IN ATTENDANCE FOR NOT GREATER THAN 3 HOURS PER DAY FOR AN INDEFINITE PERIOD OR NOT GREATER THAN 8 HOURS PER DAY FOR LESS THAN ONE MONTH PER YEAR.**

Group living - residential occupancy of a dwelling unit by other than a household and providing communal facilities; typical uses include adult foster care facilities, assisted living facilities, nursing homes, and transitional shelters.

State regulated group living

- Adult foster care facility - a facility for the care of adults over 18 years of age, as licensed and regulated by the state of Michigan; it includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically disabled who

require supervision on an ongoing basis but who do not require continuous nursing care; it does not include nursing homes, assisted living facilities, hospitals, alcohol or substance abuse rehabilitation centers, or residential centers for persons released from or assigned to a correctional facility; the organizations shall be defined as follows:

- Adult foster care family home - a state licensed residential facility in a private residence with the approved capacity to receive 6 or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.
- Adult foster care large group home - an adult foster care facility with the approved capacity to receive thirteen (13) to twenty (20) adults, excluding licensee and staff, to be provided with foster care.
- Adult foster care small group home - an adult foster care facility with the approved capacity of not more than twelve (12) adults, excluding licensee and staff, who are provided with foster care.
- ~~Child care center~~ a facility, other than a private residence, receiving one or more preschool or school age children for care for periods less than 24 hours a day, and where the parents or guardians are not immediately available to the child; the term includes a facility that provides care for not less than 2 consecutive weeks, regardless of the number of hours of care per day; the term also includes any facility referred to as a day care center, day nursery, nursery school, drop in center, and parent cooperative preschool; a child care center does not include a Sunday school, vacation bible school, or religious instructional class operated by a religious organization where children are in attendance for not greater than 3 hours per day for an indefinite period or not greater than 8 hours per day for less than one month per year.
- **FAMILY CHILD CARE HOME** ~~Child care home, family~~ – a private home in which one (1) to ~~six (6)~~ **SEVEN (7)** minor children receive care and supervision. Children related to an adult member of the family by blood, marriage or adoption are not counted in the number of children allowed. The term includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year. **IF A LICENSEE OF A FAMILY CHILDCARE HOME IS APPROVED BY THE STATE TO PROVIDE CARE FOR UP TO (7) MINOR CHILDREN, THE USE IS STILL RECOGNIZED AS A STATE LICENSED RESIDENTIAL FACILITY AS DEFINED IN THIS CHAPTER.**
- **GROUP CHILD CARE HOME** ~~Child care home, group~~ – a private home in which seven (7) to ~~twelve (12)~~ **FOURTEEN (14)** minor children receive care and supervision. Children related to an adult member of the family by blood, marriage or adoption are not counted in the number of children allowed. The term includes a home that gives care to an unrelated minor child for more than four (4) weeks during a calendar year.

- ~~Adult day care or day services center - a facility that provides social or recreational programs, health services, supervision, or other care for functionally or cognitively impaired adults principally.~~
- Child day care - a private home or facility in which minor children are received for care and supervision for periods of less than twenty four (24) hours a day, and where the parents are not immediately available to the child.
- Nursing home - a nursing facility that provides organized nursing care and medical treatment to 7 or more individuals suffering or recovering from illness, injury, or infirmity, including a county medical care facility, but excluding a hospital or a facility created by Act no. 152 of the Public Acts of 1985, as amended, being Sections 36.1 to 36.12 of the Michigan Compiled Laws.
- **RESIDENTIAL REHABILITATION FACILITY – AN ADULT RESIDENTIAL CARE FACILITY OPERATED BY A GOVERNMENT AGENCY OR PRIVATE NONPROFIT ORGANIZATION THAT PROVIDES CARE AND SUPERVISION ON A TWENTY FOUR (24) HOUR BASIS FOR THE TREATMENT OF MENTAL ILLNESS, ALCOHOL OR SUBSTANCE ABUSE, OR OTHER LONG TERM ILLNESSES ALONG WITH TEMPORARY GROUP LIVING ACCOMMODATIONS; ALSO INCLUDES “HALF-WAY HOUSES” FOR EX-PRISONERS MAKING THE ADJUSTMENT FROM PRISON/JAIL TO SELF-SUFFICIENCY.**

Other group living

- Assisted living facility - a combination of housing, supportive services, personalized assistance or health care designed to respond to the individual needs of persons, typically the frail elderly, who need help with activities of daily living; such facilities may include a central or private kitchen, dining, recreational or other facilities, with separate bedrooms or living quarters.
- Fraternity/sorority - a structure operated by a chartered fraternity or sorority organization authorized by a university or college or operated directly by a college or university and used as a residence and/or a dining and recreational facility for members of fraternity or sorority organizations who are students at the authorizing university or college.
- Rooming or boarding house – an owner occupied home with not more than four bedrooms for rent and no independent cooking facilities in the rooms.
- Transitional or emergency shelter - a residential facility operated by a government agency or private nonprofit organization that provides temporary accommodations and on-site management for homeless persons or families, or other persons requiring interim housing arrangements.

Habitable floor - any floor usable for living purposes, which include working, sleeping, eating, cooking or recreation, or a combination thereof; a floor used only for storage purposes is not a "habitable floor".

Health care facility - any facility or institution that provides mental or physical health care services, including diagnosis, treatment, rehabilitation, or preventive care, and that allows overnight stays.

- Hospital - a facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees or visitors.
- Urgent care facility - category of walk-in clinic focused on the delivery of ambulatory care in a dedicated medical facility outside of a traditional emergency room. Urgent care facilities primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an ER visit.
- Clinic - an establishment providing medical, dental, psychiatric or surgical treatment exclusively on an out-patient basis, with no overnight stays; clinics may provide examinations, diagnostic services and medical treatment.
- ~~Residential rehabilitation facility - an adult residential care facility operated by a government agency or private nonprofit organization that provides care and supervision on a twenty four (24) hour basis for the treatment of mental illness, alcohol or substance abuse, or other long term illnesses along with temporary group living accommodations; also includes "half-way houses" for ex-prisoners making the adjustment from prison/jail to self-sufficiency.~~

Height, building - see building height.

SECTION 50-184 DEFINITIONS

Special land use - a land use of a lot, building or structure that could negatively affect the health, safety, convenience, and general welfare of users of nearby properties and the community as a whole; special land use requests shall be reviewed by the planning commission and appropriate conditions of approval considered per the standards established in this Chapter.

State Licensed Residential Facility – ~~a structure for residential purposes that is licensed by the state under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or 1973 PA 116, MCL 722.111 to 722.128, and provides residential services for 6 or fewer individuals under 24-hour supervision or care.~~ **A "STATE LICENSED RESIDENTIAL FACILITY" MEANS A STRUCTURE CONSTRUCTED FOR RESIDENTIAL PURPOSES THAT IS LICENSED BY THE STATE UNDER THE ADULT FOSTER CARE FACILITY LICENSING ACT, 1979 PA 218, MCL 400.701 TO 400.737, OR 1973 PA 116, MCL 722.111 TO 722.128, AND PROVIDES RESIDENTIAL SERVICES FOR 6 OR FEWER INDIVIDUALS UNDER 24-HOUR SUPERVISION OR CARE.**

Stoop - an open platform or entrance landing, usually with steps from grade to the door, and may or may not be sheltered by an awning or canopy; a stoop is generally small in size and used primarily for entry and exit from a door; a deck shall not be considered a stoop.

Sec. 2. This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the City of Flint by Zoning Division staff, to be noticed no later than fifteen (15) days after adoption by City Council.

Adopted this _____ day of _____, 2024.

