



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Meeting Minutes**  
**April 14<sup>th</sup>, 2026**

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### **Commissioners Present**

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

### **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

### ***Absent:***

Lynn Sorenson, Secretary  
Blake Strozier (*Excused*)

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:40 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  
Vice Chair Blower: Present  
Commissioner Jewell: Present  
Commissioner Green: Present

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

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

Commissioner Jewell stated that there were several items under the “Old Business” section of the agenda that were missing and needed to be added; the items to be added were:

- Ward 7 Planning Commissioner Status
- Planning Commissioner Sequence of Terms – Updated Roster
- Business and Community Services Updated Organizations Chart
- Planning Commission Election of Officers and ZBA Liaison
- Planning Commission Manual Update



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

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

*M/S – Jewell/Blower*

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

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

Commissioner Jewell pointed on page two (2) the first bullet should be changed from “Planning Election of Offices in April” to Planning Commission Election of Officers in April”.

Commissioner Jewell pointed out on page five (5), second paragraph that the term “corrective action” should be referenced when mentioning the warning to be handed down to the applicant.

Commissioner Jewell pointed out on page eight (8) that “review of the Planning Commission manual and staff to follow up” should be added under the “Old Business – Business and Community Services Staffing Updated” section.

Commissioner Munroe-Younis pointed out on page five (5) that there was a period missing after the fourth paragraph.

### **ADOPTION OF THE PREVIOUS MEETINGS MINUTES:**

Chairman Wesley asked for a motion to approve the minutes of the previous meeting. Commissioner Munroe-Younis motioned to accept the agenda as amended; Commissioner Green seconded the motion.

### **Roll Call:**

Commissioner Dantzler: Abstain  
Vice Chair Blower: Yes  
Commissioner Jewell: Yes  
Commissioner Green: Yes

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

*M/S – Munroe-Younis/Green*  
5 yes – 0 no – 1 abstain



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### **PUBLIC FORUM:**

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

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### **PUBLIC HEARINGS:**

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

Brian read the staff report and asked to field any questions from the Commission to Zoning Staff; the Commission had no questions for Zoning Staff.

James McGillie, legal counsel to the applicant Brenda Green, presented and provided insight on the applicant's request.

Commissioner Dantzler inquired if there would be a name change in addition to the complete transfer of marihuana facility and license. Attorney McGillie stated there would not be a change in name to the "Group E" Marihuana Retail Facility.

Commissioner Jewell inquired if Brenda Green was present at the meeting. Attorney McGillie stated she could not be present at the meeting. Further, Commissioner Jewell inquired if there had been any incidences or concerns with Mrs. Green's background that may lead to any concerns by the Commission in deliberating to approve or deny PC 26-03; attorney McGillie stated that there are zero concerns and incidences that would concern the Commission when deliberating whether to approve or deny PC 26-03. Commissioner Jewell reiterated in the form of a question to attorney McGillie if there are any incidences or concerns with Mrs. Green's background that may lead to concerns by the Commission in deliberating to approve or deny PC 26-03; attorney McGillie stated there were not any circumstances with Mrs. Green's background that would lead to concerns by the Commission when deliberating on whether to approve or deny PC 26-03.

Commissioner Dantzler inquired if Mrs. Green owned any other establishments that may or may not be in the City of Flint. Attorney McGillie stated she co-owns / co-manages a Marihuana retail facility in Mt. Morris Michigan.

Chairman Welsey asked if there had been any other correspondences received by Zoning Staff; Brian stated there had not been any other correspondences or communications.

Chairman Wesley asked for a motion. Vice Chair blower made a motion to approve SP 26-03 as submitted. Commissioner Dantzler seconded the motion.



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### **Roll Call:**

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

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

### ***M/S – Blower/Dantzler***

6 yes, 0 no, 0 abstain

***The motion carried.***

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### **RZ 26-01 The Food Bank of Eastern Michigan Rezoning Petition**

Brian read the staff report and asked to field any questions from the Commission to Zoning Staff; the Commission had no questions for Zoning Staff.

Chairman Wesley inquired if the current zoning / land use of the eight (8) properties subject to rezoning were subject to a less intense zoning classification than the intensity of the zoning classification of the parcels prior to the adoption of the Imagine Flint Comprehensive Plan. Brian stated that Chairman Welsey was correct that the current zoning of TN-2, Traditional Neighborhood – Medium Density is a less intense land use than the prior D-6, General Highway and Commercial Servies zoning.

Vice Chair Blower inquired if the intention behind RZ 26-01 is based on an error with the Imagine Flint Placed Based Future Land Use Map, as was such when City Business and Community Services Staff rezoned over eight hundred (800) parcels of land with the City of Flint along targeted commercial corridors. Brian stated that RZ 26-01 was petitioned under a similar circumstance as that of the previous mass rezoning by City Staff.

Commissioner Dantzler inquired on page seven (7) of the staff report whether the parcels highlighted for rezoning, if any of them are not owned by The Food Bank of Eastern Michigan.

