



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes December 9th, 2025

Commissioners Present

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

Staff Present

Donyele Darrough, Assistant City Attorney
Tom Sparrow, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Max Lester, Zoning Coordinator
Dalton Castle, Planner I
Montel Meniffee, Marihuana Licensing Coordinator

Absent:

Jeffrey Curtis Horton
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:45 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the City Council Chambers and via Zoom conferencing as approved.

Roll Call:

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

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

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell asked that discussion of a possible special meeting called be held during New Business. Chairperson Wesley clarified that a special meeting is no longer necessary and will not be pursued.

Commissioner Jewell inquired as to why the agenda was reorganized to have Old and New Business appear earlier. Chairperson Wesley explained there are applicants who's cases are being heard under those sections of the agenda and they have been moved up as a courtesy.



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ADOPTION OF THE AGENDA:

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

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

MINUTES OF PREVIOUS MEETINGS:

The minutes of November 25th, 2025, were presented.

Commissioner Munroe-Younis noted typos on pages 2 & 3 of the minutes. She further clarified her question on page 9 of the minutes as to whether or not staff had contacted Commissioners Horton and Rodriguez regarding their absence was also a request for staff to contact them if they had not already done so.

Commissioner Jewell expressed that his commentary in regard to tabling PC 25-06 to the January 13th, 2026, Planning Commission meeting was more so in support of doing so as opposed to advising the Planning Commission to pursue said course of action.

Commissioner Jewell made a motion to approve the minutes of November 25th, 2025, as corrected. Commissioner Blower seconded the motion.

Roll Call:

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

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

*M/S – Jewell/Blower
6 yes – 0 no – 1 abstain
Unanimously carried by voice vote*

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Dan Foster began to speak regarding MDR 25-01. Chairperson Wesley reminded Mr. Foster that there would be an opportunity to provide commentary on MDR 25-01 during the associated public hearing.

PUBLIC HEARINGS:

RZ 25-02: 1505 E Court St - Powers Catholic High School Rezoning Petition to rezone the property from TN-1: Traditional Neighborhood – Low Density to TN-2: Traditional Neighborhood – Medium Density.



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Max read the staff report. Commissioner Jewell thanked staff for the information regarding the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Kate Gross, President of Powers Catholic High School presented the application. She discussed the challenges created by the current TN-1 zoning of the property making the longstanding use of the property as a high school non-conforming.

Chairperson Wesley opened the floor for public comment on RZ 25-02. No one spoke.

Commissioner Blower made a motion to approve RZ 25-02 and submit a positive recommendation to City Council for the rezoning of 1505 E Court St to TN-2: Traditional Neighborhood – Medium Density. Commissioner Dantzler seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Sorenson: Yes

Commissioner Blower: Yes

Commissioner Munroe-Younis: Yes

Commissioner Jewell: Yes

Commissioner Horton: Absent

Commissioner Rodriguez: Absent

Chairperson Wesley: Yes

Commissioner Green: Yes

M/S – Blower/Dantzler

7 yes, 0 no, 0 abstain

The motion carried.

PC 25-10: 615 S Saginaw St - Flint Children's Museum Special Land Use Petition

Brian read the staff report. Commissioner Jewell asked if St Paul's and the MTA parking lot in downtown are available for public parking as outlined as options in the application. Brian stated that staff did not require any proof of shared parking agreement or similar as no parking is required in the DC: Downtown Core zoning district and that the applicant may be able to provide more information. Commissioner Jewell raised concern over the bus drop off zone.

Kimberly Brodey, the Executive Director of the Flint Children's Museum, presented the application alongside their project architect Tori Manix. Commissioner Sorenson expressed disappointment at the loss of the outdoor play area that cannot be provided at the new location. She further expressed concern at traffic congestion caused by bus drop-offs.

Commissioner Blower raised concern for pedestrian safety considering the proposed off-site parking options. Ms. Brodey stated they are brainstorming ideas for traffic indicators to bolster safety and are hoping for support from the City in maintaining public safety.



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Commissioner Jewell reiterated his concerns about parking. Ms. Manix explained they have not yet reached agreements for parking, but other parties appear agreeable based on private discussions. She clarified that the current intent is for buses to drop off in Brush Alley then be parked in the MTA lot until pickup.