FOR THE CITY:

For the City Council

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

Joeseeph Kuptz, Acting City Attorney



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

TODAY'S DATE: September 30th, 2024

BID/PROPOSAL# N/A

AGENDA ITEM TITLE: TXT 24-01: Zoning Ordinance Amendments – Child Care and Group Living

PREPARED BY: Emily Doerr, Director, Department of Business and Community Services

VENDOR NAME: N/A

Section I: BACKGROUND/SUMMARY OF PROPOSED ACTION:

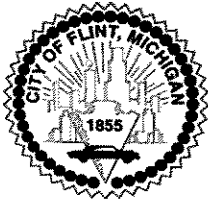
The City of Flint Planning Commission held a public hearing over three separate days to discuss amendments to Chapter 50, Articles 3, 4, 5, 6, 9, and 16. The proposed amendments are designed to align residential child care uses with State law; simplify the process of applying for a child care or group living use; provide Planning Commission oversight of child care and group living uses with seven (7) or more children/residents when they would be located within 1,000 feet of each other; provide clear language for repurposing non-residential structures for child care centers; and reduce the barriers, time, and cost currently associated with applying for a child care or group living use. Additional changes better clarify definitions for uses and corrects a section reference in Article 5.

Section II. PREVIOUS ALLOCATIONS (INCLUDE ALL ACCOUNTS USED FOR THIS PURPOSE)/ PROVIDE RESOLUTION OR CONTRACT INFORMATION THAT APPLIES

N/A

Section III. POSSIBLE BENEFIT TO THE CITY OF FLINT (RESIDENTS AND/OR CITY OPERATIONS) INCLUDE PARTNERSHIPS AND COLLABORATIONS:

The benefit will be to City of Flint residents looking to apply for residential child care uses within their homes, child care centers in non-residential buildings, and other group living uses which are not restricted from local regulation by State law. Residents should expect to see quicker response times, less fees, and less time spent seeking Special Land Use approvals for low intensity uses.



CITY OF FLINT STAFF REVIEW FORM

Revised July 2, 2024

Section IV: FINANCIAL IMPLICATIONS:

N/A

BUDGETED EXPENDITURE? YES ☐ NO ☒ IF NO, PLEASE EXPLAIN: N/A

Dept.	Name of Account	Account Number	Grant Code	Amount
		FY25 GRAND TOTAL		

PRE-ENCUMBERED? YES ☐ NO ☒ REQUISITION NO:

ACCOUNTING APPROVAL: _____ Date: _____

WILL YOUR DEPARTMENT NEED A CONTRACT? YES ☐ NO ☒

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: *(This will depend on the term of the bid proposal)*

BUDGET YEAR 1 N/A

BUDGET YEAR 2 N/A

BUDGET YEAR 3 N/A

OTHER IMPLICATIONS (*i.e., collective bargaining*): N/A

STAFF RECOMMENDATION: (PLEASE SELECT): ☒ APPROVED ☐ NOT APPROVED

DEPARTMENT HEAD SIGNATURE: _____

Emily Doerr, Director, Department of Business and Community Services



Sheldon A. Neeley
Mayor

CITY OF FLINT
PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

September 25th, 2024

Councilmembers,

The City of Flint Planning Commission initiated a public hearing on April 2nd, 2024 to review and consider text amendments to the Zoning Ordinance as requested by Zoning Division staff. Over the course of three meetings the draft language was discussed, revised, and given a recommendation for approval by the Planning Commission on August 13th, 2024.

These amendments were designed to address various uses related to child and adult care standards with the ultimate goal to simplify standards, align the standards to State law and best practices, reduce the cost and time for approval to residents, and provide oversight by the Planning Commission for high intensity care uses or where environmental factors may be of concern.

Most changes occurred in the Use Tables in Articles 3, 4, 5, and 6. Other changes include centralizing and reorganizing definitions in Article 16 and reorganizing and improving regulation language in Article 9. These amendments were informed by the Michigan Zoning Enabling Act, the Michigan Association of Planning's indicated best practices, and multiple City of Flint residents who wish to provide child care services to their community.

Sincerely,

Max E. Lester

Max E. Lester, Zoning Coordinator
Zoning Division
Department of Business and Community Services



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

Memorandum

DATE: April 2nd, 2024
TO: City of Flint Planning Commission
FROM: Max Lester – Int. Zoning Coordinator

SUBJECT: Group Child Care Home Use Regulations and Related Reformatting

PERTINENT ORDINANCES AND REGULATIONS:

City of Flint Zoning Code

- §50-23 Permitted Uses – Table 50-23 Residential Zone Districts
- §50-30 Permitted Uses – Table 50-30 Commercial Zone Districts
- §50-43 Permitted Uses – Table 50-43 Institutional Zone Districts

Michigan Zoning Enabling Act (Act 110 of 2006)

- 125.3206 Residential use of property; adult foster care facilities; family, group child care homes, or qualified residential treatment programs.

BACKGROUND:

First, the Zoning Ordinance uses terms inconsistent with the MZEA and state licensing.

Second, a 1,500-foot buffer distance between Child Care Homes is made mandatory, which staff believes to be excessive.

Third, currently the use tables in our Zoning Ordinance identifying the “Group Day Care Home” use does not allow it as either a Permitted or Special Land Use within residential areas. Instead, the use is primarily allowed as Permitted and Special Land Uses in Commercial and Employment Zone districts, as follows:

Permitted –

- CC – City Corridor
- CE Commerce and Employment

Special Land Use –

- MR-3 – Mixed Residential High Density
- DE – Downtown Edge

Additionally, non-residential Child Care Centers are Permitted and Special Land Uses primarily in residential and Commercial Zone districts, as follows:

Permitted –

- MR-3 – Mixed Residential High Density
- CC – City Corridor
- DE – Downtown Edge
- CE – Commerce and Employment
- UC – University Core

Special Land Use –

- GN-2 – Green Neighborhood Medium Density

TN-1 – Traditional Neighborhood Low Density
TN-2 – Traditional Neighborhood Medium Density
MR-1 – Mixed Residential Low Density
MR-2 – Mixed Residential Medium Density
NC – Neighborhood Center
DC – Downtown Core

The MZEA requires a county or township to approve a Group Child Care Home if it meets the minimum standards listed in 125.3206 (4)(a-f). It then states a city or village *may* be issued a special use permit without added conditions. Further, the MZEA also clarifies that a local unit of government may issue a permit even if a facility doesn't meet the requirements in the MZEA, but a county or township shall not have an ordinance more restrictive than 1973 PA 116, MCL 722.111 to 722.128.

Furthermore, the Use Table entries for Adult Foster Care uses should be evaluated for clarification, formatting corrections, and potentially allowing Adult Foster Care Large Group Homes as Special Land Uses in the MR-1 and MR-2 districts.

STAFF RECCOMENDATION:

Staff recommendation for the Planning Commission is to schedule a Public Hearing to have a detailed discussion and address the above noted issues. At the hearing staff will provide draft updated language and Use Tables to show the proposed changes.

During a Public Hearing important items to consider for discussion will be whether to designate the Group Child Care Home use as Permitted or Special Land Use in the various zoning districts. Other items to consider are whether the use designations for Child Care Centers are appropriate and if any changes are needed for that use in the table.

When considering these items, please keep in mind the time and cost for an applicant when applying for a Special Land Use and whether the review can instead be adequately performed by staff to ensure all relevant regulations are met, which may include additional review criteria.

Best practices recommend making child care more accessible and not requiring excessive approval processes without a clear governmental interest. Below are several resources that describe Group Child Care uses and best practices.