Rich VanDever of Meridan Land Surveying and Terry Nix on behalf of The Eastern Food Bank of Michigan presented and provided insight on the request. Mr. VanDever stated that the request came about based on The Food Bank of Eastern Michigan wanting to redevelop and utilize their facility located at 2211 Lapeer Rd, though the current TN-2 zoning of the property is prohibitive of The Food Bank of Eastern Michigan from accomplishing the redevelopment of 2211 Lapeer Rd.

Commissioner Munroe-Younis inquired if The Food Bank of Eastern Michigan demolished a house that was one of the parcels that is subject to the rezoning petition. Mr. Nix stated that is not the case though there was a house that was demolished to the east of the railroad tracks along Lapeer Rd and that parcel is not subject to the rezoning petition.



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Commissioner Jewell inquired if all parcels of land subject to rezoning are owned by The Food Bank of Eastern Michigan and if all the parcels of land subject to rezoning are “adjacent” to each other, Mr. Nix confirmed this. Commissioner Jewell further stated / inquired if the petition is to ensure the expansion of The Food Bank of Eastern Michigan’s operation; Mr. Nix confirmed this. Commissioner Jewell further inquired / stated that there are no residential properties as part of the subject rezoning petition, Mr. Nix confirmed that there are not.

Chairman Wesley opened the floor for public comment regarding RZ 26-01 and asked if there was anyone in the audience wanting to speak in favor of RZ 26-01.

Verna Shook-Dunn spoke in opposition to RZ 26-01; she stated she was the only residential property within proximity of The Food Bank of Eastern Michigan, though there were others that have been torn down. She provided further concerns which were:

- She was not provided with the information in the staff report which would help her understand what The Food Bank of Eastern Michigan’s intentions are regarding RZ 26-01.
- How does her property fit in with the intent of RZ 26-01, and that of The Food Bank of Eastern Michigan.
- How is The Food Bank of Eastern Michigan allowed to acquire so much land.
- Will she be bought out by The Food Bank of Eastern Michigan.

Commissioner Jewell inquired if Ms. Shook-Dunn was speaking in favor or against RZ 26-01.

There was brief discussion to clarify the exact location of Ms. Shook-Dunn’s property / house and how close in proximity her house is to the operations of The Food Bank of Eastern Michigan.

Chairman Wesley further asked if there was anyone else in the audience that wanted to address the Commission regarding RZ 26-01.

Mishelle Merritt spoke in opposition to RZ 26-01.

Commissioner Dantzler asked if the speakers could please use the sign-in sheet provided at the podium.

Ms. Merritt inquired if the Imagine Flint Comprehensive Plan was law or just a guiding document and if there were meetings regarding updating the Plan that included the properties subject to the RZ 26-01.



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Felicia West spoke in opposition to RZ 26-01. She stated that The Food Bank of Eastern Michigan should relocate.

Chairman Wesley closed the public comment portion of RZ 26-01.

Commissioner Jewell inquired if there was additional correspondence or communication, Brian stated there had been none.

Commissioner Jewell stated that the applicant wished to provide further information that may be helpful in the Commission's deliberation. Mr. VanDever stated Ms. Shook-Dunn's property would not be impacted by RZ 26-01.

Commissioner Munroe-Younis inquired if the applicant had been proactive about reaching out to neighboring property owners to answer any questions or concerns that they may have about the rezoning petition.

Mr. Nix stated that the semi-trailer staging next to Ms. Shook-Dunn's property would essentially be vacated as the trailers would be part of the operations of The Food Bank of Eastern Michigan's facility located at 2211 Lapeer Rd.

Commissioner Green further reiterated Commissioner Munro-Younis's questions about proactively reaching out to neighboring properties regarding answering any questions or concerns. Mr. Nix said no they had not reached out to neighboring properties, though they would forward that to their leadership.

Commissioner Jewell discussed and inquired on if there were any residences included in the list of parcels subject to rezoning. Mr. VanDever stated there were no residences included in the list of parcels subject to rezoning, which was further confirmed by Brian.

Commissioner Munroe-Younis stated that the parcels requested to be rezoned are industrial in nature and appear they would not be appropriate to be used as residential uses. She further stated that communication with neighboring properties should be considered.

Commissioner Dantzler stated that to the speakers in opposition that they were seen and heard and encouraged them to further organize regarding getting involved with the Imagine Flint Comprehensive Plan update.

Commissioner Dantzler stated to the Commission that the parcels of land subject to rezoning are owned by The Food Bank of Eastern Michigan and there are no residences part of them, and further stated that The Food Bank of Eastern Michigan should have never been zoned TN-2, Traditional Neighborhood – Medium Density and that the rezoning petition makes sense since The Food Bank of Eastern Michigan had existed and operated long before adoption of the current Imagine Flint Comprehensive Plan, so it would make sense to rezone their properties to CE, Commerce and Employment.