Commissioner Sorenson asked if the Children's Museum would occupy the entire building, displacing current tenants. Ms. Brodey explained that yes, they will be occupying the entire building, though they are in talks with current tenants on the ground floor who may be able to stay as they occupy a small portion of the floor area.

Commissioner Munroe-Younis stated that this is a major change to that block and asked if they had spoken with any of the neighbors regarding the change. Ms. Brodey stated that all discussions they have had with neighbors have been positive.

Commissioner Dantzler expressed his support for the project and asked if the new location would cause the Children's Museum to lose or gain any programs or exhibits. Ms. Brodey explained they would be gaining exhibit and event space with the move.

Commissioner Jewell stated he is considering possible conditions for approval of PC 25-10.

Chairperson Wesley opened the floor for public comment on PC 25-10. Mr. Foster spoke in favor of PC 25-10.

Commissioner Jewell asked if there had been any additional communications regarding PC 25-10. Brian stated there were no additional communications.

Chairperson Wesley stated he believes the applicant will take care to ensure the safety of their patrons.

Commissioner Dantzler stated the parking setup causing a need to walk multiple blocks in a downtown area is not abnormal compared to other museums he has visited prior.

Commissioner Jewell raised concern regarding follow through on parking agreements with St Paul's and the MTA and questioned whether a condition of approval would be appropriate. Chairperson Wesley expressed concern with burdening the applicant by putting conditions on the approval.

Commissioner Jewell made a motion to approve PC 25-10 based on information provided by staff, the applicant's presentation, and Planning Commission's discussion. Commissioner Blower seconded the motion.



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Roll Call:

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

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

M/S – Jewell/Blower

7 yes, 0 no, 0 abstain

The motion carried.

MDR 25-01: 4309 Industrial Ave - Flint Police and Fire Regional Training Center Municipal Development Review petition

Max read the staff report. Commissioner Green asked who owned the land West of the proposal. Max stated part of it was owned by the neighboring church. Commissioner Jewell asked for clarification on the site plan review checklist. Max went over the items that were present on the demolition plan and landscaping plan.

The Planning Commission expressed uncertainty as to who the applicant is. Max clarified that City Administration is the applicant.

Qetuwrah Reed from HRC, the engineer for the project, presented the application as no members of City Administration were present. Commissioner Jewell expressed concern that certain pages in the plan set read “Not for Construction”. Ms. Reed clarified that the presence of the line does not indicate that the proposed plans are not the same as those to be used for construction.

Commissioner Blower asked if there had been any efforts to reach out to the nearby veteran’s village regarding the proposed development. Ms. Reed stated the City has not shared whether or not there has been a dialogue between the two parties, she then described how the property would be secured and self-contained to avoid impacting other nearby properties.

Chairperson Wesley asked for more information on the soundproofing of the firing range. Ms. Reed described the soundproofing measures and stated that Fire related training would not be particularly loud or noticeable with the exception of the burn tower. Commissioner Green expressed skepticism at the idea that the building would be completely soundproof.

Commissioner Munroe-Younis expressed additional concern for the soundproofing and the hours of operation of the site, particularly the burn tower. Ms. Reed detailed the paneling that would make the building soundproof and described the landscape buffer around the property. Commissioner Munroe-Younis said that the landscaping plan could be more robust, especially near the proposed burn tower. She then raised concern on the environmental impacts of the burn tower and discussed other businesses



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in Flint which generate smoke that have taken steps to avoid impacting air quality. Ms. Reed explained that the burn tower is a controlled environment and would not generate the same amount of smoke as an uncontrolled house fire. Commissioner Munroe-Younis requested additional details regarding the burn tower to better understand impacts it would have on the environment and air quality. Ms. Reed said she would speak with Fire Chief Wiggins to get more information on the impacts of the burn tower.

Chairperson Wesley opened the floor for public comment on MDR 25-01. Dan Foster spoke in opposition of MDR 25-01, stating it perpetuated the legacy of slavery in the United States, and concluded by declaring he would file a class-action lawsuit against the City to the Supreme Court in the event MDR 25-01 is approved.