- Pairing Your Local Plan and Ordinance with the State of Michigan's Child Care Licensing Requirements - by Mary Reilly, AICP
- APA Policy Guide on the Provision of Child Care

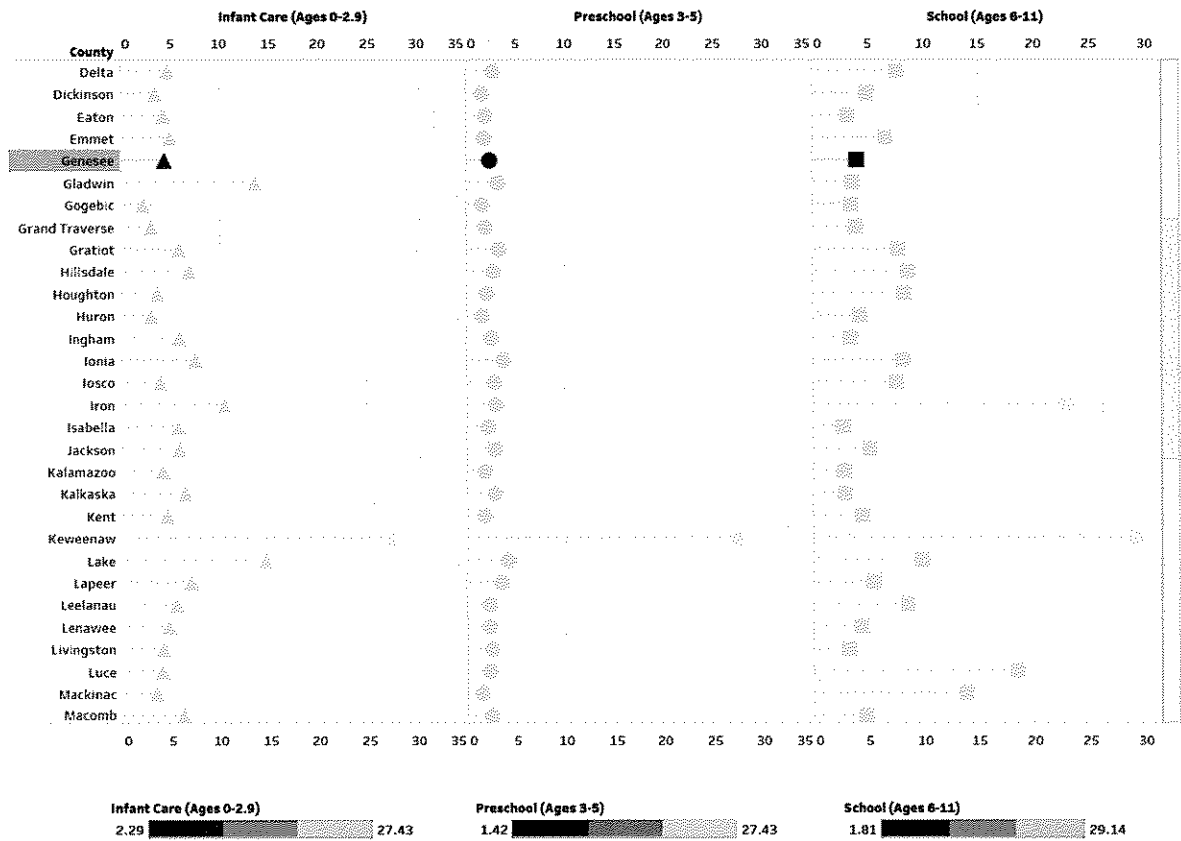
Additionally, the attached figure below shows Michigan State University's - Community Evaluation Programs' Child Care Desert Chart for Genesee County. More information can be found at <https://cep.msu.edu/projects/child-care-mapping-project>. In Genesee County, children between the ages of 0-2.9 have 4.47 children competing for every one child care slot. Children between ages 3-5 have 2.6 children competing for every one child care slot. Children between ages 6-11 have 4 children competing for every one child care slot.

MOTION:

The Planning Commission may set a public hearing for further discussion with the below motion:

"I motion to set a public hearing to discuss and vote on recommended changes to the Zoning Ordinance regarding residential care and child care uses for the **June 11th, 2024** meeting.

Number of Children Competing for One Slot by Age Group



Data Sources: 2023 Michigan Childcare Providers and the 2021 American Community Survey.

Figure 1: Child Care Desert Chart

Pairing Your Local Plan and Ordinance with the State of Michigan's Child Care Licensing Requirements

The Michigan Zoning Enabling Act, PA 110 of 2006 (MZEA), limits local control on certain childcare license types (e.g., family child care) and allows local discretion on others, such as child care centers. The MZEA requires that zoning treat a family child care home (with seven or fewer children) as a residential use of property. No permit or procedural requirements can be "different from those required for a dwelling of similar density in the same zone". If a single-family dwelling is allowed by right, so too must a family child care home.

Local discretion determines 1) the classification of the use as a permitted use or special land use, 2) zoning district (s) allowing the use, 3) special land use or administrative standards where applicable, and 4) additional details like site plan requirements, parking, and signage.

The MZEA does not prohibit a local unit of government from inspecting a family or group child care home for the home's compliance with and enforcing the local unit of government's zoning ordinance. For a

county or township, an ordinance shall not be more restrictive for a family or group child care home than the Child Care Organizations Act (PA 116 of 1973) (see below).

When zoning for child care facilities, it is critically important to use terminology consistent with Michigan's distinct licensure types (see table below). Additionally, MZEA definitions for family child care home and group child care home tie directly to PA 116 of 1973 and its administrative rules.

The Child Care Organizations Act (Act 116 of 1973)

The Child Care Organizations Act's purpose is to provide for the protection of children through the licensing and regulation of child care organizations, establish standards of care for child care organizations, and to assign powers and duties of certain entities. It is noteworthy that the Child Care Organizations Act, is 53 pages long (the MZEA by comparison is 23 pages long). It is illegal in the State of Michigan to provide child care services without being

licensed by the Michigan Department of Licensing and Regulatory Affairs, Child Care Licensing Division.

What about Grandparents and College Students Watching Kids Part Time?

License exempt providers (*formerly known as unlicensed*) can provide care in their own home or the child's home if they are related by blood, marriage or adoption. License exempt Child Care Providers who are not related to the child can only provide care in the child's home. Many steps and/or inspections are required by the state before a child care center, group child care home, or family child care home is licensed to operate. See the September issue of the *Michigan Planner E-dition* for links to the licensing process.

Updating Local Requirements

Before diving into the zoning ordinance, review the plan to determine if it addresses child care. Are the zoning requirements implementing the plan? If the plan doesn't address children or youth, should it?

Type of Child Care As Defined by State of Michigan	Capacity	Zoning Permit type
Family Child Care Home* (COUNTY OR TOWNSHIP)	Up to 7 children	Permitted/accessory use; <i>shall</i> be considered a residential use of property, MCL 125.3206 (1)) and not subject to SLU in county or township (125.3206 (3)). [The MZEA is silent on SLU prohibition for a city or village]
Group Child Care Home*	8 to 14 unrelated minor children	Permitted use, <i>may</i> be SLU in City/Village/Township/County. In Township or County SHALL be approved it meets MZEA standards in MCL 125.3206 (4); can also be approved if does not meet standards (125.3206 (9))
Child Care**Center (does not include Sunday school, athletic or social activities, drama, dance, etc.)	One or more children under 13 years of age	Permitted or special land use (SLU) in appropriate districts

*Approved HB 5041 increased capacity for group child care and family child care in June 2022. The Governor signed the bill on 6/23/22 amending the Child Care Organizations Act (1973 PA (Public Act) 116).

**Michigan law identifies child care and corresponding licensure as two words, child care.



Given the state's requirements for child care providers (whether in a home or in a center) consider how many more requirements are necessary for group child care and child care centers. Audit your ordinance for reasonableness, conflicts, and redundancies. For instance:

- Zoning definitions for child care centers, family and group child care homes must be consistent with state law.
- Are there significant areas (zoning districts) where child care facilities are not listed as a permitted or special land use?
- Does a group child care need to be a special land use or would allowing it as a principal permitted use be satisfactory? With planning commission or administrative review?
- If a permitted use, consider the site plan requirements. *An engineered site plan for a group day care at an existing home seems excessive.*
- Are there conflicts between local and state regulation, like dimensional minimums for outdoor play areas?
- Are required minimum setbacks for play equipment (such as 50-feet) necessary? *A variance for placement of a swing set seems a bit heavy handed.*
- Are there other redundancies such as, "signs must comply with the requirements of this ordinance" or "the applicant must meet all state licensing requirements."

Finally, does the ordinance address key concerns or advance a governmental interest? If no one can determine why a standard is relevant, the standard can probably be rescinded.

