

OFFICE OF THE CITY COUNCIL



PUBLIC NOTICE

Notice of Public Hearing

Pursuant to Act 267 of the Public Acts of 1976 (Open Meetings Act) and Flint City Charter Section 1-405, **NOTICE IS HEREBY GIVEN** that the Flint City Council will hold a **PUBLIC HEARING** at **5:30 p.m., MONDAY, JANUARY 12, 2026**, in the City Council Chambers, 3rd Floor, Flint City Hall, 1101 S. Saginaw Street, Flint.

THIS PUBLIC HEARING IS BEING HELD FOR THE FOLLOWING PURPOSE:

*To consider **Ordinance No. 250413-T**, an Ordinance to amend the Zoning Map of the City of Flint within Chapter 50 (Zoning) of the Flint Code of Ordinances, concerning the Flint Commerce Center 2, LLC (RZ 24-01), to change the zoning of 7.51 acres of the property located at 2525 Industrial Avenue (PID No. 41-06-179-044), from OS (Open Space) to PC (Production Center).*

Persons with disabilities may participate in this Public Hearing by emailing a request for accommodations to CouncilPublicComment@cityofflint.com, with the subject line *Request for Accommodation*, or by contacting the City Clerk at (810) 766-7418.

If there are any questions concerning this notice, please direct them to the City Council Office at (810) 766-7418.

A handwritten signature in blue ink, appearing to read "Davina G. Donahue", is written over a horizontal line.

Davina G. Donahue, City Clerk

POSTED: 12/19/2025dgd

ORDINANCE NO. _____

An Ordinance to amend the Zoning Map of the City of Flint within Chapter 50 of the City of Flint Code of Ordinances being the Zoning Ordinance, has been requested by Flint Commerce Center 2, LLC (RZ 24-01), to change the zoning of 7.51 acres of the property located at 2525 Industrial Ave (PID # 41-06-179-044).

The Planning Commission recommends **APPROVAL** of the subject Zoning Ordinance map amendment.

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

Sec. 1. The Zoning Map of the City of Flint is hereby amended to rezone the following described area from OS (Open Space) to PC (Production Center), per §50-15(C).

The land referred to is located in the State of Michigan, County of Genesee, and described as follows:

PID # 41-06-179-044

PART OF BLOCK 15 OF OAK PARK SUBDIVISION AND VACATED RANKIN STREET OF DURANT-DORT CARRIAGE CO'S RE-PLAT ALL IN THE CITY OF FLINT, GENESEE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 15 OF OAK PARK SUBDIVISION; THENCE N01°21'34" W ALONG THE WEST LINE OF SAID BLOCK 15, ALSO BEING THE EAST LINE OF NORTH STREET RIGHT OF WAY AS PLATTED, 157.66 FEET TO THE POINT OF BEGINNING; THENCE N01°21'34" W CONTINUING ALONG SAID WEST LINE OF BLOCK 15 AND ITS NORTHERLY EXTENSION 286.91 FEET TO THE SOUTHWEST CORNER OF LOT 59 OF SAID DURANT-DORT CARRIAGE CO'S RE-PLAT, ALSO BEING ON THE NORTH LINE OF VACATED RANKIN STREET; THENCE N89°58'13" E ALONG SAID NORTH LINE OF VACATED RANKIN STREET AND ITS EASTERLY EXTENSION, 831.56 FEET TO THE CENTERLINE OF VACATED INDUSTRIAL AVENUE AS PLATTED; THENCE S00°34'02" W ALONG SAID CENTERLINE 36.21 FEET; THENCE S01°22'45" E CONTINUING ALONG SAID CENTERLINE 407.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 15; THENCE S89°52'37" W ALONG THE SOUTH LINE OF SAID BLOCK 15, ALSO BEING THE NORTH LINE OF BAKER STREET RIGHT OF WAY AS PLATTED, 571.55 FEET; THENCE N01°22' 4 7" W, 163.34 FEET; THENCE S88°37'13" W, 258. 78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.51 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

More commonly known as 2525 Industrial Ave, Flint, Michigan 48505.

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 _____, 2025.

FOR THE CITY:

For the City Council

Sheldon A. Neeley, Mayor

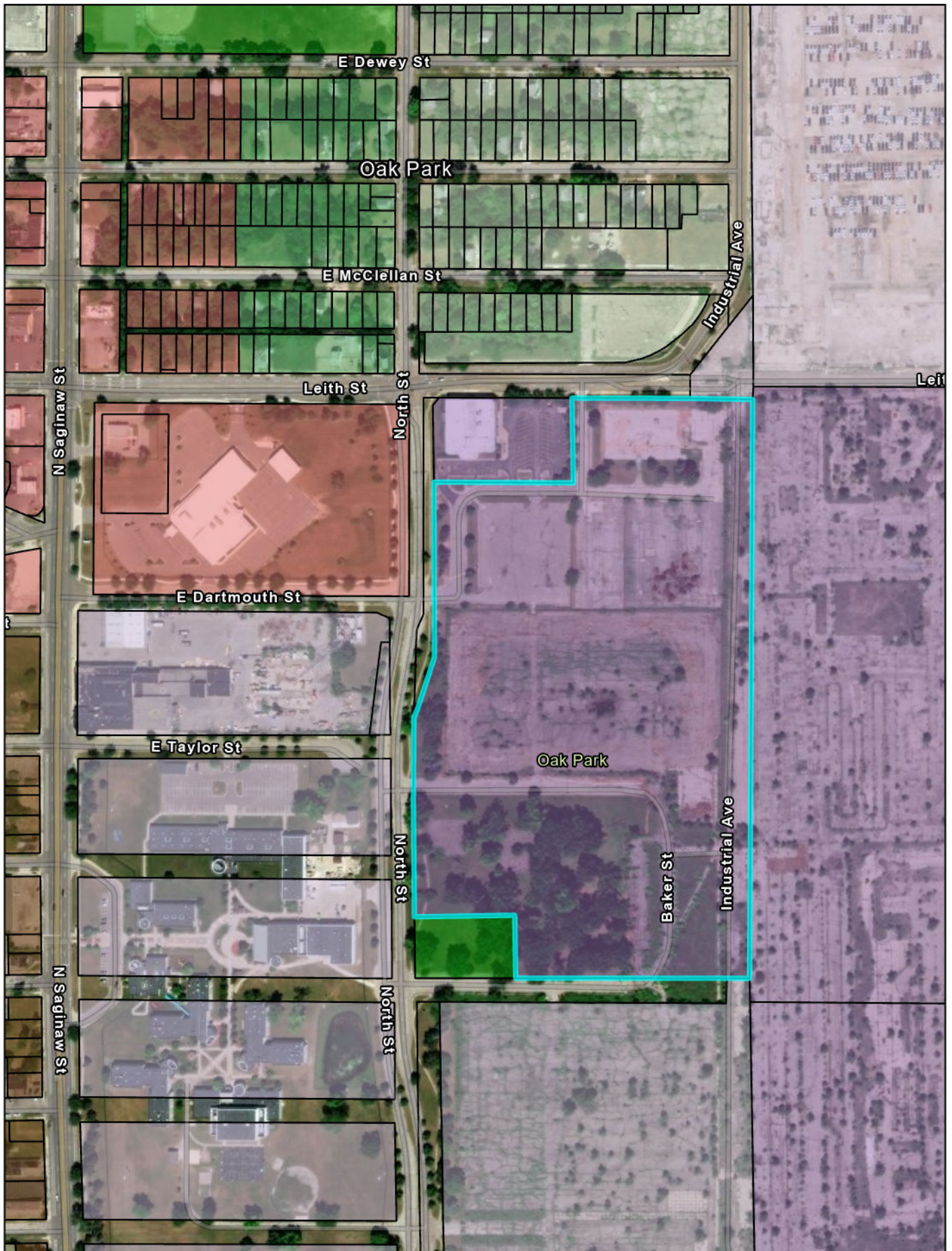
APPROVED AS TO FORM:

JoAnne Gurley, City Attorney

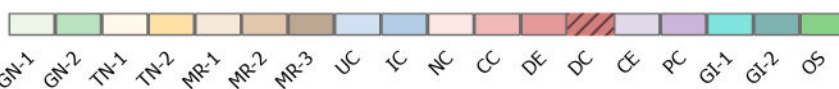
Materials to Include as Attachments

- 1. Local/AreaMap**
- 2. City-Wide Map**
- 3. PC Materials**
 - a. Staff Report**
 - b. Minutes**
 - c. Application**

RZ 24-01 Proposed Zoning



Legend



The parcel highlighted in BLUE regards the parcel subject to rezoning



0 0.05 0.1 Mi

East Hamilton Street

North Street

CURRENT ZONING

North Street

Baker Street

East Hamilton Avenue

North Street

Industrial Avenue

Oak Park



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Staff Report

Board / Commission:	City of Flint Planning Commission
Meeting Date:	Tuesday, November 12, 2024
Location:	1101 S Saginaw St, Flint, MI 48502
File Number:	RZ 24-01
Petition Type(s):	Zoning Map Amendment (Rezoning)
Applicant:	Flint Commerce Center 2, LLC / Ashley Capital
Location:	2525 Industrial Ave, Flint MI 48505
Parcel ID (PID)	41-06-179-044
Ward:	2
Land Area:	8.13 acres (354,142.80 square feet)
Previous Zoning:	C-1, Multi-Family – Walk-Up Apartment District
Existing Zoning:	OS, Open Space
Proposed Zoning:	PC, Production Center

Request:

The applicant Flint Commerce Center 2, LLC / Ashley Capital is petitioning the City of Flint Planning Commission (Commission) for approval to rezone the parcel of land located at 2525 Industrial Ave (Oak Park) from OS, Open Space to PC, Production Center, which will allow for the development of Building #2 of the Flint Commerce Center (FCC) (see **Exhibit A**).

Petition Background:

The intent of the subject rezoning petition, RZ 24-01, is to satisfy the provisions, outlined in **Article 8, §50-93(D)** of the City of Flint Zoning Ordinance (Ordinance) which requires that when two (2) or more parcels are combined in to a single parcels, the zoning districts of the parcels shall be the same, otherwise the combination is prohibits, and **Article 17, §50-188(C)** of the Ordinance which states that no site plan (administratively reviewed or Planning Commission reviewed) that is concurrent with a rezoning petition may be approved before any necessary rezoning of (a) parcel(s) is approved. The subject rezoning petition will align the zoning the property located at 2525 Industrial Ave (Oak Park) with the PC, Production Center zoning classification of, 902 Leith St (41-06-176-0430, 2900 North St (41-06-176-044), and 41-06-179-048 Industrial Ave, enabling all four (4) parcels to be combined so that the applicant can pursue approvals to commence site work and construction of Flint Commerce Center – Building #2 and other associated improvements to include the dedication/deeding of a one (1) acre portion of 2525 Industrial Ave to the City of Flint to be used as a public park commemorating Historic Oak Park and the Historic Oak Park Platted Subdivision (see **Exhibits B, C, D, & E**).



Sheldon Neeley,
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Planning & Zoning Division

Property Background:

Historical Context:

The property located at 2525 Industrial Ave (Oak Park) associated with the subject rezoning petition, RZ 24-01, lies within the federal land patent that is Sections One (1 - Tawcumeogoqua) and Two (2 – Metawanee) of Smith's Reservation; the aforementioned sections of Smith's Reservation were then platted as part of the Oak Park Subdivision (1900) and Durant-Dort Carriage Company's Re-Plat of Parts of Blocks 12 & 27 and All of 13, 14, 15 of Oak Park Subdivision (1910) (see **Exhibits F, G, H, & I**).

Regarding the City of Flint (City) owned land that is Oak Park (2525 Industrial Ave), the subject property was platted as part of the Oak Park Subdivision of Sections 1 and 2 of Smith's Reservation (1900); the park is comprised of specifically Block 15 of the aforementioned plat and was deeded/dedicated to the City in 1911, via Warranty Deed by Corporation (Lib.209, Pg.58 of the Genesee County Register of Deeds). Oak Park was eventually expanded to include parts of vacated Rankin St, which was platted as part of the Durant-Dort Carriage Company's Re-Plat of Parts of Blocks 12 & 27 and All of 13, 14, 15 of Oak Park Subdivision (1928 – Vol.2, Pg.26 of Vacations – Genesee County Register of Deeds) (see **Exhibits F, G, H, I, & J**).

A larger sub-area (area) that includes, the property subject to rezoning, 2525 Industrial Ave (Oak Park), the Oak Park platted subdivision, and several other platted subdivisions, which are bound by E. Stewart Ave to the north, N. Saginaw St to the west, E Fifth Ave to the south and James P. Cole Blvd to the east, was heavily reliant on economic impact of "Buick City", a vertically integrated General Motors automobile manufacturing complex/plant, as the aforementioned sub-area was where many of the "Buick City" workers lived, shopped, socialized and worshiped. Though over time as the footprint of General Motors within the City of Flint declined and specifically when "Buick City" ceased all operations, this area had diminished in its form and function, transitioning from largely being made up of residential dwellings, neighborhood businesses, industrial uses along the Flint River, some commercial mixed-use buildings along N Saginaw St and the former "Buick City" complex, to being made up of newer and smaller industrial business, the Flint Genesee County Job CORPS campus, the Hamilton Community Health Campus and the Flint Commerce Center industrial park; a historical property/site that remains from the subject sub-area is the Historic Oak Business Center (2712 N Saginaw St – PID 41-06-053-101).

