



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Meeting Minutes March 10<sup>th</sup>, 2026

---

#### **Commissioners Present**

Robert Wesley - Chair  
Carol-Anne Blower - Vice-Chair  
Blake Strozier (*Arrived after the meeting was called to order*)  
Robert Jewell  
Edquan Dantzler  
Rodrick Green  
Mona Munroe-Younis

#### **Staff Present**

Brian Acheff - Zoning Coordinator  
Montel Menfee - Deputy Director of Business Services  
Donyele Darrough - Assistant City Attorney  
Roderick Slaughter - Int Deputy Director of Community Services  
Dequan Allen – Community Planner

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

Lynn Sorenson, Secretary  
Nadia Rodriguez

#### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:46 p.m. Roll was taken, and a quorum was present.

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

#### **Roll Call:**

Commissioner Dantzler: Present	Secretary Sorenson: Absent
Vice Chair Blower: Present	Commissioner Munroe-Younis: Present
Commissioner Jewell: Present	Commissioner Strozier: Absent
Commissioner Rodriguez: Absent	Chairperson Wesley: Present
Commissioner Green: Present	

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

Commissioner Jewell inquired on why the agenda has been rearranged, moving “Old Business” up on the agenda. Chairman Wesley stated that there is pertinent business to take care from the February 24<sup>th</sup>, 2026, Planning Commission meeting that fall under “Old Business” of the March 10<sup>th</sup>, 2026, meeting agenda.



**Sheldon Neeley  
Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

Commissioner Jewell further stated that the following additions, which were under the “Old Business” section of the February 24<sup>th</sup>, 2026, Planning Commission agenda, be made to the March 10<sup>th</sup>, 2026, agenda under “Old Business”:

- Planning Commission Attendance
- Planning Commission Sequence of Terms
- Business and Communtiy Services Staffing Update

Commissioner Jewell additionally stated that “Planning Commission Cancellation Process” was requested to be added to the “New Business” section of the March 10<sup>th</sup>, 2026, agenda at the February 24<sup>th</sup>, 2026, Planning Commission meeting, though it was not put onto the agenda under “New Business” of the March 10<sup>th</sup>, 2026, Planning Commission meeting agenda, thus Commissioner Jewell requested that it be put under “New Business” of the March 24<sup>th</sup>, 2026, Planning Commission agenda.

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

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

### **Roll Call:**

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

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

### ***M/S – Strozier/Blower***

7 yes – 0 no – 0 abstain

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

***The draft minutes of February 24<sup>th</sup>, 2026, were presented.***

Commissioner Dantzler mentioned that the March 10<sup>th</sup>, 2026, agneda mentioned “January 24<sup>th</sup>, 2026” instead of “Febraury 24<sup>th</sup>, 2026” regarding the meeting minutes section.

Commissioner Jewell noted several grammatical errors found within the minutes.

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

Commissioner Strozier made a motion to approve the minutes of February 24<sup>th</sup>, 2026, as corrected. Commissioner Munroe-Younis seconded the motion.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### **Roll Call:**

