

OFFICE OF THE CITY COUNCIL



PUBLIC NOTICE

Notice of Public Hearing

Pursuant to Act 267 of the Public Acts of 1976 (Open Meetings Act) and Flint City Charter Section 1-405, NOTICE IS HEREBY GIVEN that the Flint City Council will hold a **PUBLIC HEARING** at 5:30 p.m., on MONDAY, APRIL 13, 2026, in the City Council Chambers, 3rd Floor, Flint City Hall, 1101 S. Saginaw Street, Flint, for the following purpose(s):

260078.6 A Public Hearing to consider the vacation of the alley between Leith Street and McClellan Street, Flint.

The owners of the property at 3009 N. Saginaw Street are requesting City of Flint approval to vacate this alley for a redevelopment project that will include additional gas pumps, a canopy and improvements to the parking lot for an existing liquor store.

A copy of the Final Report for the Baker Street Vacation is available for public inspection on the City's website at <https://www.cityofflint.com/view-public-notice/>, as well as at the City Clerk's Office, 2nd Floor, Flint City Hall, 1101 S. Saginaw Street, Flint.

Persons with disabilities may participate in this Public Hearing by emailing a request for accommodations (including, but not limited to, interpreters) to CouncilPublicComment@cityofflint.com, with the subject line *Request for Accommodation*, or by contacting the City Clerk at (810) 766-7418.

If there are any questions concerning this notice, please direct them to the City Council Office at (810) 766-7418.

A handwritten signature in black ink that reads "Davina G. Donahue".

Davina G. Donahue, City Clerk

POSTED: 3/26/2026

CITY OF FLINT
DEPT. OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Memorandum

To: Clyde Edwards, City Administrator
Flint City Council

From: Montel Menifee, Deputy Director of Business Services

Subject: Alley Vacation Petition Regarding 3009 N. Saginaw St

Applicant Vito Pampalona on behalf of property owner Amar Shango petitioned to vacate a section of City of Flint right-of-way (alley) which is bound by the following properties:

- 3009 N. Saginaw St
- 3017 N. Saginaw St
- 630 E McClellan St
- 40-01-232-026 Leith St

On March 11th, 2025, the Planning Commission recommended approval of the proposed vacation petition and further certified their findings in the Final Report on April 22nd, 2025.

The vacation petition was requested in order for the property owner to eventually combine the vacant parcel of land located at 40-01-232-026 Leith St with 3009 N. Saginaw St, so that they may expand their parking area in regard to a future addition of fuel pumps and a canopy on the property.

It should be noted that there are no public utilities within the proposed area to be vacated, therefore no easement is required.



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Nealey,
Mayor

Staff Report

Board / Commission:	City of Flint Planning Commission
Meeting Date:	Tuesday, March 11th, 2025
Location:	1101 S Saginaw St, Flint, MI 48502
File Number:	PC 25-01
Petition Type:	Alley Vacation
Applicant:	Vito Pampalona (on behalf of Amer Shango)
Location:	Alley adjoining lots 542, 543, 544, 545, 546, 547 & 548 of Hillcrest Subdivision
Parcel ID (PID)	N/A
Ward:	2
Current Zoning:	No currently zoned, is currently Public Right-of-Way (ROW)
Future Zoning:	CC, City Corridor

Request:

The applicant Vito Pampalona on behalf of 3009 N Saginaw Investments, LLC is seeking a positive recommendation from the City of Flint Planning Commission to the City of Flint, City Council for approval by resolution to vacate the subject public right-of-way (alley) located between Leith St and E. McClellan St and which adjoins lots 542, 543, 544, 545, 546, 547 & 548 of Hillcrest Subdivision.

Property Background:

The subject alley being vacated was platted as part of the Hillcrest Subdivision (1910). The area west of the alley was comprised of residential homes many of which have been demolished and are now vacant parcels of land, and the area to the east of the alley was and is still comprised of the commercial businesses which front N. Saginaw St.

