



**Sheldon Neeley**  
**Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

### **Draft Meeting Minutes** **January 13th, 2026**

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#### **Commissioners Present**

Robert Wesley, Chair  
Lynn Sorenson, Secretary  
Robert Jewell  
Mona Munroe-Younis  
Edquan Dantzler

#### **Staff Present**

Donyele Darrough Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Dalton Castle, Planner I  
Montel Meniffee, Deputy Director of Business Services  
Mikesha Loring, Neighborhood Implementation Program Manager

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

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

#### **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 City Council Chambers and via Zoom conferencing as approved.

#### **Roll Call:**

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

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

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

Chairperson Wesley called for any additions or changes to the agenda. No one spoke.

#### **ADOPTION OF THE AGENDA:**

Chairperson Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda. Commissioner Munroe-Younis seconded the motion.

***M/S – Jewell/Munroe-Younis***

***Unanimously carried by voice vote***



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

#### ***The minutes of December 9th, 2025, were presented***

Commissioner Jewell made note of his question and Chairperson Wesley's acknowledgement of the reformatted agenda which has been omitted from the draft minutes. Commissioner Jewell noted that the commentary by Chairperson Wesley under the public forum section of the minutes appeared incomplete. Commissioner Jewell corrected the spelling of "Kimberly Brodey" as it appeared throughout the minutes. Commissioners Jewell and Munroe-Younis raised concern that there was an architect present on behalf of the Flint Children's Museum who's presence is omitted from the minutes. Dalton stated it is possible the architect may have not formally introduced herself and he will double check to ensure their commentary is correctly represented.

Commissioner Jewell made a motion to approve the minutes of December 9th, 2025, as corrected. Commissioner Munroe-Younis seconded the motion.

#### **Roll Call:**

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

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

#### ***M/S – Jewell/Munroe-Younis***

5 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

### **PUBLIC FORUM:**

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

### **PUBLIC HEARINGS:**

No public hearings were held at this time.

### **SITE PLAN REVIEW:**

No Site Plan Review applications were seen at this time.

### **CASE REVIEW:**

#### **Applicant Case Review**

Brian presented the following updates to the Planning Commission:

**SPR 23-05:** 529 ML King Blvd – Marian Hall Conditionally Approved on 11/28/2023

- Pending Water Department, and City Engineering approval.



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

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

**SPR 24-01:** 1720 E. Carpenter Rd – New Gas Station and Convenience Store | Conditionally Approved on 2/27/2024

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

**PC 24-08:** 1420 E. Pierson Rd – Priority Waste Planned Sign Program | Conditionally Approved on 7/9/2024

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

**SPR 24-08:** 1420 E. Pierson Rd – Priority Waste Site Plan Review | Conditionally Approved on 7/9/2024

- The vacation of City of Flint owned right-of-way, needed for site control; the Commission made a positive recommendation with conditions to City Council for adoption by resolution.
- The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before final site plan approval.
- Conveyance and combination of the MDOT properties along E. Pierson Rd shall occur before final site plan approval is granted.
- Before issuance of the final Certificate of Occupancy, the final parcel boundaries of the subject development shall be conveyed on the final submittal of revised plans that will be approved and signed by the Planning Commission President.

**SPR 25-01:** 2802 Corunna Rd – Gas Station and Convenience Store Redevelopment | Conditionally Approved on 6/10/2025

- The applicant shall satisfy all Building Department conditions of approval before issuance of final site plan approval.
- The applicant shall satisfy all Sewer Department conditions of approval before issuance of final certificate of occupancy.
- The applicant shall satisfy all City Engineering conditions of approval before issuance of final site plan approval.
- The applicant shall provide a canopy detail cut sheet with specification before issuance of final site plan approval.



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### **FLINT PLANNING COMMISSION**

- The applicant shall receive Michigan Department of Transportation (MDOT) approval for the proposed new curb-cut aprons along Corunna Rd (M-21) before issuance of final site plan approval.
- Upon installation of all required landscaping, the applicant shall notify the Zoning Coordinator for inspection; failure to install the required landscaping shall result in a violation resulting in enforcement action being taken.