Such changes to the subject sub-area can be seen in historical aerial imagery and as a result of these changes over time, the property subject to rezoning, 2525 Industrial Ave (Oak Park) has been rendered as an obsolete property in terms of its function as a park, so much so that, in 1984 the people of the City of Flint, by referendum, elected to decommission the park, and further per Resolution #2400480-T, a resolution for the disposition (sale) of the decommissioned City owned land that is Oak Park to Flint Commerce Center 2, LLC / Ashley Capital (applicant) is pending action from the Flint City Council (Council) as of Tuesday, November 12, 2024; the pending Council action in conjunction with the subject rezoning petition will authorize the applicant to move forward with the concurrent Zoning Coordinator Review application approvals, permitting site work, construction of Flint Commerce Center – Building #2, dedication/deeding of the landscape architected pocket park commemorating Historic Oak Park and the Historic Oak Park neighborhood, and all other applicable improvements that are part of the Flint Commerce Center – Building #2 development plan (see **Exhibits B, C, D, E, J, K, & L**).



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Flint Commerce Center / Flint Commerce Center – Building #2:

The subject property, 2525 Industrial Ave (Oak Park) is part of the Flint Commerce Center industrial park which is the former site of “Buick City”; after ceasing operations and razing the associated structures that comprised the former “Buick City” complex, RACER Trust, an independent trust formed by the United States Bankruptcy Court, which is responsible for the environmental clean-up and redevelopment of legacy properties owned by the former General Motors Corp (dba prior to 2009 bankruptcy), conveyed the “Buick City” site to Ashley Capital, a real estate investment company that specializes in redeveloping brownfields and transitioning them into functional state of the art industrial centers. As part of the Flint Commerce Center development plan, so far Ashley Capital has created separate entities (Flint Commerce Center 1, LLC & Flint Commerce Center 2, LLC) for Flint Commerce Center – Building #1 (FCC #1) and Flint Commerce Center – Building #2 (FCC #2).

FCC – Building #2 is the development and construction of a 326,731 square foot spec-building, that will deliver an approximate \$205 million investment in the City of Flint through the cost of site development, building construction, and the improvements required for the buildout of the proposed tenant of Flint Commerce Center – Building #2 (Building #2); the proposed tenant of Building #2, Nanograf, is a corporation that specializes in the research, development, and manufacturing of novel high-energy-density Si-based (silicon based) anodes for lithium ion batteries that are used in various applications, mediums and products, across many client sectors.

The subject rezoning petition, RZ 24 – 01 regards the development of FCC #2, as the rezoning of 2525 Industrial Ave (Oak Park) from OS, Open Space to PC, Production Center is a condition of the applicant being able to:

- Combine 2525 Industrial Ave (41-06-179-044), 902 Leith St (41-06-176-043), 41-06-176-044, and 41-06-179-048 into a single parcel which FCC – Building #2 will be located on.
- Gain final approval of the associated Zoning Coordinator Review application for Flint Commerce Center – Building #2, as per **Article 17, §50-188(C)(1)(ii)**, *“No site plan shall be approved before any rezoning is approved.”*

As mentioned previously in the Project Background section of this report, the applicant, upon the sale and rezoning of 2525 Industrial Ave (Oak Park) will be dedicating/deeding a one (1) acre portion of the subject property to the City of Flint as a public park commemorating Historic Oak Park and the Historic Oak Park Platted Subdivision.

Land Use:

Before the adoption of the current City of Flint Zoning Ordinance (Ordinance), the subject parcel 2525 Industrial Ave (Oak Park) was zoned C-1, Multi-Family – Walk-Up Apartment District under the previous 1968 Ordinance, though upon adoption of the current Ordinance on October 29, 2022, the subject parcel was rezoned to OS, Open Space.



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Planning & Zoning Division

Planning Process - Procedural Overview:

Article 17

1. The applicant submits and application, initiating the Zoning Map Amendment process (**Article 17, §50-191(B)**).
2. **Zoning Coordinator (Article 17, §50-191(E)):**
 - a. Reviews the proposed amendment and/or;
 - b. Prepares a report that provides an overview of the proposed map amendment.
 - c. Makes a recommendation regarding the proposed map amendment.
3. **Notice and Hearing (Article 17, §50-191(F)):**
 - a. The Planning Commission shall hear the proposed map amendment for investigation and study.
 - b. The Planning Commission shall prepare a report and recommendation regarding their findings.
 - c. Once ready to do so the Planning Commission shall notice for and hold a public hearing on the proposed map amendment.
4. **Planning Commission Action (Article 17, §50-191(G)):**
 - a. After completion of the public hearing regarding the proposed text amendment the Planning Commission shall prepare its final report and recommendation.
 - b. The Planning Commission shall submit its final report and recommendation to City Council at City Council's first regular meeting four weeks following the completion of the public hearing before the Planning Commission regarding the proposed map amendment.
5. **City Council Action (Article 17, §50-191(H)):**
 - a. City Council shall hear the proposed map amendment and approve, deny or table the petition based on the report and recommendation from the Planning Commission.
 - b. City Council shall hand down a determination within six (6) months of receiving a recommendation from the Planning Commission.



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Planning & Zoning Division

6. Approval Criteria (Article 17, §50-191(I)):

- The proposed map amendment shall be consistent with the intent and purpose of the Imagine Flint Comprehensive Plan.

7. Adoption and Effective Date (P.A. 110 of 2006, MCL 125.3401(6)&(7)):

- a. Follow adoption of the proposed map amendment by City Council a notice of ordinance adoption shall be published in a newspaper of general circulation in the local unit of government within 15 days after adoption.
- b. 7 days after the after the required publication, as mentioned above, the adopted map amendment and updated zoning ordinance shall take effect.

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Sheldon Neeley,
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DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Zoning Map Amendment Standards for Review:

When taking action on a Zoning Map Amendment (rezoning) petition, the Commission shall base its decision by paying regard to the provision outlined **Article 17, §50-191(I) – Approval Criteria**, which states that “No proposed amendment, supplement, change, modification or repeal shall be approved that is inconsistent with the Master Plan, except in unique circumstances where there has been a substantial change in conditions or policies, or a case-specific mistake is found within the Master Plan.”; further the Commission shall pay regard to an applicant’s responses the questions outlined in the application for rezoning; see the following responses regarding the questions outlined in the rezoning application:

Applicant responses are in **BLUE**.
Staff findings are in **BLACK**.