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

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

### ***M/S – Strozier/Blower***

6 yes – 0 no – 1 abstain

### **PUBLIC FORUM:**

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

### **PUBLIC HEARINGS:**

- **PC 26-01 304 W. Tobias St – Special Land Use Petition**
  - Brian made sure that the applicant was present, then read the staff report.
  - Vice Chair Blower inquired whether the applicant needed to obtain approval from the City of Flint or from the State of Michigan based on the subject Adult Foster Care (AFC) Small Group Home being required to be treated as a residential use of property and that it must be permitted by right in residential zones per the Michigan Zoning Enabling Act. Brian answered by stating that the facility would have needed a zoning permit from the City of Flint to operate an AFC Small Group Home for a facility of up to six (6) residents at the subject property.
  - Commissioner Jewell inquired about the application process and whether there was reasoning for why the increase to up to seven (7) to twelve (12) people is needed. Brian answered that he did not know as this application was originally being managed by Dalton Castle (former Planner I for the City of Flint) and that it would be best to direct that specific question to the applicant.
  - Vice Chair Blower inquired about whether the parking requirement calculations considered facility staff. Brian answered by stating that the zoning ordinance did not consider the number of facility staff when calculating the required number of parking spaces for the facility.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- Commissioner Jewell inquired if there are any major obstacles based on the staff review in regard to approving PC 26-01. Brian answered by stating that the Commission should take into account the staff report, the applicant's responses to the approval criteria, and letters of opposition when making their decision as the Planning Commission makes a decision regarding approval and not Zoning Staff.
- Commissioner Strozier asked if there have been any prior code violations, Brian stated that there were no violations to his knowledge.
- The applicant Kaylie LaClair of Hope Network presented an overview of the request and provided background on the subject Adult Foster Care Small Group Home. She stated that the AFC in its current form is a "Permanent Home Property" where individuals live at the property permanently. She further stated that if PC 26-01 is approved that Hope Network plans on only increasing the occupancy of the facility by two (2) people, making the total number of people living at the facility eight (8), and not utilizing the maximum capacity of twelve (12) persons offered by the Special Land Use designation.
- Ms. LaClair further stated that the facility houses mentally and physically disabled persons, who do not drive, so the available parking on site is for staff, and that Hope Network is looking into purchasing the adjacent lot to the west to develop into more parking.
- Ms. LaClair stated there have been no recorded violations in her tenure at Hope Network managing facilities.
- Vice Chair Blower asked Ms. LaClair about staffing at the facility. Ms. LaClair stated that staff works in three shifts and there is a maximum of four (4) staff at the facility at a given time, with medical staff periodically stopping by.
- Commissioner Strozier inquired whether residents are allowed to come and go from the facility at their leisure and if there have been any concerns with residents coming and going as they please. Ms. LaClair stated that this is true that residents are allowed to come and go at their own leisure, and that there were instances in the past where residents who are considered "elopers", try to wander off into the public and not return to the facility; Ms. LaClair further stated that occurrences with "elopers" have not happened recently at the facility and that Hope Network has policies in place for "elopers" and how to ensure that an "eloper" is returned to the facility in a safe manner.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- Commissioner Dantzler inquired on if Hope Network has received any complaints from neighboring property owners regarding the parking situation. Ms. LaClair stated that she is not aware of any complaints or that any complaints have not be shared with her, and she will address such complaints if they exist.
- Commissioner Jewell inquired if the AFC Small Group Home is equipped to handle an increase in residents from six (6) people to eight (8) people. Ms. LaClair stated that that facility is equipped to handle up to twelve (12) people. Commissioner Jewell further inquired on the need for the increase in residents. Ms. LaClair stated that there is a great need in the community to offer such services.
- Chairman Wesley inquired on the rules regarding orientation for new residents and Ms. LaClair provided insight on the process and procedure of how new residents are able to be a part of the subject AFC Small Group Home located at 304 W. Tobias St, Flint, MI 48503. Chairman Wesley further inquired on the rules and procedures regarding curfews. Ms. LaClair stated that due the residents recipient rights that Hope Network cannot legally restrict or prevent residents from leaving the facility at their own leisure.