**MDR 25-01:** 4309 Industrial Ave – Flint Police and Fire Regional Training Center | Postponed till the January 27, 2026, Planning Commission meeting

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

- Further information is needed from the City of Flint Law Department, and the Grantor party and Grantee party of the subject Transfer of Ownership & Marihuana Facilities License application.
- The applicant has been required to complete a parks plan or must seek a variance due to the proximity to the Iron Bell Trail.

**PC 25-02:** 808 S Center Rd - JARS Cannabis “Group E” Marihuana Retail Facility License  
(Recommended with Condition on 6/10/25)

- The Planning Commission placed a condition with their recommendation that within six (6) months of approval of their Marihuana Retail Facility License by City Council, the applicant shall report back to the Commission on the status and efficacy of the proposed blight plan. Note that the condition may or may not be upheld by City Council.

Commissioner Dantzler noted that Wildfire Investments LLC appears twice under the list of active marihuana licenses. Brian explained that they have two separate licenses, one for growing and one for processing, both at the same location and that they can be consolidated into one entry for ease of reading.

#### **City Council Action on Planning Commission Recommendations**

Brian presented the following updates to the Planning Commission:

**TXT 25-01 Housing Readiness Text Amendments – Articles 3, 11, 12**

- Was accepted and recommended for approval by City Council at the February 11, 2025, Planning Commission meeting. Its final report to be certified by the Commission is to be heard at the January 13, 2026, Planning Commission meeting and subsequently forwarded onto City Council. The commission will be updated upon action taken by City Council.

**PC 24-15 Thetford Rd Vacation** – Priority Waste Solid Waste Transfer Station and Materials Recovery Facility



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- The Commission made a positive recommendation with conditions to City Council to adopt PC 24-15 by resolution at the November 12, 2024, Planning Commission meeting and certified its final report to City Council at the April 22, 2025 Planning Commission meeting; PC 24-15 was assigned resolution number 250134-T and the Commission will be updated upon action taken by City Council.

### **PC 24-26 Baker St Vacation | Flint Commerce Center – Building #2**

- The Commission made a positive recommendation to City Council to adopt PC 24-26 by resolution at the November 12, 2024, Planning Commission meeting and certified its final report at the October 14, 2025, Planning Commission meeting. The final report was acknowledged at November 10, 2025, City Council meeting; the Commission will be updated upon action taken by City Council.

### **PC 25-01 Alley Vacation**

- The Commission made a positive recommendation to City Council to adopt PC 25-01 by resolution at the March 11, 2025 Planning Commission meeting and certified its final report to City Council at the April 22, 2025 Planning Commission meeting; PC 25-01 was assigned resolution number 250135-T which was scheduled to be heard at the April 28, 2025 City Council meeting, though was not heard as quorum broke; the Commission will be updated upon action taken by City Council.

### **RZ 24-01 2525 Industrial Ave Rezoning | Flint Commerce Center – Building #2**

- The Commission approved and positively recommend to City Council to adopt RZ 24-01 by ordinance at the November 12, 2024, Planning Commission meeting and postponed certifying its final report at the October 14, 2025, Planning Commission meeting; the final report was acknowledged by City Council at their November 24, 2025 meeting, held for first reading at the December 17, 2025 City Council meeting, and next steps are for the ordinance to be heard for second reading at the January 12, 2026, City Council meeting.

### **RZ 24-02 Latinx District Parcels Rezoning**

- The Commission approved and positively recommended to City Council to adopt RZ 24-02 by ordinance at the November 12, 2024, Planning Commission meeting and certified its final report at the October 14, 2025, Planning Commission meeting. The final report was acknowledged at the November 10, 2025, Council meeting; the Commission will be updated upon action taken by City Council.

**RZ 25-01 4142 N. Saginaw St Rezoning** | The Commission approved and positively recommended to City Council to adopt RZ 25-01 by ordinance at the October 28, 2025, Planning Commission meeting and its final report acknowledged for certification at the November 11, 2025, meeting; the Commission will be updated upon action taken by City Council.



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**RZ 25-02 1505 W Court St Rezoning** | The Commission approved and positively recommended to City Council to adopt RZ 25-02 by ordinance at the December 9, 2025, Planning Commission meeting; its final report to be certified by the Commission is to be heard at the January 13, 2026, Planning Commission meeting and subsequently forwarded onto City Council. The Commission will be updated upon action taken by City Council.

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

Dalton presented the following updates regarding the ZBA.