1. Please describe how the rezoning is consistent with the Master Plan.

“The Master Plan sites “In general, the City should strive to protect all parks from being decommissioned. However, one park, Oak Park, is located in an inaccessible area and should be decommissioned. Oak Park should be redeveloped in concert with improvements and reinvestment occurring in adjacent areas including the Buick City site” (p. 158). While this park was voted to be decommissioned in 1984, by allowing for the rezoning of the parcel from Open Space (OS) to Production Center (PC), we will be able to develop the land to be in concert with the rest of the Flint Commerce Center site. This will allow for phase two development of the site, further aligning the new intended use of the parcel with the Master Plan. Further in Chapter 9 - Economic Development and Education Plan of the Master Plan, the subject rezoning petition aligns with and fulfills the intent of the vision, goals and objective (p. 195) of the aforementioned Chapter of the Plan.”

The City of Flint – Imagine Flint Plan includes in Chapter 7: Environmental Features, Open Space, & Parks, a section titled “Oak Park Decommission” (pg. 158).

“In general, the City should strive to protect all parks from being decommissioned. However, one park, Oak Park, is located in an inaccessible area and should be decommissioned. Oak Park should be redeveloped in concert with improvements and reinvestment occurring in adjacent areas including the Buick City site.”

The requested rezoning of the subject parcel will allow the intended redevelopment to occur with the ongoing improvements and reinvestments planned at the former Buick City site, per the Imagine Flint Plan. Despite no language indicating a portion of the park should be preserved, Ashley Capital has heard concerns from residents and has worked with the Friends of Oak Park to preserve and maintain an acre of the park while also providing new amenities and improvements.



Sheldon Neeley,
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Planning & Zoning Division

2. Please describe any unique circumstances where there has been a substantial changing conditions or policies that necessitate the rezoning.

“At the time of the Plan's publishing, there was not an active partner in redeveloping Buick City into an active commerce site. After the purchase of the contiguous parcels throughout the site from Racer Trust to Ashley Capital, this has necessitated the change in rezoning the above parcel to meet the needs of 21st century manufacturing, specifically the development of Flint Commerce Center - Building #2, which has a site development footprint that includes/requires the re purposing and redevelopment of 2525 Industrial Ave (Oak Park).”

Per the actions to decommission Oak Park and the vote to sell the subject property, the rezoning is necessary to allow the property to be redeveloped once the sale is approved. OS: Open Space is a zoning classification reserved for City owned park properties. Redevelopment cannot occur until the zoning is amended to match those of surrounding properties in the former Buick City site.

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

“There are no case-specific mistakes within the Imagine Flint Master Plan that requires the rezoning; the rezoning petition is in alignment with the Master Plan, and continues the work after the voter referendum (Proposal 1, 11/6/1984) which was passed, decommissioning the land to be sold with the intent that the parcel will be redeveloped in concert with the needs of the new version of Buick City.”

There are no case-specific mistakes involved with the request. The request to rezone the property is consistent with the Plan's vision for this property.

4. Please describe any voluntary conditions related to the requested rezoning.

There are no conditions related to the RZ 24-01 as prescribed in Article 17, §50-191(B)(2) of the Zoning Ordinance, though the applicant did provided a response regarding pledge to the city which is a follows: “We have pledged to City officials, Flint City Council, the Flint community, and the Planning Commission to not only redevelop approximately 7/8th's of the parcel to expand the Flint Commerce Center site, but maintain approximately one acre of the parcel as Oak Park, continually owned by the City. This will include not only immediate reinvestment in the decommissioned space to include passive amenities such as pavilions, picnic tables, and a commemorative installation of walking paths, an educational plaque describing the rich history of Oak Park, etc., but continued maintenance for mowing, landscaping, snow removal, and the like with a 20 year agreement with the option to extend. We are deeply committed to respectfully reimagining the future of this site, bringing new opportunities to Flint and the immediate area, while remaining mindful of the area's complex history.”

N/A



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Saff Recommendation

After reviewing the request to rezone the subject parcel 2525 Industrial Ave (Oak Park) from OS, Open Space to PC, Production Center, the petition **IS** consistent with the Imagine Flint Plan's stated intent for the subject parcel to be decommissioned and incorporated into developments occurring on adjacent parcels in the former Buick City site. The majority of these parcels are zoned PC, Production Center and the single CE, Commerce and Employment parcel has already been developed; rezoning the subject parcel to PC, Production Center will allow it to be incorporated into new proposed developments.

Michigan Complied Law - Conditional Rezonings

Per the Michigan Zoning Enabling Act, PA 110 of 2006 - MCL 125.3405:

The Planning Commission may **NOT** impose any conditions on a landowner as a requirement for rezoning. Some of these parcels are currently owned by the City of Flint, but no conditions are recommended by staff. The Zoning Ordinance already has specific provisions for ensuring proper buffering is installed where there may be incompatible land uses with adjacency.

(1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

(5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.

Exhibits Attached to this Report:

Exhibit A – RZ 24-01 Application
Exhibit B – City of Flint RZ 24-01 – Rezoning Request Map
Exhibit C – Flint Commerce Center – Building #2 Boundary Survey
Exhibit D – 2525 Industrial Ave Parcel Split Survey
Exhibit E – Flint Commerce Center – Building #2 Overall Site Plan
Exhibit F – Oak Park Subdivision of part of Sections 1 and 2 of Smith's Reservation
Exhibit G – Durant-Dort Carriage Co's Re-plat of Parts of Blocks 12,27 & All of 13,14,15 of Oak Park Subdivision
Exhibit H – Section 1 of Smith Reservation
Exhibit I – Plat of Sections 2, 3, 4, 5, 6, & 8 Being part of the Reservation
Exhibit J – Oak Park Warranty Deed by Corporation
Exhibit K – Resolution #2400480-T w/ Exhibits