Mary Reilly, AICP, is a MSU Extension Educator focusing on planning, zoning, and good governance. She serves on the MAP Government Relations committee. The two children she once dropped off at daycare are now young adults.

MICHIGAN STATE UNIVERSITY Extension

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With the help of the scholarship committee, golfers and financial contributors, we raised nearly \$5,000.

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APA Policy Guide on the Provision of Child Care

Revised by the APA Legislative & Policy Committee, July, 1997

Adopted by the Chapter Delegate Assembly, September 20, 1997

Ratified by the Board of Directors, September 21, 1997

Statement of Issue and Findings

Affordable, conveniently located, quality child care is one of the most pressing concerns of contemporary family life. In the 1990s, 75 percent of women with school-aged children are in the labor force. According to the Census Bureau, in 1990, there were 19.2 million employed women with children under 15 years old living with them. Their 31 million children must be cared for while their mothers are at work.

The most rapid increase in the rate of labor force participation since 1970 has been among women with children under the age of three. In 1997, 62 percent of mothers with pre-schoolers are in the work force. Additionally, most of these mothers work full time.

In 1990, an estimated 1.6 million children 5 to 14 years old were "latchkey" children, i.e., left unsupervised for at least part of the day. Child care is clearly a national problem calling out for some form of federal support. In addition, there are numerous state and local level policies and actions which would enhance the provision of quality child care.

In 1990, a common type of arrangement chosen by working parents was family day care homes. It continues to be a preferred choice. Family day care is provided by an adult working in her or his home and typically caring for four to seven children. Local planners can play an important role in facilitating the provision of family day care by working to amend zoning to permit such a use by right in some residential districts. Local planners are also increasing the availability of child care by working with developers to provide affordable space. Child Care in the workplace as another convenient option for working parents.

Policy Positions

- 1. APA advocates the inclusion of child care policies as part of local planning policies.**
- 2. APA supports local or state legislation which provides for small child care homes as permitted land uses in all zoning districts, without the standard home occupation restrictions, but with reasonable compatibility standards; and further supports state preemption of local legislation which does not permit this type of child care home.**
- 3. APA encourages communities to consider amending local zoning ordinances to remove obstacles to the provision of regulated group and family child care in all zoning districts, in locations that are appropriate and safe for children.**
- 4. APA encourages communities to negotiate with developers and to offer incentives to provide space for child care in all types of projects, residential, office, mixed use, and commercial, including new construction and reuse.**

Reasons for these principles include:

The impact of child care shortages is most acutely felt at the local level. A survey of parents seeking child care in five counties in New York State showed the number one problem to be finding a center which was conveniently located. Many communities are already actively engaged in improving the availability of child care for their residents. For example, in Hartford, Connecticut, developers can receive a FAR bonus in exchange for providing space for day care. Prince George's County, Maryland, has amended its zoning to include a special exception for child care facilities in excess public school buildings undergoing adaptive reuse. Palo Alto, California, includes in its comprehensive plan a variance permitting expanded site coverage in industrial zones when the additional building space is used for child care. Tucson, Arizona, zoning regulations allow by right small child care homes and, conditionally, small child care centers in residential zones. The State of California requires local jurisdictions to classify family day care as a residential use and prohibits the imposition of licenses, fees, or zoning requirements on day care centers with 6 or fewer children. Local jurisdictions may require special use permits for facilities with up to 12 children, but limit local discretion to consideration of spacing, parking, traffic, and noise control, subject to the building meeting state building and fire safety requirements.

It should be noted that, although much attention is being focused on the provision of child care at work, surveys consistently show that most parents prefer that their children be in small facilities close to home. Parents are concerned not just about convenience of child care, but also the quality of child care. Child care for a limited number of children in a home is the preferred choice of many parents. Home occupation restrictions, such as limited use of floor space in the home and prohibitions on the use of outdoor space, unreasonably restrict child care in the home.

Some locations, such as high noise areas near airports and industrial areas with hazardous materials storage, may be inappropriate for child care. In addition, maintaining the quality of life in a neighborhood is important. Traffic and parking, waste disposal, and adequate sound control measures should be considered when providing for child care in a neighborhood. Licensing of child care to assure the quality of care and safety of children should be reasonable requirements.

5. APA supports legislation at the federal, state and local levels providing for child care needs assessment and planning to be performed at the state and local level.

6. APA supports local legislation (zoning ordinances) which provide for child care in locations convenient to neighborhoods and in public facilities such as schools, recreation and social service centers, and subsidized housing projects. Procedures to locate child care facilities should not be overly burdensome and should be related to size and land use impacts of the facility.

7. APA supports national and state legislation which moves toward the goal of providing adequate funding for safe, convenient and affordable child care opportunities for all children.

Reasons for these principles include:

The United States is the only industrialized nation which provides no job protection or child care support for working parents. American women have no statutory entitlement to job protection, health coverage for themselves and their newborn, or access to affordable, convenient and quality child care. The majority of women (80 percent, according to the National Commission on Working Women) work in low-paying, low status jobs. Nearly two thirds (63.6 percent) of all minimum wage earners are women. Twenty percent of mothers in the work force, or over 6 million women, are the sole support of their families. Without public policies in support of parents, we as a society run the risk that many of today's children will not receive the necessary care to grow into productive adults. Regulations which protect the safety of children, enhance the quality of care, or assure child care affordability are appropriate and will help to address concerns of parents and communities about child care.

Child care costs are most burdensome on low-income mothers. Women, especially women of color, are more likely to hold low-wage jobs. Child care costs approximately 27 percent of the monthly income for a family below poverty in 1991.

Increased zoning barriers add to the cost of child care and the lowering of quality of care. Typically, churches and schools are permitted in residential zones as uses that are compatible with and help support the viability of a neighborhood. Child care centers are usually considered commercial land uses, thus making the cost and convenience of child care greater for neighborhood residents.

Welfare reform's impact on the need for child care for low-income mothers has the potential to be significant. Public funding for day care (e.g. the provision of safe, affordable, child care at convenient locations) is essential to implementation of any federal or state program for welfare

reform.

Note: The implementation of actions at the state level is at the initiative of the chapter taken in the legislative context particular to each state.

RESOURCES

Ann Cibulskis and Marsha Ritzdoft, *Zoning for Child Care*, Planning Advisory Service Report no. 422, 1989.

Bureau of Census, Statistical Briefs. *American Women: A Profile (SB/95-19); The Earnings Ladder (SB/94-3RV); Who's Minding The Kids? (SB/94-5)*

Abby Cohen, "Zoning For Family Day Care: Transforming a Stumbling Block Into A Building Block," *The Planning Commissioner's Journal*, Number 3, March/April 1992.



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Text Amendments Memorandum

Date: June 4th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Proposed Text Amendments for Residential Child Care and Similar Uses – Articles 3, 4, 5, 6, and 16

Commissioners,

Below are explanations of the draft language with proposed changes to be made to Articles 3, 4, 5, 6, and 16 of the Zoning Code primarily addressing Group Child Care Homes, uses, location restrictions, and definitions. Further changes may be made by the Planning Commission; however, these changes reflect the minimum recommendations from staff.

Article 3 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the terminology used by the State. Additionally, we noted this as a Permitted use in all residential zoned districts where it previously was blank except for the MR-3 Special Land Use designation.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The "Family Child Care Home" use is indicated as Permitted in all districts.

Struck the "Adult Foster Care Family Home" and "Adult Foster Care Small Group Home" uses from the Use Table. "Adult Foster Care Family Home" is already covered under the "State Licensed Residential Facility (1-6)" use and the indication of 1-6 for "Adult Foster Care Small Group Home" is incorrect, however, it is correctly identified just under with the same name with 7-12 residents indicated.

The "State Licensed Residential Facility (1-6)" use also was added as Permitted in the MR-3 zoned district where it was previously blank.

The "Adult Foster Care Large Group Home (13-20)" use was added as a Special Land Use in the MR-1 and MR-2 zoned districts. This adds the use as an option if approved by the Planning Commission in a public hearing.