At the ZBA's December 16<sup>th</sup>, 2025, meeting the following applications were reviewed:

**ZBA-R 25-04:** Glenn Wilson requests a Non-Use Variance to provide relief from §50-63(C), to allow a six (6) ft. tall privacy fence in the front yard area of the vacant lot identified as PID # 40-23-305-083, located at the intersection of Miller Rd. and Barney Ave.

*(This case has been remanded by the 7th Circuit Court to reconsider the request with additional information and materials as ordered.)*

**The case was postponed per the applicant's request**

**ZBA 25-11:** Erin Eveland of Eveland Syrups, LLC requests a use variance to provide relief from §50-99(N)(4) and allow a home occupation to make syrups for the property located at 1315 Poplar St. (PID # 41-07-283-011) in a GN-1 Green Neighborhood Low Density zone district.

**The application was approved 9 yes, 0 no, 0 abstain**

**ZBA 25-13:** Harjit Mahal of Mahal Transport, LLC requests a use variance to allow an "Other Storage & Equipment Yards" use for semis and semi-trailers on the property located at 2701 Camden Ave. (PID # 41-19-176-011) in a GN-1 Green Neighborhood Low Density zone district.

**The application was denied 0 yes, 9 no, 0 abstain**

The January 20th, 2026, meeting will not be held as there are no applications for review.

#### **REPORTS:**

##### **Redevelopment Ready Communities (RRC)**

Brian presented the following updates on RRC certification.

The remaining items for certification include:

- **(1.1) Master Plan** – Update In-Progress
- **(1.3) Capital Improvement Plan** – To be completed during the Comprehensive Plan update process.

##### **5-Year City of Flint Comprehensive Plan Review**

Brian presented the following updates to the Planning Commission.





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Memorandum of Understanding (MOU):

- MoU in-progress, currently pending City Council review and approval.

Mikesha provided the Planning Commission with an update on the current status of the Comprehensive Plan update. Chairperson Wesley requested to be notified when the MOU goes to the City Council so he may speak at the meeting.

Commissioner Dantzler asked if the MOU had been on the City Council's agenda recently with no staff present to discuss it. Mikesha explained that it was on the City Council agenda as a discussion topic and Dequan Allen was present to speak on it.

There was a discussion between staff and the Planning Commission regarding the necessity of having an approved MOU prior to moving forward with the Comprehensive Plan update. It was determined that, though not necessary, it would be extremely helpful moving forward and vital in ensuring the finalized plan is then approved by City Council.

Several Commissioners raised concerns regarding lack of detail on staff memos in regard to the Comprehensive Plan Update which have not been addressed. Mikesha stated she cannot speak to prior staff memos she did not create, but assured the Planning Commission that moving forward memos will have proper details as to relevant discussion, actions taken, and next steps.

#### **Text Amendment Updates (Have not been recommended to City Council)**

Brian presented the following update to the Planning Commission:

Article 19 Floodplain Development and Flood Hazard Management language was presented at the August 13, 2024, Planning Commission meeting for review, a public hearing was not scheduled; this proposed ordinance amendment is on hold until further notice. (*Tabled Indefinitely*)

#### **RESOLUTIONS:**

No Resolutions were discussed at this time.

#### **OLD BUSINESS:**

##### **Planning Commissioner Attendance and Term Sequencing**

Brian gave an overview of the provided memos discussing Planning Commissioner attendance and term sequencing. Commissioner Jewell requested staff to follow up with City Council members regarding appointments of new Commissioners for Wards 2 and 7.

Commissioner Jewell raised questions as to how the process for resequencing was decided and if said process was approved by Legal and Planning Commission leadership. Brian stated the process was not reviewed by Legal.

#### **NEW BUSINESS:**



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#### **TXT 25-01 Housing Readiness Text Amendments – Final Report**

Brian gave an overview on the final report.

Commissioner Sorenson noted a typo in which the incorrect meeting minutes were cited. It should read “February 11<sup>th</sup>, 2025”.

Commissioner Jewell made a motion to approve the TXT 25-01 Final Report with correction to be forwarded to City Council. Commissioner Munroe-Younis seconded the motion.

#### **Roll Call:**

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

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

#### ***M/S – Jewell/Munroe-Younis***

5 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

#### **ADJOURNMENT:**

##### ***M/S – Sorenson***

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

Meeting adjourned at 6:44 PM.