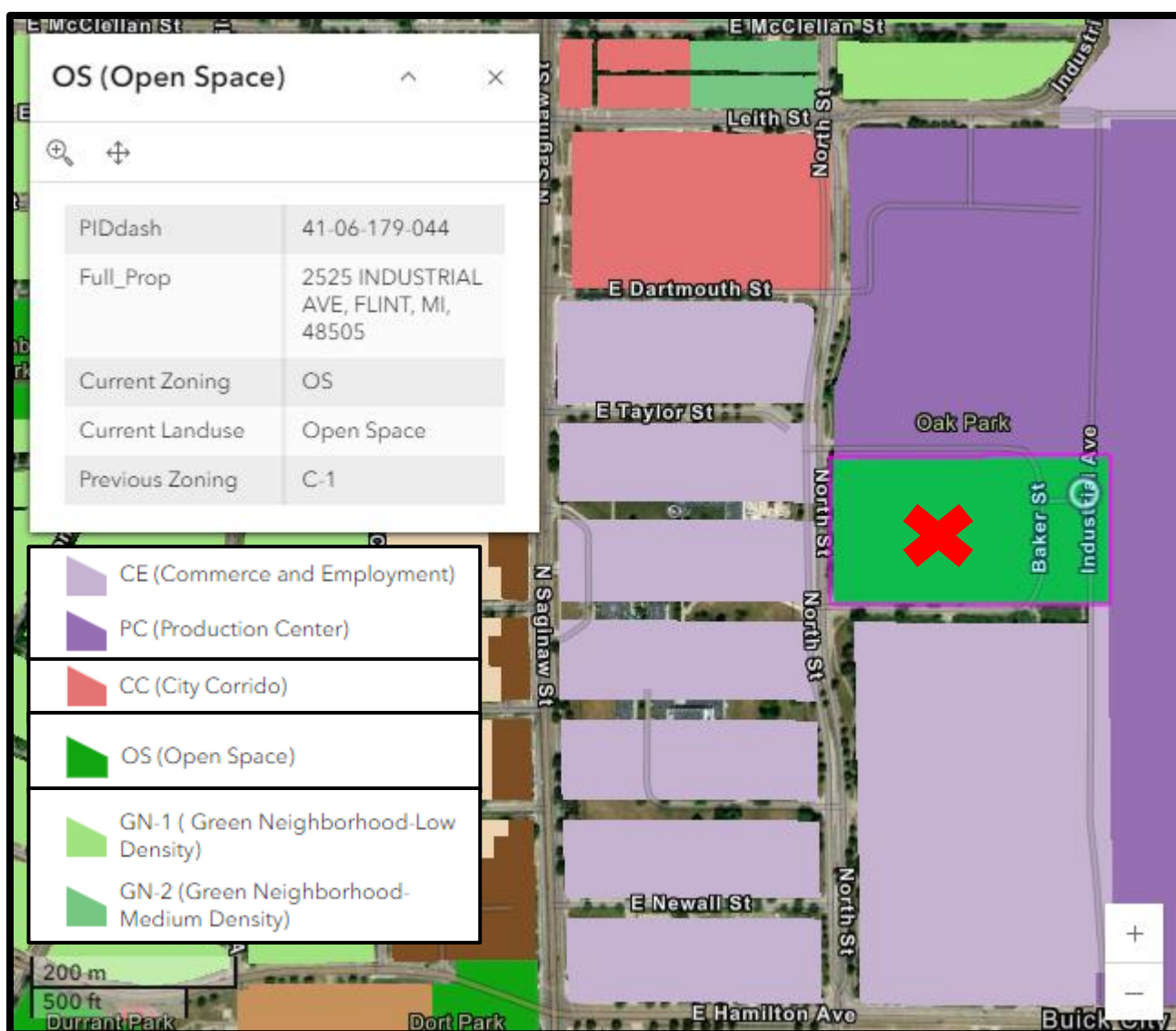


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 Planning & Zoning Division

Sheldon Neeley,
 Mayor

Land Use/ Compatibility: The subject property is currently zoned OS, Open Space, and is surrounded by the following:

Direction	Existing Zoning	Comprehensive Plan Land Use
North	PC, Production Center	PC, Production Center
South	CE, Commerce & Employment	CE, Commerce & Employment
East	PC, Production Center	PC, Production Center
West	CE, Commerce & Employment	CE, Commerce & Employment



✗ Denotes the location of the property regarding the subject rezoning petition
 2525 Industrial Ave, Flint, MI 48505 (Oak Park).



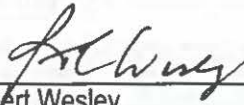
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Mayor

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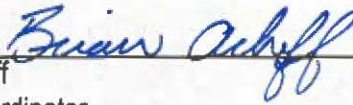
Planning Commission Action – RZ 24-01 | 2525 Industrial Ave – Flint Commerce Center
2, LLC

recommended for


This Zoning Map Amendment (Rezoning) petition is hereby adoption by ^{Ordinance} ~~resolution~~ by the City of
Flint Plan Commission on this 12 day of November of 2024.



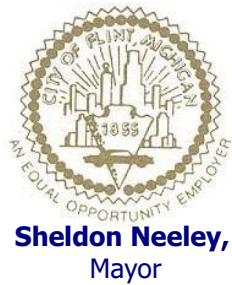
Robert Wesley
Plan Commission President



Brian Acheff
Zoning Coordinator



Max Lester
Zoning Coordinator



CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

RZ 24-01 Sample Motion

Approval:

I motion to recommend approval of the application RZ 24-01, regarding the requested rezoning of 2525 Industrial Ave. (PID # 41-06-179-044) from OS: Open Space to PC: Production Center because...

Some items to consider as reasoning in a motion for approval, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to deny a rezoning petition are as follows:

- *Compatibility with the Imagine Flint Plan*
- *Compatibility with the character of the neighborhood*
- *Compatibility of nearby land uses with those allowed in PC zones*
- *Exceptional conditions*
- *Etc.*

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Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

RZ 24-01 Sample Motions

Denial:

I motion to recommend denial of the application RZ 24-01, regarding the requested rezoning of 2525 Industrial Ave. (PID # 41-06-179-044) from OS: Open Space to PC: Production Center because...

Some items to consider as reasoning in a motion for denial, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to approve a rezoning petition are as follows:

- *Compatibility with the Imagine Flint Plan*
- *Compatibility with the character of the neighborhood*
- *Compatibility of nearby land uses with those allowed in PC zones*
- *Etc.*

Postponement:

I motion to postpone the hearing of the application RZ 24-01 regarding the requested rezoning of 2525 Industrial Ave. (PID # 41-06-179-044) from OS, Open Space to PC, Production Center until the next regularly scheduled Planning Commission meeting to allow the applicant the opportunity to provide the following information...

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Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes **November 12th, 2024**

Commissioners Present

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

Staff Present

Zach Huckabay Assistant City Attorney
Brian Acheff, Zoning Coordinator
Tyler Bailey, Deputy Director of Business Services
Dalton Castle, Planner I
Karla Holiday, Business Licensing Technician

Absent:

Jeffrey Curtis Horton
Joshua Brown
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:49 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Dome Auditorium at Flint City Hall and via Zoom conferencing as approved.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Present
Commissioner Jewell: Present
Commissioner Rodriguez: Absent

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

ADDITIONS/CHANGES TO THE AGENDA:

Chairperson Wesley asked if there are any additions or changes to the agenda. Commissioner Blower requested that RZ 24-02 be heard directly after PC 24-15 such that applications with the same applicant may be heard sequentially.

Commissioner Jewell requested that an update on PC 24-23 applicant Kevin Wilson's request for a Special Land Use at 2407 Lewis St. be provided under Old Business. Commissioner Jewell requested that the item "Planning Commission Training: Staff Report Overview" that was tabled at the previous Planning Commission meeting be added to Old Business. Dalton stated that staff intentionally omitted the training from the agenda due to the volume of applications, clarifying that staff intend to reschedule the training for a later date.

