



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**January 27th, 2026**

---

### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Blake Strozier  
Robert Jewell  
Mona Munroe-Younis  
Rodrick Green  
Edquan Dantzler

### **Staff Present**

Donyele Darrough Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Max Lester, Zoning Coordinator  
Dalton Castle, Planner I  
Montel Menifee, Deputy Director of Business Services  
Ed Taylor, Chief of Staff  
John Smith, Fire Lieutenant

### ***Absent:***

Lynn Sorenson, Secretary  
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: Absent  
Commissioner Munroe-Younis: Present  
Commissioner Strozier: Present  
Chairperson Wesley: Present

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

Commissioner Jewell requested that discussion on Planning Commissioner sequence of terms be held under Old Business. He further requested that a staffing update be provided and or discussed under New Business, noting Montel Menifee's new title as shown in the draft January 13<sup>th</sup>, 2026, Planning Commission meeting minutes.

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

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda as amended. Commissioner Strozier seconded the motion.



**Sheldon Neeley  
Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

*M/S – Jewell/Strozier*

*Unanimously carried by voice vote*

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

*The draft minutes of January 13<sup>th</sup>, 2026, were presented.*

Commissioner Jewell noted that no mention was made at the January 13th, 2026, meeting of Montel Menifee being the Deputy Director of Business Services. He then noted that the agenda was not amended as stated in the minutes. Commissioner Jewell stated that the Marihuana Case Reviews section of the meeting was absent from the minutes, noting Commissioner Dantzler’s relevant discussion on confusion of there being two entries for Wildfire Investments LLC two different licenses. Dalton explained that historically the marihuana case reviews memo has been consolidated into the Case Reviews section of the meeting minutes as it appears in the draft minutes.

Commissioner Jewell requested that it be noted under the section of the minutes regarding Planning Commissioner Attendance and Term Sequencing his request for staff to follow up with relevant City Council members regarding the appointment of new Commissioners. He further stated that the second paragraph in that section should, no, needs to have the word “concerns” replaced with “questions” and clarify that he also asked whether the process was approved by Planning Commission leadership in addition to Legal.

Commissioner Dantzler noted some errors in the Case Review section of the minutes of old, no longer relevant, cases being included. He further noted a couple of typos in the Case Review section.

Commissioner Jewell made a motion to approve the minutes of January 13th, 2026, as corrected. Commissioner Munroe-Younis seconded the motion.

### Roll Call:

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

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

*M/S – Jewell/Munroe-Younis*

5 yes – 0 no – 2 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 heard at this time.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### **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 23-005:** 529 ML King Blvd – Marian Hall Conditionally Approved on 11/28/2023

- Pending Water Department, and City Engineering approval.

Commissioner Dantzler asked why the department approvals for SPR 23-005 have been pending for so long. Brian stated that he is uncertain as to what is causing the delays and cannot speak for other departments. Commissioner Dantzler asked what the standards for expiration of approvals are. Brian explained that approvals are valid for one year and are eligible for an administrative extension of six months during which time they are expected to obtain applicable building permits otherwise the approval would lapse. Commissioner Dantzler and Jewell requested a larger update on the status of departmental reviews in the next sixty days.

**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

**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.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

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

- The applicant shall satisfy all Building Department conditions of approval before issuance of final site plan approval.
- The applicant shall satisfy all Sewer Department conditions of approval before issuance of final certificate of occupancy.
- The applicant shall satisfy all City Engineering conditions of approval before issuance of final site plan approval.
- The applicant shall provide a canopy detail cut sheet with specification before issuance of final site plan approval.
- The applicant shall receive Michigan Department of Transportation (MDOT) approval for the proposed new curb-cut aprons along Corunna Rd (M-21) before issuance of final site plan approval.
- Upon installation of all required landscaping, the applicant shall notify the Zoning Coordinator for inspection; failure to install the required landscaping shall result in a violation resulting in enforcement action being taken.

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

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

- Pending receipt of Certificate of Occupancy for final Marihuana Permit Application approval.

**SPR 24-06:** 4221 James P Cole Blvd – Commercial Marihuana Growing and Processing Facility

- Site Plan approval will expire 4/9/2025 unless substantial progress has been made / building permits issued.

**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.

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

Brian presented the following updates to the Planning Commission:



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT 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**

- 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.

Brian stated he believes PC 24-26 has been forwarded to the committee but needs to verify that information.

### **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, heard 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**



**Sheldon Neeley**  
**Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- 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.

Brian stated RZ 24-02 went before City Council for first reading on January 26<sup>th</sup>, 2026.

**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 were approved at the January 13, 2025, City Council meeting. (*Was recommended at by Planning Commission on 7/23/24*)

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

Dalton stated that the January 20<sup>th</sup>, 2026, ZBA meeting was cancelled due to a lack of applications.

### **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**

Memorandum of Understanding (MOU):

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

Jason Ball presented an update to the Planning Commission regarding the pre-planning work done so far, he clarified that the notes included in the memo provided by Community Services staff are based on the initial stakeholder meetings held thus far. He went on to discuss more details and purposes of said stakeholder meetings.