- Commissioner Strozier inquired about where the vehicles used for resident transport reside. Ms. LaClair stated they are located and stored off-site and further stated most staff do not drive and that at most there are always at maximum four (4) vehicles on site regarding staff.
- Commissioner Munroe-Younis inquired on the procedures to prevent residents from “eloping” (escaping). Ms. LaClair stated that though Hope Network cannot restrict them from leaving that staff will suggest better times to leave the premises or that staff will follow the residents off the premises to ensure their safety and the publics safety.
- Commissioner Green inquired on details of the creek located in the rear of the property.
- Vice Chair Blower asked if the facility had a relationship with the neighbors. Ms. LaClair stated she does not have a relationship with the neighbors, though facility staff should have a relationship with the neighbors. Vice Chair Blower further stated that the Commission had received two (2) letters of opposition regarding PC 26-01 and inquired if there had been any correspondence with the neighbors regarding issues that have arisen. Ms. LaClair stated she had not known of any correspondence with neighbors regarding issues.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- Chairman Wesley raised concern regarding the residents of the facility wandering the neighborhood and knocking on other property owner's doors. Ms. LaClair did not dispute that these actions may be taking place but questioned whether it was residents that were part of a prior program than the one that the facility currently operates under.
- Chairman Wesley inquired on new resident orientation and house guidelines and whether the residents understand them. Ms. LaClair confirmed that there are facility guidelines, though said guidelines may not restrict when residents come and go from the premises due to their recipient rights.
- Commissioner Munroe-Younis inquired on what policies are in place to keep facility staff from parking in inappropriate places. Ms. LaClair answered by saying that facility staff can be written up and she will be looking into that matter to ensure it ceases.
- Commissioner Munroe-Younis inquired about the fence encroaching the neighboring property to the east. Ms. LaClair said that this issue will be taken care of when the weather breaks.
- Chairman Wesley opened public comment in favor of PC 26-01; no one spoke in favor.
- Chairman Wesley opened public comment in opposition of PC 26-01; Mr. Alfred Scherret, an owner of many neighboring properties spoke out regarding:
  - The fence that is encroaching on his property.
  - Facility Staff parking on his property.
  - The facility residents having free reign when deciding to leave the facility.
  - The creek behind the house and its depth.
  - A person was found deceased down at the creek.
- Mr. Scherret further stated that he would not have a problem with PC 26-01 being approved if the applicant:
  - The property line issue was situated regarding the fence.
  - If Hope Network bought the Genesee County Land Bank property to the west for more parking.
  - If the residents did not have free reign to wander the neighborhood.
- Chairman Wesley stated that the additional email stating opposition should be added to the record.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- Commissioner Jewell asked if there had been any other communications or correspondence regarding PC 26-01; Brian answered that there had not been any.
- Discussion was opened by the Commission; Commissioner Munroe-Younis stated that criteria #1 and criteria #6 for which the Commission bases their decision on may have not been satisfied and that an approval should include conditions, and that a postponement may be warranted. Chairman Wesley stated that a postponement may not be the best way to go about the case.
- Vice Chair Blower stated that she was concerned about the applicant's presentation versus the letters of opposition.
- Commissioner Dantzler confirmed that there are issues that need to be addressed with the application, and further stated he is in support of conditions being placed on the application.
- Commissioner Strozier inquired with Brian if conditions are placed on the internal operation of the facility, how are they enforced. Brian stated that it is not within the Commissions authority to place conditions on the internal operation of the facility.
- Vice Chair Blower inquired about whether a denial would interfere with the facility being able to operate as it is currently; Brian stated it would not.
- Commissioner Jewell stated that since the facility's issues are with the operation as it currently is and not with the Special Land Use application that the applicant may choose to withdraw the PC 26-01 and reapply after resolving the existing issues.
- Commissioner Munroe-Younis stated that there is a need in the community for such facilities to exist and that the best thing to do might be to approve PC 26-01 with conditions; she further expounded on what the potential conditions might be. Commissioner Dantzler suggested that a timeline to accomplish the conditions may be warranted.