ADOPTION OF THE AGENDA:



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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

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

MINUTES OF PREVIOUS MEETINGS:

The minutes of October 22nd, 2024, were not prepared at this time.

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Councilperson Tanya Burns spoke in favor of the Ashley Capital development generally and as it relates to their associated applications, PC 24-26 & RZ 24-01. Commissioner Jewell added that it may be more appropriate for Councilperson Burns to speak during the public hearings associated with the Ashley Capital project. Chairperson Wesley ruled that Councilperson Burns may speak at this time. Councilperson Burns expressed her excitement for the Ashley Capital investment in Flint.

PUBLIC HEARINGS:

PC 24-15: Giovanni Lavigne / 5125 N. Dort Hwy, LLC dba Priority Waste, is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint City Council to allow for the complete vacation, of the partially vacated Thetford Rd. located approximately at 1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Hwy. (PID #47-32-101-032), and 47-31-226-005 Thetford Rd.

Brian read the staff report. Commissioner Jewell asked if the conditional approval issued by the Water Department would need to be included as a condition of approval for the application. Brian clarified that the utility easement for the neighboring Michigan Department of Transportation (MDOT) property required by the Water Department would be handled via communications between the Water Department and the applicant, not via a motion by the Planning Commission. Commissioner Jewell asked what would happen if the applicant decided they would not like to allow for the utility easement. Brian stated that he would have to defer to either the applicant or the Water Department.

Mr. Lavigne presented the application. He noted that the civil engineering plans addressed all issues in regard to fire suppression.

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

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-15. Brian said there had been no additional communications regarding PC 24-15.

Commissioner Blower made a motion to submit a recommendation of approval with conditions to Flint City Council for the vacation of Thetford Rd pending The conveyance of the Michigan Department of Transportation (MDOT) property to 5125 N Dort Hwy and combination of said MDOT properties with Parcel #1, 47-32-101-033 (1420 E Pierson Rd) and Parcel #2, 47-31- 226-005 as conveyed in **Exhibit**



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K of the staff report, the new utility easement that will be recorded with the Genesee County Register of Deeds and that will be referenced in the aforementioned resolution to be acted on by City Council (Council) approving PC 24-15, both documents shall be updated to include any City of Flint and private utility assets within the aforementioned MDOT properties as conveyed in **Exhibit K** of the staff report; such utility easement legal instrument shall include legal description and survey. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

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

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

RZ 24-02: Applicant Sedgewick & Ferweda Architects / Latinx Technology and Community Center is seeking approval and positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the following properties to NC: Neighborhood Center:

Address & Parcel ID

E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-003)
1410 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-005)
1414 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-006)
1418 E Hamilton Ave, Flint, MI 48506 (PID# 41-05-355-007)
E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-019)
E Hamilton Ave, Flint, MI 48506 (PID# 41-06-481-001)
1361 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-025)
1357 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-022)
1353 Broadway Blvd Flint, MI 48506 (PID# 41-06-481-021)
1349 Broadway Blvd Flint, MI 48506

Current Zoning

GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GN-1: Green Neighborhood – Low Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium Density
GI-1: Green Innovation – Medium



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(PID# 41-06-481-020)	Density
Broadway Blvd Flint, MI 48506 (PID# 41-06-481-027)	GI-1: Green Innovation – Medium Density
1350 Bennett Ave Flint, MI 48506 (PID# 41-06-479-041)	GI-1: Green Innovation – Medium Density
1354 Bennett Ave Flint, MI 48506 (PID# 41-06-479-017)	GI-1: Green Innovation – Medium Density

Brian read the staff report. Commissioner Jewell asked if there was confirmation of ownership for the properties. Brian identified in the staff report the Affidavit for Consent of Property Ownership for the parcels owned by the City of Flint and those owned by American GI Forum of Flint.

Commissioner Blower asked if the area was discussed in the audit of parcels done in preparation for the December 2023 zoning map amendments and what conclusions were reached. Brian stated he is uncertain. Commissioners Jewell, Blower, and Munroe-Younis engaged in a discussion on whether or not some of the parcels may be redundant with the prior discussion but could not reach a conclusion. Commissioner Jewell clarified that the application before them stands on its own merit.

Brianna Fuller, an architect working on the project, presented on behalf of the applicant. She clarified that the overall area was discussed during the 2023 Zoning Map amendment discussions and that it may be more consistent to have the NC: Neighborhood Center zoning continue down the remainder of the corridor. Asa Ascencio Zuccaro, Executive Director at Latinx, presented the application and discussed how the rezoning would assist in the revitalization of the area.

Commissioner Sorenson asked how the Latinx assists with housing. Mr. Ascencio Zuccaro explained they assist with applying for housing, with a large portion of those they assist being immigrants given the bilingual capabilities of their staff.

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

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the rezoning of all parcels associated with RZ 24-02 to NC: Neighborhood Center. Commissioner Munroe-Younis seconded the motion.

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Roll Call:



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Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

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

M/S – Blower/Munroe Younis

5 yes, 0 no, 0 abstain

The motion carried.

PC 24-26: Applicant Flint Commerce Center 2, LLC / Ashley Capital is petitioning the City of Flint Planning Commission for a positive recommendation to the Flint City Council regarding the vacation of Baker Street, which lies between North St and Industrial Ave.

Brian read the staff report.

Mark Quimby, Development Manager with Ashley Capital, presented the application. He explained that in order to make room for Nanograph, a battery manufacturer, Ashley Capital is seeking to purchase Oak Park from the City and rezone it to PC: Production Center so it may be combined with the parcel located at 2201 Industrial Ave which will additionally require the vacation of Baker St between the two parcels. He then added that their intent is to split off one acre of oak Park to be restored and maintained as a historic site.

Commissioner Sorenson asked if Baker St will be maintained as is, with the usage instead dedicated to maneuvering the larger site. Mr. Quimby clarified that a portion of the street will be torn up to serve the function of the larger site.

Commissioner Munroe-Younis asked if Ashley Capital would have a Community Benefits Agreement with the City. Mr. Quimby explained that no they do not, but the sentiment of their Memorandum of Understanding and the maintenance of Oak Park is to functionally serve as a Community Benefits Agreement. Tyler explained that Mr. Quimby and Ashley Capital have done extensive community outreach with the Friends of Oak Park with assistance from the City Parks Planner Gavin Bodnar.

Commissioner Sorenson asked if Ashley Capital had any financial interest in Nanograph. Mr. Quimby explained Ashley Capital does not hold a percentage of Nanograph, it would be a landlord-tenant relationship. Commissioner Sorenson asked for the total acreage of the site. Mr. Quimby said the combination of all the parcels would be approximately 36 acres.

Chairperson Wesley opened the floor for public forum, noting that Councilperson Burns spoke favorably towards the Ashley Capital Development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-26.



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Brian said there had been no additional communication regarding PC 24-26.