The "Residential Care Service" subgroup was renamed "Day Care Services" to reflect the commercial nature of the uses.

"Child Care Center" had Special Land Use designations removed from the GN-2, TN-1, and TN-2 zoned districts due to their commercial nature. The Planning Commission may choose to allow the Special Land Use designation to remain, though additional conditions or review considerations should be included for these districts.



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Department of Business and Community Services
Planning and Zoning Division

"Adult Day Care or Day Services Center" were given additional Special Land Use designations for MR-1 and MR-2 zoned districts.

The State-Licensed Residential Facilities notation under Section 50-25 E. on Page 10 was removed, see changes for Article 16 for the updated definition. The Planning Commission may evaluate whether to keep the indicated buffers, however this buffer is noted in the MZEA as a requirement for Townships and Counties, not Cities. Unless reason(s) can be fully articulated as to why we should enforce the buffer, we don't think it is beneficial to maintain, at least at the indicated 1,500 feet.

Article 4 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Permitted for the NC and DE uses where we tend to have existing single-family residential structures and are now Special Land Uses for new structures. The use is marked as Special Land Uses for CC and DC zoned districts to account for any single-family residences still existing in these zoned districts.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The "Family Child Care Home" use is indicated as Permitted in all districts.

Struck the "Adult Foster Care Family Home" and "Adult Foster Care Small Group Home" uses from the Use Table and added a single "State Licensed Residential Facility (1-6)" use. Zoning designations changed to match those for "Group Child Care Home".

The "Residential Care Service" subgroup was renamed "Day Care Services" to reflect the commercial nature of the uses.

"Adult Day Care or Day Services Center" were noted as Permitted for NC, DE, and DC zoned districts.

"Child Care Center" was added as a Permitted Use in NC and DC zoned districts.

Article 5 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Special Land Use for GI-2 zoned districts where we tend to have existing single-family residential structures.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. "Family Day Care Home" is indicated as a Special Land Use in GI-2 for any residential uses that may remain and as a Permitted use for CE where Multi-Family Dwellings are allowed as Special Land Uses.



Sheldon Neeley,
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CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

"Adult Foster Care Small Group Home" and "Adult Foster Care Large Group Home" uses were struck from CE as these are residential uses and are unlikely to be needed in the CE zoned district which is commercial and industrial in nature. They were added as Special Land Uses in the GI-2 district where residential uses are likely to remain.

"Adult Day Care or Day Services Center" were noted as Permitted for the GI-2 and PC zoned districts. The Planning Commission may wish to evaluate and consider if Special Land Use is more fitting to ensure appropriate placement and site design.

"Child Care Center" was added as a Permitted Use in the GI-2 and PC zoned districts, as for Adult Day Care the Planning Commission may wish to consider these Special Land Uses to be confident potential uses are located in a safe location.

Article 6 Changes:

Moved the "Group Child Care Home" use from the commercial section of the Use Table to residential and changed the name from "Group Day Care Home" to reflect the term used by the State. Designations were changed to Permitted for the UC and GI-1 zoned districts where we tend to have existing single-family residential structures and new single-family residences are Special Land Uses and Permitted uses respectively.

Added "Family Child Care Home" as a separate use. The number of children permitted for Family and Group Child Care Home uses were changed to (1-7) and (7-14) respectively to account for new licensing rules. The "Family Child Care Home" use is indicated as Permitted in all districts.

Struck the "Adult Foster Care Family Home" and "Adult Foster Care Small Group Home" uses from the Use Table and added a single "State Licensed Residential Facility (1-6)" use. Zoning designations changed to match those for "Group Child Care Home".

"Adult Foster Care Small Group Home" and "Adult Foster Care Large Group Home" uses given an additional Special Land Use designation for the GI-1 zoned districts. GI-1 is meant to be a blend of residential and commercial agricultural and green uses.

The "Residential Care Service" subgroup was renamed "Day Care Services" to reflect the commercial nature of the uses.

"Adult Day Care or Day Services Center" was added as Permitted uses in the IC, UC, and GI-1 zoned districts.

"Child Care Center" was added as a Permitted Use in the IC, UC, and GI-1 zoned districts.



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Article 16 Changes:

The "Family day care home" definition was struck as this was corrected in the earlier Articles, and only acted to direct readers to view the more correct term of "Child Care Home, Family".

The "Group day care home" definition was struck as this was corrected in the earlier Articles, and only acted to direct readers to view the more correct term of "Child Care Home, Group".

The term "Child Care Home, Family" was corrected to "Family child care home", removing the unnecessary separation of the first word which does not appear in the MZEA or other applicable State legislation. Additionally, the number of children permitted has been increased to a maximum of seven to reflect the changes to licensure in the attached 2022 PA 106 (House Bill 5041).

The term "Child Care Home, Group" was corrected to "Group child care home", removing the unnecessary separation of the first word which does not appear in the MZEA or other applicable State legislation. Additionally, the number of children permitted has been increased to a maximum of fourteen to reflect the changes to licensure in the attached 2022 PA 106 (House Bill 5041).

The definition for "State Licensed Residential Facility" was amended to use the exact wording found in the Michigan Zoning Enabling Act.

Comprehensive Plan:

The City of Flint's Imagine Flint Comprehensive Plan has minimal language regarding child care, but does indicate that expanded access to child care is a goal for economic success.

Chapter 9: Economic Development and Education Plan

Goal: The City of Flint will have a growing and diverse economy that spurs innovation and small business development along with an education system that prepares our workforce for jobs paying a livable wage.

Objective 3: Increase access to employment opportunities. Flint must reduce barriers preventing low-income individuals and marginalized groups from entering the workforce. By increasing access to jobs through affordable childcare and better public transportation, and limiting the effects of implicit bias, we can ensure economic growth is equitable and that quality of life is improved for all.

Resources and Best Practices:

Attached are several resources that were previously provided as well as new materials.

- *Pairing Your Local Plan and Ordinance with the State of Michigan's Child Care Licensing Requirements* by Mary Reilly, AICP – MSU Extension
- *APA Policy Guide on the Provision of Child Care*
- *Act No. 106 of Public Acts of 2022 (Amendment to 1973 PA 116)*
- *Gov. Whitmer Announces Grants to Help Communities Expand Access to Low or No-Cost Child Care* – March 10, 2023 Press Release
- *Genesee County, Child Care: A Critical Need in Michigan* by Parker James, Michigan League for Public Policy – March 2021



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Goals for Amendments:

The goal of the proposed amendments is to allow for easier access to child care for both the providers and parents in Flint. Additionally, the changes will better align Flint's policies on use classification with State requirements and updated language. In addition to the proposed amendments, staff will seek to delineate Special Land Use application fees in the Fee Schedule between residential and commercial uses to further reduce barriers for those areas where child care is specified for Special Land Use Review.

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed amendments to City Council for Articles 3, 4, 5, 6, and 16..."

Choose one of the following:

- "...as shown in the staff materials."
- "...as shown in the staff materials with the following changes..."
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____
 - _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for Articles 3, 4, 5, 6, and 16 as shown in the staff materials."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for Articles 3, 4, 5, 6, and 16 to the _____ meeting..."

Optional

- "...with further information requested regarding..."
 - _____
 - _____
 - _____

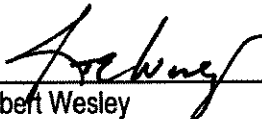


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Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action – Child Care Text Amendments – June 2024

The proposed text amendments for Articles 3, 4, 5, 6, and 16 are hereby postponed for further review by the City of Flint Plan Commission on this day of June 11th of 2024.



Robert Wesley
Planning Commission Chair



Max Lester
Int. Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Text Amendments Memorandum

Date: June 18th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Update - Proposed Text Amendments for Residential Child Care and Similar Uses

Commissioners,

Discussion during the first meeting for the Child Care Text Amendments public hearing ended with requests for additional information as noted below. Please bring back the materials from the first meeting with you, if you need another, please notify staff and a copy will be given to you at the meeting. First, additional information is detailed below to help clarify the different uses and regulations.