Project Background:

The subject vacation petition regards the redevelopment of an existing and operational liquor store; the redevelopment will include the addition of gas pumps, a canopy, and expansion and improvements to the parking lot.



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Noesley,
Mayor

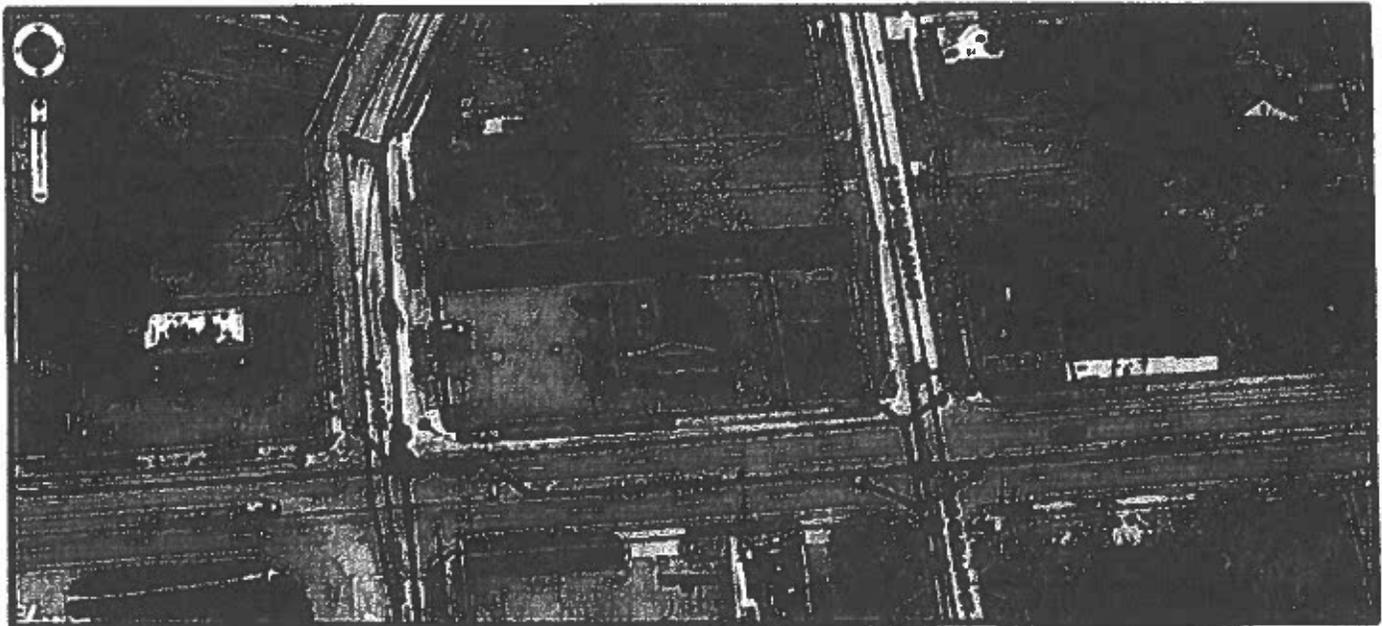
Utility Infrastructure

Public & Private Infrastructure

No utility infrastructure exists within the subject alley.

Department Reviews:

Department	Status	Comments
Water Department	Approved	None
Sewer Department	Approved	None
Traffic Engineering	Approved	None
City Engineering	Approved	None



The purple box in the figure above is a generalized delineation of the area of interest regarding the subject vacation petition.

