



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes
March 24th, 2026

Commissioners Present

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

Staff Present

Brian Acheff - Zoning Coordinator
Montel Menifee - 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 (*Excused*)
Edquan Dantzler (*Excused*)
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:44 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: Absent	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 stated there were several items from the March 10th Planning Commission meeting under “Old Business” that needed to carry over and be finalized by the Commission; the items to finalized are as follows:

- Status of Ward 7 Planning Commissioner
- Planning Commission Sequence of Terms and Updated Roster
- Business and Community Services Staffing Update



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Commissioner Jewell further mentioned additional items to be placed on the agenda under “New Business”; the items are as follows:

- Planning Commission Election of Officers in April
- Election of the Planning Commission ZBA Liaison

Brian mentioned that there was one (1) change to the agenda as PC 26-03 under “New Business” should be changed to PC 26-01.

ADOPTION OF THE AGENDA:

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

M/S – Jewell/Munroe-Younis

MINUTES OF PREVIOUS MEETINGS:

The draft minutes of March 10th, 2026, were presented.

Commissioner Jewell pointed out a grammatical error on page two (2).

Commissioner Jewell suggested a change in grammar on page (4).

Commissioner Jewell pointed out on page ten (10) that the case review memo was not included in the minutes. Brian stated that the format of the minutes regarding the case review memo was altered to ensure that the minutes were not cluttered and easy to read, though he could provide the case review memo as an exhibit to the minutes if the Commission wishes so.

Commissioner Munroe-Younis pointed out a grammatical error on page two (2).

Commissioner Strozier pointed out a grammatical error on page four (4).

Commissioner Munro-Younis pointed out to changes in wording for clarification on pages four (4) and five (5).

Chairman Welsey pointed out a technical error on page seven (7).

Commissioner Strozier made a motion to approve the minutes of February 24th, 2026, as corrected. Vice Chair Blower seconded the motion.



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Roll Call:

Commissioner Dantzler: Absent
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

6 yes – 0 no – 0 abstain

PUBLIC FORUM:

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

PUBLIC HEARINGS:

PC 26-03 400 S. Dort Highway – Change in Marihuana Facility Ownership and License Petition

Brian stated that the application of PC 26-03 had been withdrawn by the applicant and will be heard at the April 14th, 2026, Planning Commission meeting.

SITE PLAN REVIEW:

No Site Plan Review applications were scheduled to be heard.

NEW BUSINESS:

SP 26-03 1101 Robert T. Longway Blvd – Additionally Regulated Use Sign Change Petition

Brian read the staff report.

Commissioner Strozier inquired with Brian if since Zoning Staff is seeing temporary bag signs more often, is it a sign that the zoning ordinance should be updated. Brian answered by stating that the zoning ordinance should eventually be updated to address and provide for temporary bag signs.

Commissioner Strozier further inquired on if the ninety (90) day display period is enforced and if so, how. Brian answered by stating that Zoning Staff would need to conduct enforcement through field inspections.

Vice Chair Blower inquired if there would be a conflict in approving the sign change application SP 26-03, before approving the change in ownership. Brian stated that there is not a concurrent application for change in ownership for the property located at 1101 Rober T. Longway Blvd.



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On behalf of the applicant, Tegan Johns of Foresight Supersign presented the sign change request to the Commission.

Commissioner Munroe-Younis inquired if both the east and west sides of the building where the proposed permanent wall signs would be placed represent public entrances. Mr. Johns confirmed that only on the west side of the building is a public entrance.

Mr. Johns finished his presentation of the sign change request.

Commissioner Munroe-Younis inquired if the applicant is essentially refacing all the signs on the property with signs of the same size. Mr. Johns confirmed that this was true.

Commissioner Strozier made a motion to approve SP 26-03 as submitted. Vice Chair Blower seconded the motion.

Roll Call:

Commissioner Dantzler: Absent
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

6 yes, 0 no, 0 abstain

The motion carried.