Additional Information:

Family Child Care Homes and Group Child Care Homes:

- Regulated under the Child Care Organizations Act (1973 PA 116) and the Department of Licensing and Regulatory Affairs' (LARA) "Licensing Rules for Family and Group Child Care Homes".
- *Family Child Care Home* allows care for 1 to 6 unrelated children in a private residence, up to 7 upon State approval.
- *Group Child Care Home* allows care for 7 to 12 unrelated children in a private residence, up to 14 upon State approval.
- Licensed operator must permanently reside in the child care home as a member of the household.

Child Care Centers:

- Regulated under the Child Care Organizations Act (1973 PA 116).
- No defined capacity categories, not typically located in a residential structure.

Adult Foster Care Facilities:

- Regulated under the Adult Foster Care Facility Licensing Act and various LARA "Licensing Rules for...".
- Various licenses include Adult Foster Care Family Homes (1-6), Small Group Homes (7-12), Large Group Homes (13-20), and Congregate Facilities (21+).
- Under the Michigan Zoning Enabling Act, Adult Foster Care Family Homes (1-6) are residential uses and cannot be subjected to Special Land Use procedures.

(continued on next page)



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
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Article 3:

1. A request was made to further define and give examples for considerations that may be added when reviewing "Child Care Centers" as a Special Land Use (SLU) in GN-2, TN-1, and TN-2 zoned districts, assuming these uses are kept as SLUs for these districts.

Child Care Centers are already permitted as accessory uses to institutional uses in any district per §50-90. A small addition to this section adding language allowing the use as an SLU when the existing structure is commercial in nature may be appropriate while still ensuring adequate review is given. The addition may look something like:

*******Article 9 - §50-90 Child Care Center*******

"E. Former Commercial Building. A Child Care Center may be reviewed under Special Land Use procedures, subject to satisfying all of the necessary requirements listed in this Article, when the use will be located within an existing building of a commercial nature in a Residential Zone District."

Alternatively, Child Care Centers may be left as a Special Land Use in the GN-2, TN-1, and TN-2 zoned districts, optional conditions may be added to §50-90. Example conditions are listed below:

- Must provide a Type 1 Transition Yard per the standards of §50-157 where the property lines adjoin a residential district or use; **and/or**
- May operate between ##:00 AM/PM and ##:00 AM/PM.; **and/or**
- May operate two hours before and after the required operation hours if a Type 2 Transition Yard is provided per the standards of §50-157 where the property lines adjoin a residential district or use; **and/or**
- Must front a collector, minor arterial, or principle arterial right-of-way as identified by the Future Functional Classification map (Chapter 6, Imagine Flint Comprehensive Plan). **see attachments**

(continued on next page)



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

2. A request was made regarding further information on the distance buffer and how other municipalities regulate the distance between Group Child Care Home Uses:

Detroit, MI:

Family Day Care Home – Permitted use in all Residential districts. Permitted or Conditional Use where single-family homes are Permitted or Conditional respectively.

Group Day Care Home – Conditional use in all Residential Districts

Buffer – No indicated buffers.

Ann Arbor, MI:

Family Day Care Home – Accessory use in all Residential and Mixed-Use Districts

Group Day Care Home – Accessory use in all Residential Districts and all but one Mixed Use District.

Buffer – No indicated buffers.

Lansing, MI:

Family Day Care Home – Permitted use in all Residential districts.

Group Day Care Home – Conditional use in all Residential districts and all but one Mixed-Use/Commercial district.

Buffer – No indicated buffers.

Grand Rapids, MI:

Family Day Care Home – Permitted in all Residential districts.

Group Day Care Home – Permitted in all Residential districts.

Buffer – No indicated buffers.

Pontiac, MI:

Family Day Care Home – Permitted in all Residential districts and one Mixed-use district.

Group Day Care Home – Special Exception Use in all Residential districts but the lowest density and in one Mixed-Use district.

Buffer – 1,500 ft. buffer for all State Licensed Residential Facility/Home uses, boarding/lodging houses, and unlicensed residential facility/home. The Planning Commission may allow a smaller separation "upon determining that such action will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

Saginaw, MI:

Family Day Care Home – Not mentioned.

Group Day Care Home – Not mentioned.

Buffer – Not mentioned.

Dearborn, MI:

Family Day Care Home – Permitted in all Residential districts...

Group Day Care Home – Special Land Use in all Residential districts and most Business districts.

Buffer – No indicated buffers.

See the attached map to view locations of active Child Care Facilities.



CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

2 (cont.) Alternatively, if a buffer is desired a Group Child Care Home could be set to require additional review by the Planning Commission as a Special Land Use if the location is within 500 feet of an existing Group Child Care Home. There would still be a cost and time burden on those who would be required to meet the standard but would not be blanketly enforced to all Group Child Care Home uses.

Article 5 Changes:

1. More discussion was desired on whether the "Adult Day Care or Day Services Center" and "Child Care Center" uses should be Permitted or Special Land Uses in GI-2: Green Innovation – High Intensity and PC: Production Center zoned districts.

As Special Land Uses the Planning Commission would have a Public Hearing to more closely consider applications on a location-by-location basis.

Article 16 Changes:

1. Concern was noted on the updated definition for "State Licensed Residential Facility". As presented this reads: A "State licensed residential facility" means a structure constructed for residential purposes that is licensed by the state under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or 1973 PA 116, MCL 722.111 to 722.128, **and provides residential services for 6 or fewer individuals under 24-hour supervision or care.**

Adult Foster Care Facility Licensing Act – 1979 PA 218, MCL 400.701 to 400.737

Child Care Organizations Act – 1973 PA 116, MCL 722.111 to 722.128

In this case, only Adult Foster Care Family Homes (1-6) and Family Child Care Home (1-6) uses apply to this definition. In addition, the Michigan Zoning Enabling act also recognizes the following uses as residential uses that must not be treated differently from single-family homes:

- "Adult foster care facility" which has a capacity of 1-4 adults who all receive benefits from a community mental health services program, in which the mental health services program monitors the services delivered.
- A qualified residential treatment program that provides services for 10 or fewer individuals.
- **MZEA §125.3206 (4)** For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:
 - (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group child care home.
 - (ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance use disorder services to 7 or more people that is licensed under part 62 of the public health code, 1978 PA 368, MCL 333.6230 to 333.6251.
 - (iv) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
 - (b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.



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Planning and Zoning Division