Commissioner Blower made a motion to submit a positive recommendation to Flint City Council for the vacation of Baker St, which lies between North St and Industrial Ave. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

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

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

RZ 24-01: Flint Commerce Center 2, LLC / Applicant Ashley Capital is seeking approval and a positive recommendation from the City of Flint Planning Commission to the Flint City Council to amend the official City of Flint Zoning Map to rezone the property located at 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center.

Brian read the staff report. Commissioner Munroe-Younis expressed concern that the rezoning would apply to the entirety of 2525 Industrial Ave, also known as Oak Park, given that the intent is to maintain 1 acre of the property as Oak Park. Mr. Quimby stated that Ashley Capital's intent is to only rezone seven and a half acres of Oak Park to allow for the combination, but due to the sale of the land being delayed they have been unable to submit their application for combination/split of the parcels. Commissioner Munroe-Younis further expressed concern that the PID for the property will change after the sale is completed. Mr. Quimby apologized for the fluidity of the application, clarifying that it is Ashley Capital's intent to only purchase and rezone the seven-and-a-half-acre section of Oak Park and then stated that representation otherwise is an error made by City staff. Mr. Quimby noted there is a maintenance agreement being created to ensure the dedicated park space is maintained.

Commissioner Munroe-Younis asked staff if it would make more sense to postpone the application until a new PID has been assigned to the property. Mr. Quimby said that a new PID would not be applied until the end of the year. He explained that delays with the Flint City Council have caused problems with moving the project forward in a simpler fashion.

Mr. Quimby stated that Ashley Capital has no issue with the condition of approval being added, limiting the rezoning to the section of land purchased by Ashley Capital. Tyler further explained the difficulties caused by the delays in moving the sale of Oak Park through City Council. Commissioner Munroe-Younis expressed concern with setting a bad precedent by issuing approvals out of order. Mr. Quimby and Tyler continued to reiterate the delays caused by City Council.



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Commissioner Sorenson asked about the surrounding land uses. Tyler said that to the East is the remainder of the former Buick City site, to the West is Oak Business Center, the area is largely industrial in nature.

Commissioner Blower asked if conditions of approval could be put on the motion. Brian said that the pledge by the applicant to maintain one acre of Oak Park is separate from the application before the Planning Commission. Commissioner Blower asked if the pledge could be referenced in a motion. Brian explained that based on Michigan law the Planning Commission cannot require conditions in association with an application for rezoning. Attorney Huckabay confirmed that Brian is correct. Mr. Quimby said that Ashley Capital's stance is that the maintenance of one acre of Oak Park as OS: Open Space is less so a condition of approval as it is a clarification of Ashley Capital's intentions with the land.

Commissioner Jewell asked for clarification on whether or not the Brothers and Sisters of Oak Park are in support of the development, as the applicant has claimed they are in spite of a news article that has stated they are not. Tyler explained that during the past ten months the community sentiment towards the development has shifted as Ashley Capital has engaged in community outreach and that as of now the Brothers and Sisters of Oak Park are in support of the development.

Commissioner Blower said that she would prefer to have some form of statement within the motion in order to clarify the applicant's intent to maintain one acre of Oak Park as OS: Open Space.

Mr. Quimby presented the application. He stated that he is uncertain about the exact restrictions of local ordinances, but in other communities he has not experienced issues with the rezoning of portions of a given parcel.

Commissioner Sorenson asked if there were other options for land to purchase and develop aside from Oak Park. Mr. Quimby explained that the Buick City site to the East is unbuildable due to the remaining foundations and slabs left on the property by General Motors.

Chairperson Wesley opened the floor for public comment. Commissioner Jewell acknowledged Councilperson Burns positive commentary regarding the Ashley Capital development during public forum.

Commissioner Jewell asked staff if there had been any additional communications regarding RZ 24-01. Brian said there had been no additional communication regarding RZ 24-01.

Commissioner Blower asked if there are any further updates regarding her concern for including an acknowledgement of the applicants pledge to maintain one acre of Oak Park in a hypothetical motion to recommend approval. Attorney Huckabay stated that any legal questions the Planning Commission



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may have can be provided to him in writing in order to allow him time to research and provide an accurate answer.

Commissioner Blower made a motion, based on the presentation made by staff and the applicant, to submit a positive recommendation to Flint City Council for the rezoning of 2525 Industrial Ave (PID# 41-06-179-044) from OS: Open Space to PC: Production Center. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

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

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

Commissioner Jewell and Tyler discussed a staff presentation to the Planning Commission providing an update on the materials provided to City Council.

PCW 24-02: Applicant Flint Commerce Center 2, LLC / Ashley Capital is requesting approval of two (2) waivers seeking relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance.

Brian read the staff report.

Mr. Quimby explained that the intention with Ashley Capital's alternative landscaping plan is to provide additional landscaping as screening along North St in lieu of the interior parking lot landscaping to allow for easier maneuverability across the site and ease the process of snow removal.

Commissioner Munroe-Younis asked what is preventing Ashley Capital from providing traditional parking lot interior landscaping. Mr. Quimby said it would cause issues in providing the proper amount of parking spaces.

Commissioner Blower made a motion to approve the requested waivers for relief from Article 13, §50-156(C) Parking Lot Interior Landscaping and §50-157(D) Transition Yards of the City of Flint Zoning ordinance. Commissioner Sorenson seconded the motion.

Commissioner Munroe-Younis requested that acknowledgement of the applicants' alternative landscaping plan be included in the motion. Commissioners Blower and Sorenson agreed to amend the motion to be based on the applicants' alternative landscaping plan.



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Roll Call:

Commissioner Brown: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent

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

M/S – Blower/Sorenson

5 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No site plan applications were seen at this time.

CASE REVIEW:

Applicant Case Review

Brian provided the following updates regarding applicant case reviews:

SPR 23-005: 529 ML King Blvd – Marian Hall

- Pending Water Department, and City Engineering approval.
- Will be pursuing a 6-month extension of approval.

SPR 24-02: 3501 N. Saginaw – New Physical Therapy Building

- Pending City Engineering approval

SPR 24-03: 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution

- Pending Water Department approval and receipt of parcel combination.
- *Potential changes to the project may occur; the Commission will be notified if any formal action needs to be taken.*

SPR 24-01: 1720 E. Carpenter Rd – New Gas Station and Convenience Store ☐ Pending City Engineering approval.

PC 24-15: Roberts St Vacation – City of Flint Fire Department and Police Department Training Center Annex



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- The Commission will be notified regarding City Council's action taken on the Positive Recommendation with Condition to approve PC 24-15; proof of City site control will also be provided to the Commission if the recommended condition is regarded in Council's decision.