Commissioner Strozier asked how stakeholders were selected to be included in the meeting. Mr. Ball discussed the brainstorming sessions Progressive Companies had with city staff to ensure key parties were included in the stakeholder meetings. Commissioner Strozier said he hopes that certain active members of the community such as pastors and contacts with the school district are included in discussion.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

Commissioner Blower stated the memo provided is better than those previously provided by Community Services but is still lacking in certain details as to the form and function of the stakeholder meetings. Mr. Ball said that would be worked on and improved moving forward. Commissioner Jewell echoed Commissioner Blowers' concerns and raised concern as to Planning Commission involvement in stakeholder meetings. Commissioner Munroe-Younis stated she did attend the first stakeholders meeting virtually.

Commissioner Dantzler asked where data such as population and demographics are being pulled from. Mr. Ball explained that it is based on US Census data.

Mr. Ball stated there will be another update on the progress of stakeholder meetings provided at the February 24<sup>th</sup>, 2026, Planning Commission meeting which will also include next steps moving forward. Commissioner Munroe-Younis requested clearer headings on the update memos moving forward.

Commissioner Jewell requested a more thorough update on the status of the Memorandum of Understanding at the next Planning Commission meeting.

### **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:**

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

Max presented the updated staff report including an additional memo outlining support from neighbors including Catholic Charities as well as attempts to contact other neighbors. A video was shown to the Planning Commission showing a similar burn tower in another community.

Ms. Reed explained that the burn tower shown in the video is larger than what is proposed but would be very similar in terms of function. She clarified that the tower would be used for other training not just for burning. John discussed the different trainings the tower would be used for.



**Sheldon Neeley  
Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

Commissioner Munroe-Younis discussed several smoke control systems she had read about and asked what options had been explored for air quality control. John and Ms. Reed explained the mechanism by which smoke is controlled and simulated.

Commissioner Strozier said he is currently texting Pastor Jamar Pittman of the Greater Galilee church and would be happy to connect the city with him to discuss the project. Ed said the city has done everything it could to reach out to that guy. Commissioner Strozier said that Pastor Pittman wants to have a positive conversation with the city.

Commissioner Strozier asked if there were any issues with increased traffic going into the site. Ed explained the location would not be used on a daily basis and that the lot can accommodate all anticipated traffic.

Commissioner Jewell clarified that public comment for MDR 25-01 has already opened and closed.

Commissioner Green said he still has concerns regarding the potential of noise being disruptive to nearby uses. Ed assured the Planning Commission that you will not be able to hear anything from the outside of the building.

Commissioner Dantzler asked if police vehicle training will occur on site. Ms. Reed said they would not.

Commissioner Munroe-Younis raised concern of having more dense landscaping. Ms. Reed described the proposed landscaping plan describing it as “nice” and described the difficulties of fitting more onto the site.

Commissioner Strozier made a motion to approve MDR 25-01. Commissioner Dantzler seconded the motion.

### Roll Call:

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

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

### ***M/S – Strozier/Dantzler***

7 yes, 0 no, 0 abstain

***The motion carried.***



**Sheldon Neeley  
Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### **Planning Commission Sequence of Terms**

Commissioner Blower raised concerns that the Planning Commission roster states that Commissioner Horton’s term is set to expire in March of 2026, so how was Commissioner Strozier able to be appointed to the Ward 2 seat and does action need to be taken? Brian and Montel presented an email from April 1<sup>st</sup>, 2025, in which Commissioner Horton formally resigned from the Planning Commission that they were recently made aware of. Several Commissioners expressed frustration with the delay in this information being relayed to them.

Commissioner Jewell asked how the process for term sequencing was decided and if Legal and Planning Commission leadership were consulted and believe it is appropriate. Brian said the provided solution was an example and can be discussed on February 6<sup>th</sup> when staff meets with Planning Commission leadership.

### **NEW BUSINESS:**

#### **RZ 25-02 Final Report – Powers Catholic High School Rezoning**

Max presented the RZ 25-02 Final Report.

Commissioner Munroe-Younis made a motion to accept the RZ 25-02 final report to be forwarded to City Council for approval. Commissioner Strozier seconded the motion.

#### **Roll Call:**

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

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

#### ***M/S – Munroe-Younis/Strozier***

7 yes, 0 no, 0 abstain

***The motion carried.***

#### **2025 Annual Report**

Brian presented the 2025 Annual Report. He noted that staff are currently working to update the listed number of MFLA applications to be accurate as well as update the Zoning Map to show the Oak Park rezoning as well as the Catholic Charities Veterans Village PUD.

Commissioner Munroe-Younis noted a typo in the spelling of “Historic District Commission”. She further requested that the acronym “MFLA” be fully spelled out as Marihuana Facilities Special Regulated Use Permit/License Renewal Application.

Commissioner Jewell noted that the Planning Commission had no trainings in 2025 and that it should be a goal to have trainings in 2026 as it would help the City work towards RRC certification.



**Sheldon Neeley**  
**Mayor**

## **CITY OF FLINT**

### **FLINT PLANNING COMMISSION**

Commissioner Munroe-Younis requested the word “through” be removed from the 2026 goal of passing petitions sent to City Council.

Commissioner Jewell made a motion to accept the 2025 Annual Report as amended. Commissioner Blower seconded the motion.

**Roll Call:**

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

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

***M/S – Jewell/Blower***

7 yes, 0 no, 0 abstain

***The motion carried.***

**Business and Community Services Staffing Update**

Commissioner Jewell requested that at the next regularly scheduled Planning Commission meeting staff provide an update on the existing team structure of the Department and what positions remain vacant.

**ADJOURNMENT:**

***M/S – Dantzler/Strozier***

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

Meeting adjourned at 8:03 PM.