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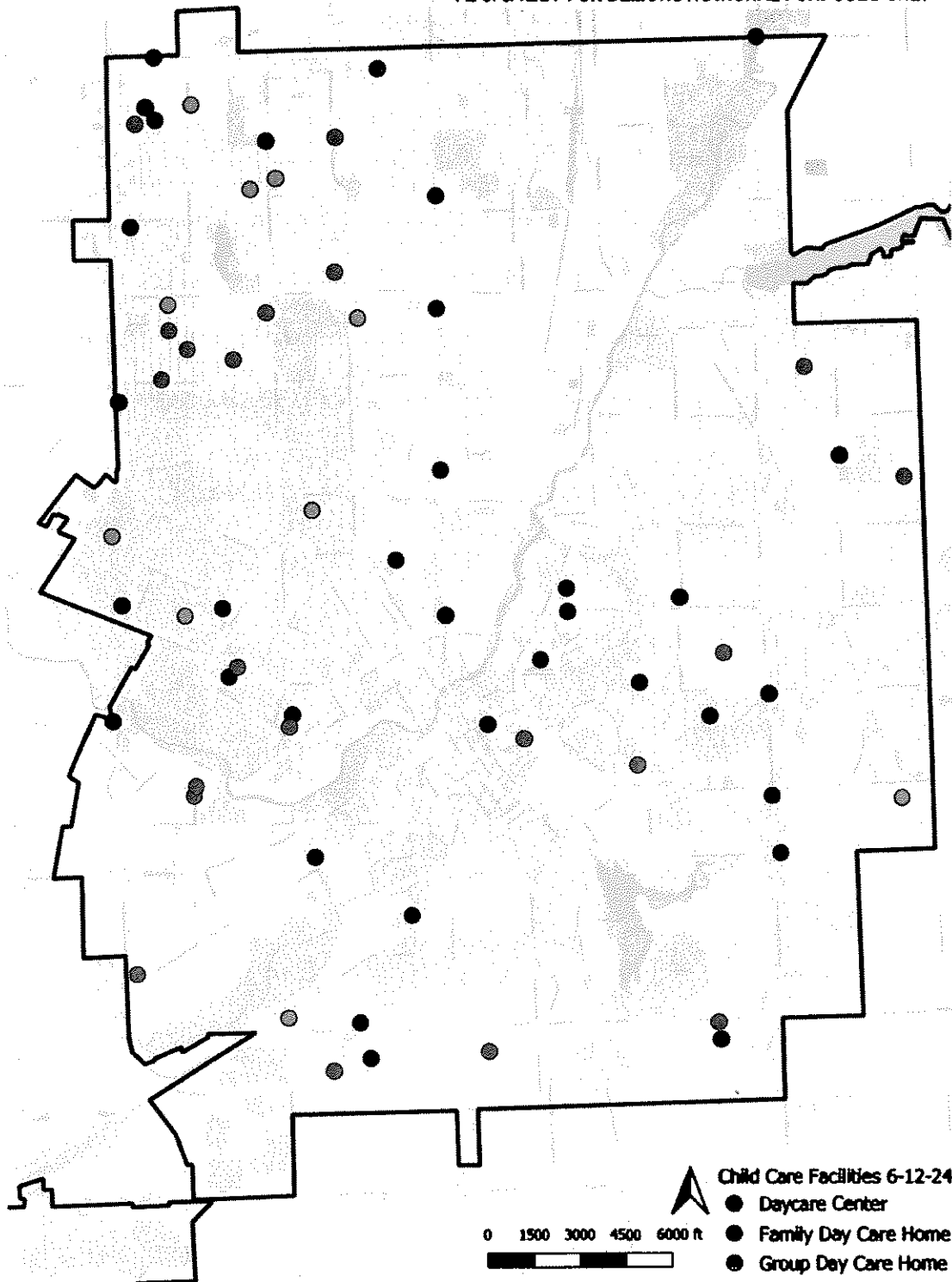
- (c) Maintains the property consistent with the visible characteristics of the neighborhood.
 - (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
 - (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
 - (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

No changes are recommended for this definition as it comes directly from the Michigan Zoning Enabling Act. Additionally, per the information above for Group Child Care Home buffers, no buffer is recommended.

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City of Flint Child Care Facilities

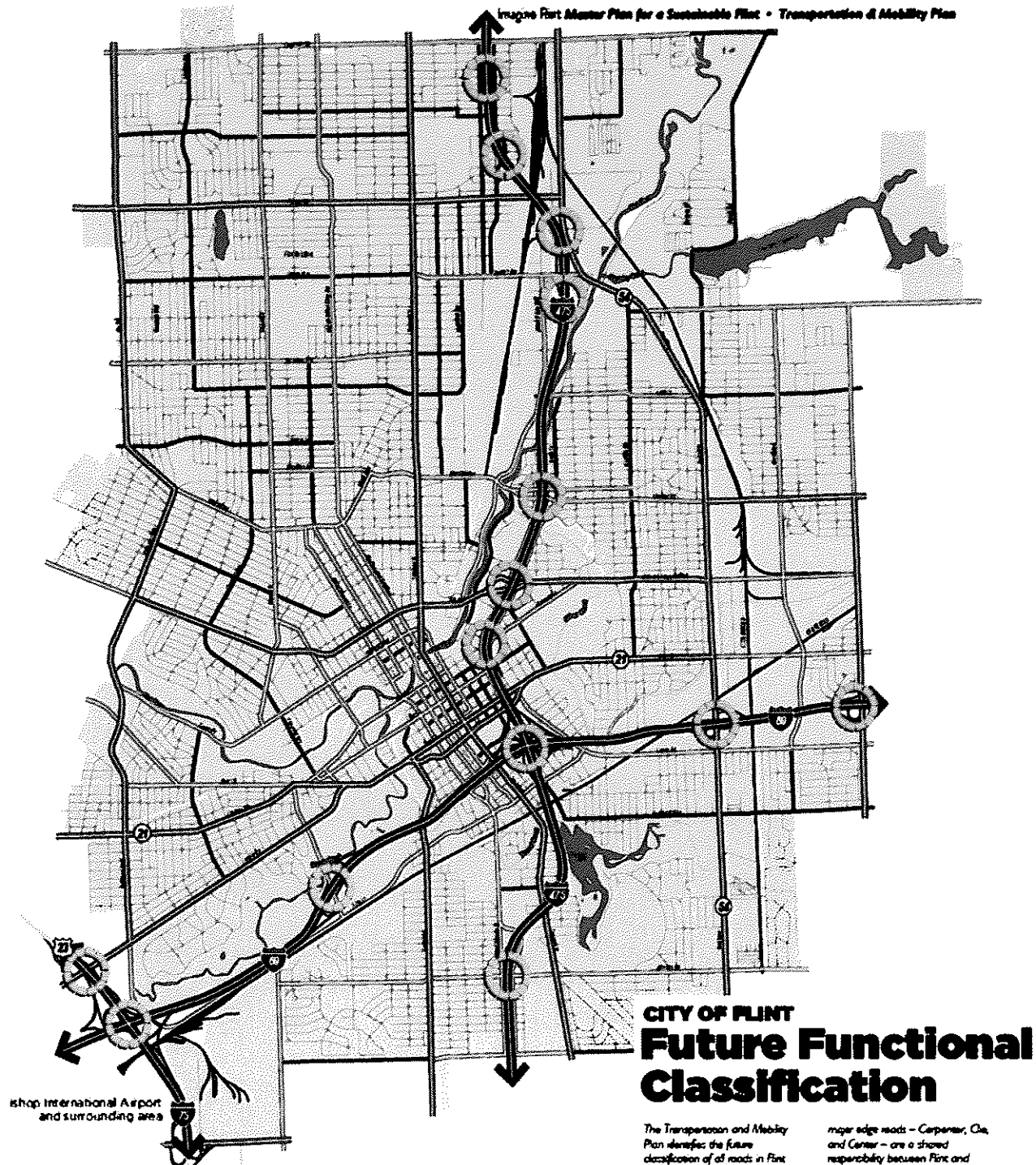
As of 6/12/24 FOR DEMONSTRATIONAL PURPOSES ONLY



Total number of Facilities:

21 – Family Day Care Home
11 – Group Day Care Home
40 – Daycare Center

CITY OF FLINT 1101 SOUTH SAGINAW ST. ROOM S105 FLINT, MICHIGAN 48502
OFFICE: 810-766-7426 WEBSITE: www.cityofflint.com



The Transportation and Mobility Plan identifies the future classification of all roads in Flint according to a hierarchical system that is based on current and anticipated roadway operations throughout the network.

The City owns and maintains most of the surface roads within the municipal boundaries. Three of the

major edge roads – Carpenter, Oak, and Center – are a shared responsibility between Flint and Genesee County. Hamphill Road is shared with the City of Burton. MDOOT operates the three interstates and also provides the City with funding for the two state highways in Flint – Dort Highway and Conant Road.

Functional Classification Legend

-  Interstate Expressway
-  Principal Arterial
-  Minor Arterial
-  Collector
-  Highway Interchange



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Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed amendments to City Council for changes to Child Care uses..."

Choose one of the following:

- "...as shown in the draft Ordinance pages."
- "...as shown in the draft Ordinance pages with the following changes..."
 - See potential suggestions under Article 3 above.
 - To allow Child Care Centers as Special Land Uses in the GI-2 and PC zone districts.
 - Maintain a ### ft. buffer for Group Child Care Homes from other Group Child Care Homes...
 - or; Group Child Care Homes require Special Land Use review if the proposed location is within ### ft. of an existing Group Child Care Home.
 - _____
 - _____
 - _____
 - _____
 - _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for for changes to Child Care uses as shown in the staff materials."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for changes to Child Care uses to the _____ meeting..."