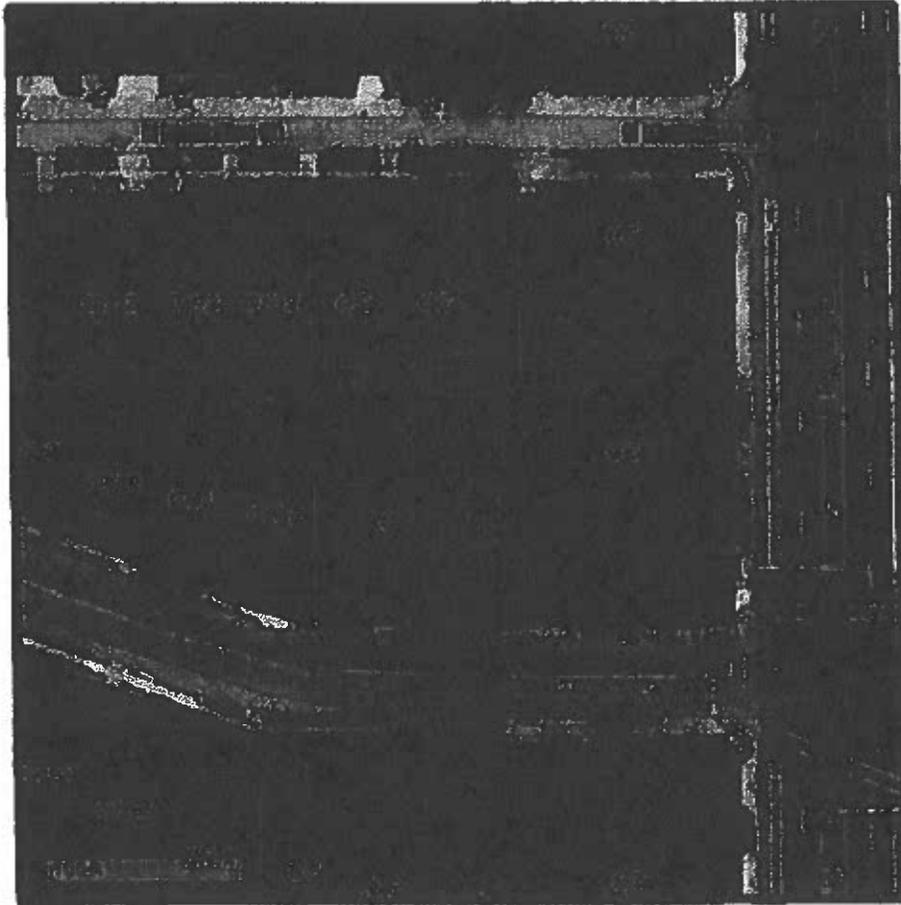


CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Hasley,
Mayor

Land Use/Compatibility: The property is currently City of Flint owned public right-of-way and is surrounded by the following zoning districts:

Direction	Existing Zoning	Comprehensive Plan Land Use
North	Right-of-Way (E McClellan St)	Right-of-Way (E McClellan St)
South	Right-of-Way (Leth St)	Right-of-Way (Leth St)
East	CC, City Corridor	CC, City Corridor
West	CC, City Corridor	CC, City Corridor



The purple box in the figure above is a generalized delineation of the area of interest regarding the subject vacation petition.

CITY OF FLINT 1101 SOUTH SAGINAW ST. ROOM S105 FLINT, MICHIGAN 48502
OFFICE: 810-766-7355 WEBSITE: www.cityofflint.com



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Naeley,
Mayor

Exhibits Attached to this Report:

- Exhibit A – PC 25-01 Vacation Application
- Exhibit B – Vacated Right-of-Way Survey
- Exhibit C – Department Review Forms
- Exhibit D – Hillcrest Subdivision

Recommendation

The Planning Commission's duty on a street vacation is to make a recommendation to City Council for approval or denial of the petition by resolution based on the merits of the application, planning principles, input from various City departments, utility companies, and transportation agencies.