**Sheldon Neeley**  
**Mayor**

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- Commissioner Munroe-Younis made a motion to approved with conditions PC 26-01; Commissioner Green seconded the motion. The conditions of approval were:
  - The facility shall fence in its back and side yards without encroaching neighboring properties.
  - Facility staff parking polices shall be established.

### **Roll Call:**

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

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

### ***M/S – Munroe-Younis/Green***

7yes, 0 no, 0 abstain

***The motion carried.***

### **NEW BUSINESS:**

#### **• PC 25-09 Brush Alley Vacation Petition – Applicant Findings**

- Brian read the memo associated with PC 25-09.
- Michael Wright on behalf of Communities First, Inc stated that Communities First, Inc and St. Paul’s Episcopal Church have come to an agreement via a reciprocal access easement that will drafted and will go into effect once the vacation application is approved.
- The Commission acknowledged the applicant has fulfilled their obligation to return before the Commission to preset their findings and that the dispute / confusion between St. Paul’s and Communities First has been resolved.



**Sheldon Neeley**  
**Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

- **MDR 25-01 Final Report**

- Brian presented the MDR 25-01 final report.
- Vice Chair Blower made a motion to accept the final report of MDR 25-01 final and that it be forwarded to City Council for approval; Commissioner Strozier seconded the motion.

### **Roll Call:**

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

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

### ***M/S – Strozier/Blower***

7 yes, 0 no, 0 abstain

***The motion carried.***

### **SITE PLAN REVIEW:**

No Site Plan Review applications were scheduled to be heard.

### **OLD BUSINESS:**

- **Planning Commission Member Attendance**

- Commissioner Jewell mentioned that for several meetings the Commission has questioned the status of the Commissioner in Ward 7 and inquired with staff on the status of a representative for Ward 7. Montel stated that City Council had a community member in mind to fill the Ward 7 seat on the Planning Commission.

- **Planning Commissioner Sequence of Terms**

- Commissioner Jewell inquired about the appropriate process for sequencing of Commissioner terms. Brian stated that in a monthly meeting between Zoning Staff, Legal Counsel, the Planning Commission Chair and Vice Chair, it was decided that the presented draft for the sequencing of Planning Commissioner terms may be used as presented.



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

- **Business and Community Services Staffing Update**
  - Montel Meniffee introduced himself as the new Deputy Director of Business services and it was noted that Dalton Castle – Planner I and Mikesha Loring – Program Manager have since left the City of Flint for new positions elsewhere.
  - Commissioner Jewell additionally requested an organizational chart.

### CASE REVIEWS MEMO

- Brian stated that there were no updates for cases on pages one (1) and two (2) of the memo and further stated that he was working on getting updated information that was requested by Commissioners Dantzler and Jewell.
- Brian went over cases that are pending City Council action.
- Brian gave an update on the March 17, 2026, Zoning Board of Appeals (ZBA) meeting, specifically that there is one case to be heard. Vice Chair Blower mentioned that the ZBA information that was not presented at the February 24<sup>th</sup>, 2026, Planning Commission meeting due to a loss of quorum was not provided in the ZBA update for the March 10<sup>th</sup>, 2026, Planning Commission meeting and that at the March 24<sup>th</sup>, 2026, Planning Commission meeting, said information should be provided in the Case Reviews memo.
- Brian and Montel stated there are not updates regarding marijuana case review, though Montel stated there would be an update at a future meeting.

### REPORTS MEMO

- Brian stated there was no update regarding Redevelopment Ready Communities (RRC).
- Dequan went over the Comprehensive Plan update memos from Community Services Staff and Progressive Companies.
- Commissioner Strozier commented on the list of stakeholders and whether there is information on what is being said within community members who work and live in the City of Flint, and not just stakeholders who work in Flint and live outside the City limits. Dequan stated he would try to provide such information and that the list is just part of the preplanning and that more people who work and live inside the City of Flint would be engaged at a later date in the Comprehensive Plan update process.



**Sheldon Neeley**  
**Mayor**

# **CITY OF FLINT**

## **FLINT PLANNING COMMISSION**

- Vice Chair Blower inquired if there is information that can be provided to citizens who engage with members of the Commissions so that the Commissioners are able to field questions from citizens in their ward.
- Commissioner Dantzler inquired on the status of Comprehensive Plan Update Memorandum of Understanding (MOU). Rod and Dequan went over that the incorrect version of the MOU was presented before City Council and that they are figuring out the correct version of the MOU and once that is straightened out that it will be forward onto City Council.
- Chairman Wesley inquired on what happened with the letter that he had written to City Council regarding the importance of the MOU and stated that the letter should be presented with the MOU before City Council at an upcoming meeting when the MOU is represented.

### **TEXT AMENDMENTS**

- Brian stated that there are no text amendment updates.

### **RESOLUTIONS**

- Brian stated that there are no resolutions.

### **ADJOURNMENT:**

Commissioner Jewell made a motion to adjourn the meeting which was seconded by Vice Chair Blower.

Meeting adjourned at 8:18 PM.