PC 25-09 Final Report

Brian presented the PC 25-09 final report.

Commissioner Strozier made a motion to accept the PC 25-09 final report and that it be forwarded to City Council for approval; Commissioner Munroe-Younis seconded the motion.

Roll Call:

Commissioner Dantzler: Absent
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



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M/S – Strozier/Munroe Younis

6 yes, 0 no, 0 abstain

The motion carried.

PC 26-01 304 W. Tobias St. – Special Land Use Petition Update Memo

Brian gave an overview of the approved Special Land Use petition and stated that on March 16th, 2026, Zoning Staff received a letter from an aggrieved neighboring property owner Alfred Scherret, stating that the applicant was out of compliance with the required conditions of approval for PC 26-01. Specifically, the facility staff from 304 W. Tobias St continue to park on his property to the east of the Adult Foster Care Facility at mention, and that facility staff continue to park on the lawn of 304 W. Tobias St; Brian further went over the memo to the Commission regarding the violations of conditions for PC 26-01, specifically he went over the “Planning Commission Action” section of the memo that covers Article 17, §50-194(J)(3) of the zoning ordinance which authorizes the Commission to potentially withdraw an approval for a Special Land Use petition based on a specific protocol.

Commissioner Strozier made a point that the applicant stated at the March 10th, 2026, Planning Commission meeting that there would only be four (4) vehicles at a given time at the facility located at 304 W. Tobias St, and that he would be in favor of moving forward with handing down a warning to the applicant that they are in violation of the conditions of approval.

Commissioner Jewell stated he was also in support of issuing a warning to the applicant.

Vice Chair Blower stated she had a concern that it was stated by the applicant at the March 10th, 2026 Planning Commission meeting that there would only be four (4) vehicles at a given time at the facility, but based on the pictures provided by the aggrieved neighboring property owner there seems to be approximately ten (10) vehicles.

Commissioner Munroe-Younis stated that a public hearing in adherence with Article 17, §50-194(J)(3) of the zoning ordinance would be appropriate.

Brian stated that the applicant still has yet to fulfill the conditions of approval.

Commissioner Munroe-Younis further stated her support in following through with a public hearing in adherence with Article 17, §50-194(J)(3) of the zoning ordinance.

Commissioner Jewell wanted to make sure that the applicant has been fairly informed of the violations and that if by the next regularly scheduled meeting that if the applicant has not made any progress then



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the public hearing in accordance with Article 17, §50-194(J)(3) of the zoning ordinance should be followed.

Commissioner Munroe-Younis again stated her support for following through with Article 17, §50-194(J)(3) of the zoning ordinance, regarding holding a public hearing to hear whether or not the Commission believes that the conditionally approved Special Land Use petition PC 26-01 should be withdrawn.

Chairman Wesley stated that a letter should be drafted to the applicant with orders for corrective action to be completed within two (2) weeks, and if within the two (2) week period corrective action is not taken then the Commission will follow through with holding a public hearing in accordance with Article 17, §50-194(J)(3) of the zoning ordinance.

Brian stated he was in favor of sending a communication to the applicant outlining the violations and what corrective action needs to take place in order to avoid the Commission holding a public hearing to consider the withdrawing of Special Land Use approval regarding PC 26-01.

Vice Chair Blower questioned the difference in the solution Brian offered versus setting the Public Hearing for the April 14th, 2026, Planning Commission meeting. Brian stated that his solution would provide the applicant with an opportunity to explain themselves since they were not present at the meeting.

Chairman Welsey confirmed that Brian would draft a letter to the applicant outlining the violations, the corrective action needing to take place, and if corrective action does not occur by the April 14th, 2026, Planning Commission meeting then the Planning Commission may pursue a public hearing to withdraw the approved special land use petition PC 26-01.

Planning Commission Meeting Cancellation Policy

Brian stated that the Commission had an excerpt from the Planning Commission bylaws in their meeting materials packets which outlines the policy for cancelling Planning Commission meetings.