Staff finds that the petition to vacate, the City of Flint Right-of-Way (alley) between Leith St and E. McClellan St, PC 25-01, has satisfied the applicable review criteria to make a positive recommendation to City Council for approval by resolution

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CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neasey,
Mayor

Plan Commission Action PC 25-01 | City of Flint Alley Vacation

The City of Flint Planning Commission is hereby making a Positive Recommendation
to the City of Flint, City Council, to ~~approve~~ approve, petition PC 25-01, to vacate, the City
of Flint right-of-way (*alley*) adjoining lots 542, 543, 544, 545, 546, 547, & 548 of the Hillcrest Subdivision
regarding proposed improvements and expansion to the parking lot for the property located at 3009 N.
Saginaw St on this 11 day of March 2025.



Robert Wesley
Plan Commission President



Brian Achell
Zoning Coordinator



CITY OF FLINT
DEPARTMENT OF BUSINESS & COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neesley,
Mayor

PC 25-01 Sample Motions

Positive Recommendation:

I motion to make a positive recommendation to City Council for approval by resolution regarding the subject vacation petition PC 25-01, to vacate the City owned alley located between Leith St and E. McClellan St, as the subject vacation petition, **has satisfied** the applicable review criteria.

Positive Recommendation with Condition:

I motion to make a positive recommendation with condition(s) to City Council for approval by resolution regarding the subject vacation petition PC 25-01, to vacate the City owned alley located between Leith St and E. McClellan St, as the subject vacation petition, **has satisfied** the applicable review criteria; the recommended condition of approval is as follows:

Negative Recommendation:

I motion to make a negative recommendation to City Council to deny the subject vacation petition PC 25-01, to vacate the City owned alley located between Leith St and E. McClellan St, as the subject vacation petition, **has not satisfied** the applicable review criteria; the Commission findings supporting its' negative recommendation is(are) as follows:

Postponement:

I motion to postpone the hearing of the subject alley vacation petition, PC 25-01, the proposed vacation of the City owned alley located between Leith St and E. McClellan St till the next regularly scheduled meeting as the subject vacation petition, PC 25-01, **has not satisfied** the applicable review criteria and further information is needed as follows:

1. ...
2. ...
3. ...
4. ...



Exhibit A

Fee: \$1002
Date Rec'd: _____
Application #: _____
Meeting Date: _____

City of Flint
Department of Business and Community Services
1101 S Saginaw Street Room 8108, Flint, MI 48802
Phone: (810)788-7428
<https://www.cityofflint.com/department/bcs/>

Application for Street, Alley or Other Public Ground Vacation		
<input type="checkbox"/> Street Vacation	<input checked="" type="checkbox"/> Alley Vacation	<input type="checkbox"/> Other Public Ground Vacation
Street/Alley/Other Public Ground to be Vacated:		
Alley		
Nearest Cross Streets:		
Located between:	Saginaw St Street	& Leith St Street
Legal Description:		
Alley adjoining Lots 542, 543, 544, 545, 546, 547 & 548. Hillcrest Subdivision according to the plat thereof as recorded in Liber 4, Page 23, Genesee County Records. (See attached survey)		
Acreage:		
0.074 acres		
Address(es) & Parcel I.D. Number(s) (if applicable):		
Alley adjoining the following parcels: 3009 N. Saginaw St., Parcel #40-01-232-027 (Lots 544, 545, 546, 547 & 548) Vacant Lot Leith St., Parcel #40-01-232-027 (Lots 540 & 542)		
Zoning District (if applicable): CC- City Corridor		
Improvements to parking lot and addition of gas canopy.		

