



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**February 24<sup>th</sup>, 2026**

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### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Blake Strozier  
Robert Jewell  
Edquan Dantzler

### **Staff Present**

Donyele Darrough, Assistant City Attorney  
Brian Acheff, Zoning Coordinator  
Montel Menifee, Deputy Director of Business Services  
Roderick Slaughter, Int Deputy Director of Community Services

### ***Absent:***

Lynn Sorenson, Secretary  
Nadia Rodriguez  
Mona Munroe-Younis (*excused*)  
Rodrick Green (*excused*)

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:51 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	Secretary Sorenson: Absent
Vice Chair Blower: Present	Commissioner Munroe-Younis: Absent
Commissioner Jewell: Present	Commissioner Strozier: Present
Commissioner Rodriguez: Absent	Chairperson Wesley: Present
Commissioner Green: Absent	

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

Commissioner Jewell requested the following additions be made to the agenda under “Old Business”:

- Planning Commissioner Attendance
- Planning Commissioner Sequence of Terms
- Business Services Staffing Update

Commissioner Jewell requested the following addition be made to the agenda under “New Business” of the March 10th, 2026, Planning Commission meeting

- Planning Commission meeting cancellation process and procedure.



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

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

*M/S – Strozier/Blower*

*Unanimously carried by voice vote*

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

*The draft minutes of January 27<sup>th</sup>, 2026, were presented.*

Commissioner Jewell noted that Montel Menifee being the new Deputy Director of Business Services has not been clarified before the Commission.

Commissioner Jewell noted that there was missing information from following documents that were part of the January 27th, 2026 Planning Commission meeting packet:

- Documents Enclosed Memo
- The “Old Business” section of the the agenda
- The “New Business” section of the agenda

Commissioner Jewell noted that the Marihuana Memo was absent from the from the January 27th, 2026, Planning Commission minutes.

Commissioner Strozier made a motion to approve the minutes of January 27th, 2026, as corrected. Vice Chair Blower seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Absent

Secretary Sorenson: Absent

Commissioner Munroe-Younis: Absent

Commissioner Strozier: Yes

Chairperson Wesley: Yes

*M/S – Strozier/Blower*

5 yes – 0 no – 0 abstain



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### **PUBLIC FORUM:**

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

### **PUBLIC HEARINGS:**

- **PC 25-09 Brush Alley Vacation Petition**

- Brian presented the PC 25-09 staff report.
- Commissioner Jewell questioned if the conditional approval comments from the City Engineering Department and the Sewer Department would be applicable if the Commission approved PC 25-09. Brian went on to state that the conditions outlined by the City Engineering Department and Sewer Department would not be applicable in terms of said conditions that would be added to a positive recommendation to approve PC 25-09; Brian further stated the conditions outlined by the City Engineering Department and Sewer Department should be noted and accounted for by the applicant prior to commencing work if PC 25-09 is approved, and that the applicant should be coordinating with the City Engineering Department and Sewer Department so that said conditions are satisfied.
- Michael Wright from Communities First Inc (property owner representative), and Kurt Neiswender (project Architect) presented as the project applicants; Mr. Wright gave an overview of the request, the existing conditions of the adjacent property, and the proposed request to install mechanical equipment in the area to be vacated if PC 25-09 is approved.
- Mr. Neiswender further expounded upon the existing conditions of the Masonic Temple vaults, of which one is located within, under the alley and stated that himself, Communities First, and the City of Flint have been coordinating to stabilize the vaults by filling them in and ensure that the area proposed to be vacated is safe.
- Commissioner Jewell asked if Communities First, Inc owned part of the parking lot located east adjacent to the subject segment of Brush Alley. Mr. Wright and Mr. Neiswender fielded Commissioner Jewell's question.
- Commissioner Jewell further questioned the applicants if they were aware of the conditions from the City Engineering Department and Sewer Department; the applicants stated they were and are working with the City to address them.



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- Chairman Wesley opened the floor for the public comment.
- Walter Peak (representative of St Paul's Episcopal Church) spoke not in favor or against PC 25-02, though instead spoke from a perspective of requesting clarification of what will happen to the parcel of land that St Paul's Episcopal Church is located on if PC 25-09 is approved. He further shared his concern that he was under the presumption that the segment of the alley adjacent behind St Paul's was not part of the vacation petition. Brian explained PC 25-09 is a petition to vacated Brush Alley from the Northern parcel line 718 Harrison St, and that if vacated the alley will be split 50/50 down its centerline and will be absorbed into adjacent parcels that abut the alley. Brian further stated that the City of Flint Assessments Division would be a good resource for how St Paul's parcel would be affected if the subject segment of Brush Alley is vacated. Mr. Peak further questioned if the alley is vacated, will the proposed mechanical equipment will affect St. Paul's parcel? Brian stated that he would be happy to consult with Mr. Peak after the meeting or at another time as Mr. Peak had exceeded his allotted three (3) minutes to speak for public comment. Brian further reiterated what happened to the alley if vacated.
- Chairman Wesley asked if the Commission decided to approve PC 25-09, would it effect adjacent parcels; Brian stated is would, as the effected parcels would absorb a portion of the alley.
- Commissioner Strozier reiterated Brian's explanation of what will happen if the alley is vacated and further made the point that there would be not encroachment of parcel lines by the mechanical equipment; Commissioner Strozier asked Brian if his statement was correct; Brian stated that all improvements made by Communities First would have to be on the parcel(s) of land that they own and cannot encroach required parcel lines or required setbacks.
- Chairman Welsey questioned the description of the area to be vacated; Brian clarified and answered Chairman Wesley's questions.
- Joel Arnold on behalf of Communities First, Inc asked Brian to clarify what "Lot 8" on Exhibit B of the staff report represented; Brian clarified that "Lot 8" of Exhibit B of the staff report is the parcel addressed 718 Harrison St.
- Chairman Wesley closed public comment and opened deliberation amongst the Commission.