Chairman Wesley stated that there was no violation of the cancellation policy.

Commission Jewell stated he had no objection to the policy, though wanted to point out that regarding a previously cancelled Planning Commission meeting that there may have been business to conduct instead of cancelling the meeting.



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Planning Commission Election of Officers & Planning Commission Election of ZBA Liaison

Commissioner Jewell mentioned that though the election of officers and the ZBA liaison was not until the second meeting in April, traditionally during the second meeting in March, the Commission makes note that such action will need to take place at the second meeting in April.

CASE REVIEWS MEMO (see attached Exhibit A)

Brian stated that second item on page one (1) of the case review memo SPR 24-03, 2112 Davison Rd – Asbury Kitchen, the conditions of approval had been satisfied, and the case may now receive final approval.

Brian stated on page three (3) of the case review memo, RZ 25-02, Latinx District Parcels rezoning was approved for second reading by City Council on Monday, March 23rd, 2026, and was legally noticed in MLive for enactment that day (March 24th, 2026); Brian further stated that the rezoning of the subject parcels of land would go into effect on Sunday, April 5, 2026.

Brian stated that there was information regarding the Zoning Board of Appeals (ZBA) for their past two (2) meetings and the upcoming April meeting on pages four (4) and five (5) of the memo.

Vice Chair Blower went over the March 17th, 2026, ZBA meeting.

Brian stated that there was no update regarding the marihuana care review memo.

Vice Chair Blower stated that there may be temporary signage that was not permitted for the “Group E” Marihuana Retail Facility known as “JARS” located at 808 S. Center Rd. Brian stated that he would get with Montel to find a way to resolve the potential violation.

REPORTS MEMO

Brian stated there was no update regarding Redevelopment Ready Communities (RRC).

Commissioner Jewell mentioned that he would like to discuss the status of the Memorandum of Understanding (MOU) regarding the Comprehensive Plan Update. Brian stated that the letter from Chairman Welsey to City Council was given to Dequan so that it may be attached to the MOU when presented to City Council. Dequan stated that the MOU and letter from Chairman Wesley had not yet been given to City Council as the MOU was pending signatures from the administration.

Jason Ball from Progressive Companies presented the Community Engagement Plan Review that went over the phases the Comprehensive Plan Update. *(see attached Exhibit B)*



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Commissioner Jewell requested clarification regarding whether or not it was optional for City Council needing to adopt the Comprehensive Plan. Jason stated that there may be differences between the City of Flint Charter and the Michigan Planning Enabling Act, though per state statute the Planning Commission is the final approving body of the Comprehensive Plan, though City Council has the option to reserve the right of final approval if requested at a certain point in the process during the Comprehensive Plan update.

Vice Chair Blower requested a memo that helps citizens interested in knowing what is going on with the Comprehensive Plan. Dequan stated that he is the point of contact and that anyone interested in information or wanting to get involved should reach out to him.

Commissioner Munroe-Younis requested that the language of the community surveys be accessible to all and that community engagement continues into the summer months to ensure as many people as possible are reached.

Commissioner Munroe-Younis further requested that the Comprehensive Plan update website be accessible from the City of Flint website as more people engage with the City website than the Imagine Flint website.

OLD BUSINESS:

Ward 7 Planning Commission Member Attendance

Commissioner Jewell inquired about the status of the Ward 7 Planning Commissioner. Montel said he was not 100% sure when the status of the new Commissioner for Ward 7, though he would have an update by next meeting.

Planning Commissioner Sequence of Terms Updated Roster

Commissioner Jewell inquired that there be an updated roster with updated Commissioner terms.

Business and Community Services Staffing Update

Commissioner Jewell requested an organizational chart and that a time be scheduled at a future meeting to go over updating the Commissioner manual / binder.

TEXT AMENDMENTS

Brian stated that there are no text amendment updates.



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RESOLUTIONS

Brian stated that there are no resolutions.

ADJOURNMENT:

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

Meeting adjourned at 7:30 PM.