Exhibit A

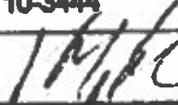
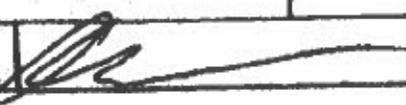
Applicant Information			
Name:	Vito Pampalona		
Firm:	Pampalona Companies		
Address:	650 W. University Dr., Suite D		
City:	Rochester		
State:	MI	Zip Code:	48307
Phone:	(248) 710-3444	Email:	vito@pampalonaco.com
Applicant Signature:			
Applicant Notarization			
The above information and attached exhibits, to my knowledge and belief, are true and correct.			
<u>Vito M Pampalona</u> Printed Name of Applicant		 Signature of Applicant	
<u>Sarah Head</u> Notary Public's Name (printed)		 Signature of Notary	
<u>2/11/12</u> My Commission Expires		<u>Michigan Oakland County</u> State; County	
Subscribed and sworn to before me this <u>14</u> day of <u>JANUARY</u>			
<small> I, _____ Notary Public, State of MI My Commission Expires on _____ Notary in County of <u>Oakland</u> </small>			
<u>2015</u> (Year)			

Exhibit A

Basic information			
Name:	Amar Shango		
Firm:	3009 Saginaw Investments, LLC		
Address:	3009 Saginaw St.		
City:	Flint		
State:	MI	Zip Code:	48605
Phone:		Email:	
Designee of Agency Authorizing Vacation:			
Designee Signature:			

Please note:
The non-refundable fee made payable to the City of Flint must accompany your application.
For fees, please reference the City of Flint Master Fee Schedule.

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Exhibit A

City of Flint
 Department of Business and Community Services
 1101 S Saginaw Street Room 8105, Flint, MI 48902
 Phone: (810)700-7428
<http://www.cityofflint.com/departments/bcs/>

Affidavit & Consent of Owner

Project _____

Docket _____

(if Applicable)

Complete and submit if applicant is different from the property owner.

I (we) AMAC (Mary) 15009 Saginaw Investments, LLC
NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(s) of the real estate located at 3009 N Saginaw St, Parcel #10-01-2 B 2-02,7
(Please include the Address(es) and Parcel Identification Number(s) (PIN))
 (For requests that pertain to multiple parcels of real property attach (a) notated exhibits to this affidavit)
2. That I/we have read and examined the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. Such request being made by the applicant is is not a condition to the sale or lease of the above reference property.

(Affiant)

LISA K COUPE
 NOTARY PUBLIC, MICHIGAN
 COUNTY OF SAINT CLAIR
 My Commission Expires August 19, 2026
 Acting in the County of Genessee

STATE OF MICHIGAN

) 88:

COUNTY OF Genessee

Subscribed and sworn to before me this 22 day of January, 2023
(Day) (Month) (Year)

Lisa K Coupe
(Print)

Seal:

Lisa K Coupe, Notary Public
(Signature)

My Commission expires: August 19, 2026

County of Residence: St Clair

Exhibit A



March 3, 2025

RE: PC 25-01

Planning Commission

City of Flint

1101 S. Saginaw Street

Flint, MI 48502

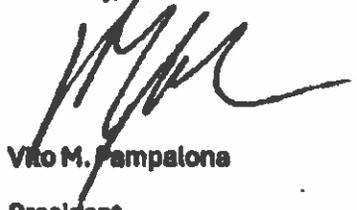
Subject: Planning Commission Meeting Representation

Dear Planning Commission,

At the behest of Brian Acheff, Zoning Coordinator, please consider this letter serving as authorization for Jason Fleis, PE, of the Umlor Group, to join in the representation of Pampalona Companies as the applicant for the Alley Vacation application known as PC 25-01 at the March 11th, 2025, meeting. I, Vito Pampalona, will also be in attendance.

Thank you for your consideration.