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- Commissioner Jewell asked if there had been any prior correspondence; Brian stated that there was a letter of support from St Paul's which was attached to the staff report as Exhibit F.
- Commissioner Dantzler requested clarification from Brian if the prior vacation of Brush Alley abutting St Paul's was vacated at once or if it had to come back before the Planning Commission. Brian clarified that he did not know. Commissioner Dantzler further questioned why all of Brush Alley abutting St Paul's was not vacated. Mr. Wright stated that they discovered no information, outside of St Paul's meeting minutes regarding the history of Brush Alley abutting St Paul's being vacated.
- Commissioner Jewell stated that due to a gap of information in what was actually vacated regarding the segment of Brush Alley from E 3<sup>rd</sup> St to E. 4<sup>th</sup> St, and the confusion from the representative from St Paul, that the Commission should move to postpone PC 25-09 to a future Planning Commission meeting agenda.
- Commissioner Strozier made a motion to make a positive recommendation to City Council with the condition that the applicant resolve any confusion that St Paul's may have.
- Vice Chair Blower seconded the motion and stated that Zoning Staff administratively approve the petition and report back to the Commission. Brian and Montel clarified that it is outside the authority of the Zoning Division to administratively approve a vacation petition. The motion was amended to include that after the applicant and St Paul's has resolved any confusion or dispute, the applicant is to report back to the Planning Commission at the March 10<sup>th</sup>, 2026, Planning Commission meeting.

### **Roll Call:**

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

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

### ***M/S – Strozier/Blower***

5yes, 0 no, 0 abstain

***The motion carried.***



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### **SITE PLAN REVIEW:**

No Site Plan Review applications were scheduled to be heard.

### **NEW BUSINESS:**

- **PCW 26-01 3086 E. Court St – Planning Commission Waiver Petition**

- Brian read the staff report.
- Commissioner Jewell commented on the applicant's response to waiver approval criteria question number one (1) regarding "*keeping a neat, attractive, and orderly front yard where the trailer is located*", and then questioned how will the City enforce and ensure that the applicant will indeed keep a neat, attractive, and orderly front yard? Brian responded by stating that the City of Flint zoning ordinance's provisions for how to enforce the storage of outdoor materials that become noncompliant is how the City would maintain compliance. Commissioner Jewell reiterated his prior question, and Brian reiterated his prior statement. Chairman Welsey stated that enforcement would be like any other enforcement regarding noncompliance through utilization of the ordinance.
- Commissioner Dantzler inquired and asked Brian to elaborate on the required landscaping and screening for outdoor storage. Brian further elaborated and provided an analysis of this section of the staff report. Commissioner Dantzler further questioned why, in the applicant responses there was no response to why some type of landscaping or screening cannot be provided. Brian said that question would be better addressed by the applicant.
- Brad Langstraat, Director of Tires for K&R Tire commented on why the request for the waiver was needed and further stated that the required screening would be quite lengthy and would require the installation gates that would interfere with the business operation of other tenants they K&R Tire shares the building with. Mr. Langstraat further provided background on the property and why K&R Business chose to locate at 3086 E Court St, and stated they would prefer to move the holding vessel to the eastern side of the building, though to due to easement issues with the abutting railroad properties, that can be accomplished and due to the configuration of the operations inside the building that moving the holding vessel to anywhere else is not an option.
- Mr. Langstraat provide insight on the purpose of the trailer and stated that the holding vessel will be kept in good condition and that K&R Takes pride in keeping an attractive looking property.



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- Mr. Langstraat further provided information on the nature of their lease and the potential of purchasing the building.
- Commissioner Dantzler confirmed with the applicant they share the property with First Student bussing company.
- Kenneth McCullen stated he was the branch manager of K&R Tire Flint and that if there are any issues, you can contact him.
- Commissioner Dantzler stated that he was in support of the waiver petition and that for the record stated that there are other business in the proximal area that could use screening.
- Vice Chair Blower stated that at first, she thought there should be some type of screening, though due to the potential conflicts with the number of buses and that there are other properties that could use screening more than the subject property, she is in support of the waiver.
- Commissioner Strozier made a motion to approve PCW 26-01; Vice Chair Blower seconded the motion.

### **Roll Call:**

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

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

### ***M/S – Strozier/Blower***

5 yes, 0 no, 0 abstain

***The motion carried.***

### **ADJOURNMENT:**

Chairman Wesley inquired with Attorney Darrough if due to Commissioner Strozier needing to leave, that a lack of quorum can result in adjournment; attorney Darrough confirmed.

***M/S –***

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

Meeting adjourned at 7:21 PM.