SPR 24-07: 605 N. Saginaw St – Flint Children's Museum

- Final Site Plan approval is contingent upon the applicant providing easement to the City regarding the water and sewer utility infrastructure along vacated Chippewa St from University Ave north to Fourth Ave; the applicant shall provide updated final plans which depict the utility easement and a copy of the legal instrument.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall receive a Certificate of Appropriateness from the City of Flint Historic District Commission before final site plan approval.

PC 24-08: 1420 E. Pierson Rd – Priority Waste Planned Sign Program

- Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.

PC 24-23: 2407 Lewis St – State of Michigan "Club" Alcohol License Special Land Use

- At the October 22, 2024, Planning Commission PC 24-23, the Commission took no action on the subject Special Land Use petition, therefore due the lack of formal action taken, the City of Flint Legal Department has issued a memo regarding next steps for PC 24-23 and addressing that the Commission must take formal action on cases brought before them.

Attorney Huckabay read a memo regarding Planning Commission inaction on PC 24-23 noting that the item will need to be acted on at the next regularly scheduled meeting.

SPR 24-08: 1420 E. Pierson Rd – Priority Waste Site Plan Review

- The vacation of City of Flint owned right-of-way, needed for site control.
- A survey and legal instrument regarding the perpetual Utility Easement for any City of Flint owned utilities under the vacated Thetford Rd shall be provided to the City of Flint Zoning Division before issuance of the final certificate of occupancy.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before final site plan approval.
- Conveyance and combination of the MDOT properties along E. Pierson Rd shall occur before final site plan approval is granted.
- Dedication of .039 acres of parcel 47-31-226-005 shall occur before issuance of the final certificate of occupancy.
- Before issuance of the final Certificate of Occupancy, the final parcel boundaries of the subject development shall be conveyed on the final submittal of revised plans that will be approved and signed by the Planning Commission President.



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Brian presented the following updates from a memo organized by the City of Flint Cannabis Licensing Coordinator Montel Meniffee regarding marihuana related Planning Commission items:

PC 24-06: 4221 James P Cole Blvd - Commercial Marihuana Growing and Processing Facility

- **Pending Condition:** Certificate of Occupancy for final Marihuana Permit Application approval.
- **Staff Report:** The applicant is still working on renovations of their building. Once the work is completed they would then be issued their Certificate of Occupancy.

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

- **Pending Condition:** Further information is needed from the City of Flint Law Department, and the Grantor party and Grantee party of the subject Transfer of Ownership & Marihuana Facilities License application.
- **Staff Response:** We are working with the GIS team to solve an issue in regards to the building's distance to Iron Bell Trail to determine if a park plan will be deemed necessary before proceeding with the application process.

City Council Action on Planning Commission Recommendation

Brian provided the following update regarding City Council Action on Planning Commission recommendations:

TXT 24-01: Child Care and Other Group Living Zoning Ordinance Text Amendments - Ordinance #240459-T, will potentially be heard for second reading at the Monday, November 11, 2024, City Council meeting; any action taken by Council will be transmitted to the Commission at the November 26, 2024, Planning Commission meeting.

PC 24-18: 3420 St John St: A Marihuana Additionally Regulated Use application regarding two (2) "Group F, Class C" Commercial Marihuana Growing Center Additionally Regulated Use Permit Licenses is pending approval from City Council (Council); once a resolution number and date of hearing before Council have been established, the Commission will be updated.

Zoning Board of Appeals (ZBA)

Brian provided the following update regarding the ZBA:

The November 19th, 2024, ZBA meeting was cancelled due to a lack of applications.



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REPORTS:

Redevelopment Ready Communities (RRC)

Tyler clarified that RRC certification is not designed for cities like Flint, then provided the following updates regarding pending items for RRC certification:

- **(1.1) Master Plan** – Update In-Progress
- **(1.3) Capital Improvement Plan** – To be completed during the Comprehensive Plan update process.
- **(3.4) Internal Review Process** – Internal reference document for common tasks and organizational processes. Sent to MEDC staff for review. Internal use only as it contains detailed descriptions of various payment platforms, file structures, and safety plans.
- **(4.1) Recruitment Process** – Interest form for those looking to be considered for any/all appointed bodies under the Department’s purview along with what to expect after they are sent to staff. Sent to MEDC staff for review. See attached.
- **(4.2) Expectations & Interests** – Document showing expectations for members of appointed bodies, explains what to expect, and helps candidates determine which board may best fit their skillset. Staff expect to create a draft soon and seek input from each Commission/Board, this will act as a supplement to the Recruitment Process document noted above.
- **(4.3) Orientation** – Materials given to new elected or appointed officials to ensure they have the information needed to perform their duties and make the development review process more predictable. Standards have been met for the Planning Commission, Zoning Board of Appeals, and Historic District Commission. Staff will work on a Zoning primer and informational booklet to distribute to City Council, the Downtown Development Authority, Economic Development Corporation, and Brownfield Redevelopment Corporation to meet those requirements.
- **(4.5) Planning Commission Annual Report** – Standard yearly update to follow the typical delivery timeline in January.

5-Year City of Flint Comprehensive Plan Review

Tyler provided the following updates regarding the 5-Year City of Flint Comprehensive Plan Review:

- **The City Website has a page dedicated to the 5-year Comprehensive Plan Update:**
<https://www.cityofflint.com/comprehensive-plan/>
- **The second round of public / stakeholder engagement meetings from September through October at Hasselbring Senior Center, have concluded. Staff are discussing potential opportunities for meaningful engagement that is convenient for respondents. More broad efforts will follow after the Steering Committee is established.**
- **Memorandum of Understanding (MOU):**



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- **Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):**
 - **The MOU presented to City Council is still on the agenda. Minor amendments were made and provided to the Chair based on feedback from Councilmembers. See the attached document.**
 - **The Commission will be responsible for selecting two (2) members of the Steering Committee; these two (2) members will be cochairs that are responsible for selecting the duties and scope of the other Steering Committee member.**

Text Amendment Updates

Tyler provided the following updates regarding text amendments to the City of Flint Zoning Ordinance:

- Ordinance # 240549-T Articles 3, 4, 5, 6, 9, & 16 Child Care and Adult Foster Care was heard for first reading by Council on October 9th, 2024, and moved for second reading to the October 14th, 2024, meeting. The Flint City Council meeting on October 14th, 2024 was adjourned before the second reading was heard. At this time there has been no movement on these amendments.
- Article 19 Floodplain Development and Flood Hazard Management language was presented at the August 13, 2024, Planning Commission meeting for review, a public hearing was not scheduled.
- Senior Staff informational session to the Commission regarding omnibus zoning ordinance text amendments that will be brought before the Commission in the coming months.

RESOLUTIONS:

No resolutions were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS:

No new business was discussed at this time.

ADJOURNMENT:

M – Sorenson

Unanimously carried by voice vote.

Meeting adjourned at 8:51 PM.