Optional

- "...with further information requested regarding..."
 - _____
 - _____
 - _____



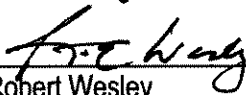
CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action – Child Care Text Amendments – June 2024

~~The proposed text amendments addressing Child Care uses are hereby _____ by _____
the City of Flint Plan Commission on this day of _____ of 2024, per the motion as recorded and
presented in the minutes to be approved by the Planning Commission at the next available meeting.~~

*No motion made at this meeting. To be reviewed at future date pending discussed changes.
July 23rd, 2024 meeting.*



Robert Wesley
Planning Commission Chair



Max Lester
Int. Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Text Amendments Memorandum

Date: August 6th, 2024
To: City of Flint Planning Commission
From: Max Lester, Int. Zoning Coordinator
Subject: Update - Proposed Text Amendments for Residential Child Care and Similar Uses

Commissioners,

Discussion during the July 23rd, 2024 meeting for the updated Child Care Text Amendments ended with requests for changes as noted below.

Article 3: Residential Zone Districts – Changes

Child Care Centers in Residential Districts

See Article 9: Use Regulations – Changes

Residential Care Facility (7+) Buffer

See Article 9: Use Regulations – Changes

Article 5: Employment Zone Districts – Changes

1. Adult Day Care and Child Care Center Use Table (§50-37)

The adult day care and child care center uses are now listed as Special Land Uses in the GI-2 Green Innovation High Intensity and PC Production Center zoned districts, where they were originally proposed to be Permitted uses in the first draft.

2. Additional Criteria and Requirements for Review of Uses in Green Innovation Districts (§50-39)

Corrected a section reference which used the old numbering format.

Article 9: Use Regulations – Changes

1. Section 50-90 Update

Section 50-90 “Child Care Center” has been renamed to “Child Care Center and Residential Child Care” to accommodate both use types and apply regulations for residential child care uses to all zone districts, where as originally adopted the additional regulations applied only to residential zone districts in Article 3.

2. Child Care Centers in Residential Districts (§50-90)

Discussion was held on how child care centers may still be permitted in residential districts as standalone uses in a limited capacity. In addition to allowing them as accessory uses to institutional uses, new language is proposed to allow Special Land Use review for child care centers proposed within existing non-residential structures located within a residential zone district.

The original child care center text is now under §50-90 (A). The additional language below has been added:

5. Former Non-Residential Building. A child care center may be reviewed under Special Land Use procedures, subject to satisfying all of the necessary requirements listed in this Article, when the use will be located within an existing building of a non-residential nature in a Residential Zone District.



Sheldon Neeley,
Mayor

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3. Residential Care Facility (7+) Buffer

A buffer was still desired between care facilities approved for seven or more (7+) individuals as written in the current text, but not for outright exemption and not at 1,500 ft. Instead, if a similar use is within the buffer distance an applicant can seek a Planning Commission waiver. §50-90 (B) is a new addition which allows the standards to apply to all zone districts, not just those identified in Article 3. Additional text also specifies the distance is measured according to travel along public right-of-way per the Michigan Zoning Enabling Act, and that family child care homes (1-6) do not apply to the required buffer when approved by the State to have an additional child for a total of seven (7). The new text includes:

1. Group child care home uses, when proposed within one-thousand (1,000) feet of another group child care home, adult foster care small group home or adult foster care large group home, a facility offering substance use disorder services to seven (7) or more individuals, a facility that houses an inmate population under the jurisdiction of the department of corrections, or any other residential facility offering services to seven (7) or more individuals, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

2. The buffer distance shall be measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley, as is consistent with the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, M.C.L. 125.3101 et seq.

3. Family child care homes which have been approved by the State to care for an additional child, from a maximum of six (6) to seven (7) children, are not included within the buffer distance requirements for group child care homes.

4. Adult Foster Care and Adult Day Care (§50-81)

A buffer was included for adult foster care group homes to other residential care facilities offering services to seven or more (7+) individuals to coincide with the group child care home buffer. The new text includes:

F. Adult foster care small group homes and adult foster care large group homes, when proposed within one-thousand (1,000) feet of another adult foster care small group home or adult foster care large group home, group child care home, a facility offering substance use disorder services to seven (7) or more individuals, a facility that houses an inmate population under the jurisdiction of the department of corrections, or any other residential facility offering services to seven (7) or more individuals, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall.

5. Residential Rehabilitation Facilities (§50-111)

The existing buffer language for residential rehabilitation facilities was amended to add group child care homes to the list of uses requiring a buffer, and the option for Planning Commission waiver review was added as for residential child care and adult foster care. Additionally, an item listing which districts residential rehabilitation facilities are Special Land Uses in was removed as this is already specified in the use tables and was incorrect. The new text includes:

A. Any residential rehabilitation facility having more than seven (7) but not more than twenty (20) adults proposed within one thousand five hundred (1,500) feet from any other residential rehabilitation facility, transitional or emergency shelter, single room occupancy dwelling, group child care home, or small or large adult foster care facility, may only be permitted after receiving a Planning Commission waiver to ensure such use will not result in an excessive concentration of such facilities in a single neighborhood or in the City overall. The facility shall comply with all State of Michigan requirements, as applicable.



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Article 16: Definitions - Changes

1. Group Living Definitions (Article 16, Page 16)

The layout of "group living" items was altered to better reflect the uses and new language was added for consistency with other new additions.

Adult day care and child care center definitions were removed from the "Group living" group and added to a new "Group care" group just above. These two uses do not have residential occupancy as indicated in the group living definition. The group care definition is more accurate, reading:

Group care – *non-residential occupancy of a structure where care is provided to individuals; typical uses include adult day care or day care services and child care centers.*

An additional line was added to the "Family child care home" definition to clearly note that a family child care home use which is approved to have an additional child for a maximum of seven (7) is still recognized as a state licensed residential facility:

...If a licensee of a family child care home is approved by the State to provide care for up to (7) minor children, the use is still recognized as a state licensed residential facility as defined in this Chapter.

The "Residential rehabilitation facility" definition was removed from the "health care facility" group and added to the "State regulated group living" group. These uses are residential in nature and do not belong under health care facilities.

Decision:

With the above noted changes and updated draft Zoning Ordinance pages, the Commission may make a motion to approve the proposed text amendments as presented in the staff update for the August 13th meeting. Any final revisions that may be desired can also be made in a motion to approve. Sample motions are provided on the next page.

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Sheldon Neasey,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Sample Motions:

Motion to Approve:

"I motion to recommend approval of the proposed text amendments to City Council for changes to Child Care and Adult Foster Care uses..."

Choose one of the following:

- "...as shown in the draft Ordinance pages provided for the August 13th meeting."
- "...as shown in the draft Ordinance pages provided for the August 13th meeting with the following changes..."
 - _____
 - _____
 - _____
 - _____
 - _____

Motion to Deny:

"I motion to recommend denial of the proposed amendments to City Council for changes to Child Care and Adult Foster Care uses as shown in the draft Ordinance pages provided for the August 13th meeting."

Motion to Postpone:

"I motion to postpone the decision for a recommendation on the proposed amendments for changes to Child Care and Adult Foster Care uses to the _____ meeting..."

Optional

- "...with further information requested regarding..."
 - _____
 - _____
 - _____

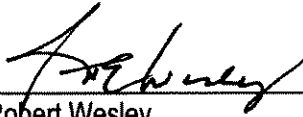


Sheldon Neeley,
Mayor

CITY OF FLINT
Department of Business and Community Services
Planning and Zoning Division

Planning Commission Action – Child Care Text Amendments – August 2024

The proposed text amendments addressing Child Care and Adult Foster Care uses are hereby recommended for approval by the City of Flint Planning Commission on this 13th day of August of 2024, per the motion as recorded and presented in the minutes to be forwarded to City Council for review and approval.



Robert Wesley
Planning Commission Chair



Max Lester
Zoning Coordinator