Sincerely,



Vito M. Pampalona

President

Pampalona Companies



Sheldon Neasey,
Mayor

Exhibit C

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Zoning Division

PLAN REVIEW & COMPLIANCE ROUTING FORM	
Project Information	
Project Number	PC 25-01
Project Name	Alley Vacation (Saginaw St Gas Canopy and Pumps)
Address of Project:	3009 N Saginaw St
Routing Date:	1/29/2025
Project Contact:	Vito Pampalona vito@pampalonaco.com (248) 710-3444
Instructions:	<p>Plan Review: After the attached application and submitted plans have been reviewed, please complete the Reviewing Agency Comments section of the form, and submit a copy to the City of Flint Zoning Coordinator</p> <p>For city departments: complete this form as a fileable PDF. Add label to the end of file name as APPROVED, APPROVED W/CONDITIONS, or PENDING.</p>
Reviewing Agency Comments	
Agency Name:	CITY ENGINEERING - CITY OF FLINT
Reviewed By (Name & Title):	ABDUL A. KHANOKER, Ph.D, P.E. - CITY ENGINEER
Review Type: (Check all that apply)	<input type="checkbox"/> Water <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Stormwater <input type="checkbox"/> Fire <input type="checkbox"/> Traffic / Right-of-Way
	<input type="checkbox"/> Zoning <input checked="" type="checkbox"/> City Engineering <input type="checkbox"/> Building
Agency Review Decision:	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Conditions (List conditions in the comments) <input type="checkbox"/> Pending (List items to be addressed by applicant)
Date & Time of Decision:	01/29/2025 1:30 PM <i>A. A. Khanoker</i>
Comments:	Final Design should be submitted.

Exhibit C



Sheldon Stealey,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Zoning Division

PLAN REVIEW & COMPLIANCE ROUTING FORM

Project Information

Project Number	PC 25-02
Project Name	Alley Creation
Address of Project:	Alley bet. Leith St + McClellan St
Routing Date:	1-24-25
Project Contact:	
Instructions:	<p>Plan Review: After the attached application and submitted plans have been reviewed, please complete the Reviewing Agency Comments section of the form, and submit a copy to the City of Flint Zoning Coordinator</p> <p>For city departments, complete this form as a fileable PDF. Add label to the end of file name as APPROVED, APPROVED W/CONDITIONS, or PENDING.</p>

Reviewing Agency Comments

Agency Name:	Transportation
Reviewed By (Name & Title):	Rod Michalski Director
Review Type: (Check all that apply)	<input type="checkbox"/> Water <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Stormwater <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Traffic / Right-of-Way <input type="checkbox"/> Zoning <input type="checkbox"/> City Engineering <input type="checkbox"/> Building
Agency Review Decision:	<input checked="" type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved with Conditions (List conditions in the comments) <input type="checkbox"/> Pending (List items to be addressed by applicant)
Date & Time of Decision:	1-29-25 @ 12:30 pm
Comments:	



CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
 Zoning Division

Exhibit C

PLAN REVIEW & COMPLIANCE ROUTING FORM					
Project Information					
Project Number	PC 25-01				
Project Name	Alley Vacation (Saginaw St Gas Canopy and Pumps)				
Address of Project:	3009 N Saginaw St				
Routing Date:	1/29/2025				
Project Contact:	Vito Pampalona vito@pampalonaco.com (248) 710-3444				
Instructions:	<p>Plan Review: After the attached application and submitted plans have been reviewed, please complete the Reviewing Agency Comments section of the form, and submit a copy to the City of Flint Zoning Coordinator</p> <p>For city departments: complete this form as a fillable PDF. Add label to the end of the name as APPROVED, APPROVED WCONDITIONS, or PENDING.</p>				
Reviewing Agency Comments					
Agency Name:	City of Flint				
Reviewed By (Name & Title):	Brian Acheff - Zoning Coordinator (On behalf of DPW)				
Review Type: (Check all that apply)	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sanitary Sewer	<input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> Fire	<input type="checkbox"/> Traffic / Right-of-Way
	<input type="checkbox"/> Zoning	<input type="checkbox"/> City Engineering		<input type="checkbox"/> Building	
Agency Review Decision:	<input checked="" type="checkbox"/> Approved as Submitted		<input type="checkbox"/> Approved with Conditions (List conditions in the comments)		<input type="checkbox"/> Pending (List items to be addressed by applicant)
Date & Time of Decision:	2/27/2025				
Comments:	No comments.				