James Jones, representing Greater Galilee Baptist Church, raised concerns regarding MDR 25-01, expressing uncertainty as to how it would affect the church and veterans living in the area. Teleah Meeks and Theresa Ochoa, who attended via Zoom, yielded their time to Mr. Jones as their representative.

Lieutenant John Smith with the City of Flint Fire Department spoke in favor of MDR 25-01. He discussed safety concerns with the existing training setup the Fire Department has.

Chairperson Wesley read in letters of support from neighboring community Police Departments in Lapeer, Detroit, Grand Blanc, and Bishop Airport.

Commissioner Green expressed he is in support of the project but has significant concern with the location and wants complete certainty that there will be no negative impacts on the surrounding community.

Commissioner Munroe-Younis said that it would be nice to see the city reaching out to the community for which the training center is proposed despite that it is not a requirement of the application. She reiterated the importance of protecting not only the community, but firefighters and police officers training on the site from possible negative health impacts as the air quality concerns have not been addressed as proactively as the noise concerns. Commissioner Munroe-Younis asked staff to advise on how to proceed considering she does not believe the right individuals are present to answer her questions at this time. Max advised that the hearing could be tabled pending requests for specific additional information. Commissioner Munroe-Younis advocated for the postponement of the decision on MDR 25-01.

Commissioner Jewell discussed the option of approving the project with mutually agreed conditions between the Planning Commission and the applicant. Commissioner Dantzler added that he believes that without representatives of the Police and Fire departments present the Planning Commission's questions cannot be answered and therefore the proper conditions, if any, can be placed on the approval.



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Commissioner Munroe-Younis made a motion to postpone the remainder of the public hearing for MDR 25-01 to the January 27th, 2025, Planning Commission meeting to allow the applicants time to prepare to answer questions as they relate to the environmental implications of the proposed development, reach out to the neighboring community surrounding the development including Greater Galilee Baptist Church, and to have member(s) of City Administration present to answer relevant questions. Commissioner Green seconded the motion.

Ms. Reed consented to the postponement to the January 27th, 2025, Planning Commission meeting.

Roll Call:

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

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

M/S – Munroe-Younis/Green

7 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No Site Plan Review applications were seen at this time.

OLD BUSINESS:

PC 25-06: 1110 Tower St – “Group F” Marihuana Processing Center License Petition
(CONTINUATION)

Brian read a memo presented by Chairperson Wesley detailing a misunderstanding of the Marihuana Ordinance as it relates to the location confirmation. The location confirmation which states the property is within 1,000 feet of a commercial daycare center would not disqualify the proposed location as the daycare is not “home-based”. This means the applicant would no longer need to pursue a Locational Variance as originally thought.

Commissioner Jewell stated that based on the updated information he would no longer be abstaining from participation on PC 25-06.

Commissioner Dantzler asked staff for a brief recap on the case as it relates to the need for a locational variance. Brian stated the request and reiterated a Variance is no longer needed.

Commissioner Blower asked what the current licensing situation is for the property. Montel explained they currently have several grow licenses and would be adding a processing license reworking their existing floor plan without expanding. Commissioner Munroe-Younis asked if there had been any



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update as to whether the Law Department had signed off on the review. Attorney Sparrow assured the Planning Commission that the Law Department has approved the review despite information in their packet not being updated.

Commissioner Blower made a motion to approve PC 25-06. Commissioner Sorenson seconded the motion.

Roll Call:

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

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

M/S – Blower/Sorenson

7 yes, 0 no, 0 abstain

The motion carried.

Commissioner Attendance and Term Sequencing

Brian presented a memo addressing the Planning Commission's concerns regarding Commissioner attendance and terms sequence.

Commissioner Jewell encouraged the mayor, staff, and the respective City Council members for each Ward to seek new commissioners to replace those that do not attend meetings.

Commissioner Munroe-Younis suggested acting tonight to remove Commissioners Horton and Rodriguez. Commissioner Blower stated she did not see the value in removing them considering they can be replaced at any time once their terms are expired.

Attorney Darrough clarified that per the Planning Commission by laws their meetings may be tabled at any time after 9:00 PM.

ADJOURNMENT:

M/S – Sorenson/Blower

Unanimously carried by voice vote.

Meeting adjourned at 9:05 PM.