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Chairman Wesley asked for a motion. Vice Chair Blower made a motion to approve RZ 26-01 as submitted. Commissioner Dantzler seconded the motion.

#### **Roll Call:**

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

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

#### ***M/S – Blower/Dantzler***

6 yes, 0 no, 0 abstain

***The motion carried***

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#### **SITE PLAN REVIEW:**

No Site Plan Review applications were scheduled to be heard.

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#### **CASE REVIEWS MEMO (see attached Exhibit A)**

Brian stated that the last item on page two (2) had been added to the memo; the Special Land Use petition PC 26-01 regarding the property located at 304 W. Tobias St.

Brian stated on page three (3) of the case review memo, PC 25-01, an alley vacation petition was approved by City Council at their April 13<sup>th</sup>, 2026, meeting.

Brian stated that the April 21<sup>st</sup>, 2026, Zoning Board of Appeals meeting has been cancelled.

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

#### **REPORTS MEMO**

##### **Redevelopment Ready Communities (RRC)**

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

##### **Imagine Flint Comprehensive Plan Update**

Rod Slaughter provided information on the status of the Comprehensive Plan (Plan) update. He stated that he and Jason Ball met on April 10<sup>th</sup>, 2026, to create a plan for accomplishing the actual update to The Plan.



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Vice Chair Blower inquired on how will the public be engaged. She further inquired on what parts of The Plan will be focused on for the update.

Commissioner Munroe-Younis stated that in a discussion with Jason Ball that the update to The Plan would not be a complete rewrite.

Vice Chair Blower and Commissioner Munroe-Younis both raised concerns over the status of the Plan.

Rod inquired on what would be the best course of action for communicating with the Commission regarding preplanning updates.

Commissioner Jewell stated that Commissioner Munroe-Younis happens to be the Planning Commission liaison that is responsible for being presented information on the preplanning and planning process regarding the Comprehensive Plan.

Vice Chair Blower stated the importance of the Planning Commission in the update process and cautioned that currently the Commission has not been well informed and involved in the preplanning and planning process for the Comprehensive Plan update.

Rod inquired on the best / correct way for staff to communicate with the Commission regarding information of the Comprehensive Plan update. Commissioner Jewell went over the options that staff has to communicate information to the Commission; the options are:

- Zoning Staff
- Commissioner Munroe-Younis
- Chairman Wesley

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### **OLD BUSINESS:**

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

Brian went over a memo, providing an update to the Commission on the status of fulfilling the conditions of approval for PC 26-01 and the status of rectifying the potential parking violations.

Vice Chair Blower inquired if the aggrieved neighboring property owner, who had made the complaint about the illicit parking had been further contacted to let them know that the Commission would be discussing this item at the April 14<sup>th</sup>, 2026, Planning Commission meeting. Brian stated that he had not reached out to them.



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Chairman Wesley asked for a recommendation from staff since the illicit parking has seemed to cease. Brian stated that the Commission has the option to move forward with setting the public hearing to deliberate to withdraw approval of PC 26-01 or they can choose to take no action and further monitor the situation.

Commissioner Munroe-Younis stated that there was no deadline for fulfilling the conditions of approval. She further stated she is concerned that the applicant may be being intentionally unresponsive in regarding the status of fulfilling the conditions of approval.

Chairman Wesley inquired if the violation letter had been sent directly to Ms. LaClaire of Hope Network. Brian confirmed that the letter outlining the issues and corrective action measures were indeed sent directly to Ms. LaClaire.

Commissioner Jewell suggested that an additional letter regarding corrective action be sent to Ms. LaClaire. Brian confirmed that this would be the course of action taken.

Commissioner Munroe-Younis inquired if the letter to be sent to Ms. LaClaire could have a hard deadline to respond by.

### **Ward 7 Planning Commission Member Attendance**

Chairman Wesley stated that Dylan Luna has been selected by City Council for the 7<sup>th</sup> Ward Planning Commission seat, though he had not been sworn in yet.

### **Planning Commissioner Sequence of Terms Updated Roster**

Commissioner Jewell inquired that there be an updated roster with updated Commissioner terms. Brian stated that Zoning Staff is waiting on the reappointments and the swearing in of the new 7<sup>th</sup> Ward Planning Commissioner.

Commissioner Jewell pointed out several expirations of terms of the Ward 5 and Ward 8 Planning Commissioners.

### **Business and Community Services Staffing Update**

Commissioner Jewell confirmed the organizational chart was present; Brian stated that the chart is the current make-up of the Department of Business and Community Services.

### **Planning Commissioner Election of Officers and ZBA Liaison**



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Commissioner Jewell stated that the elections of Planning Commission officers and Planning Commission Liaison to the Zoning Board of Appeals are to be conducted at the April 28<sup>th</sup>, 2026, Planning Commission meeting.

### **Planning Commissioner Manual / Binder**

Commissioner Jewell mentioned that the Planning Commission manual / binder needs to be updated. Vice Chair Blower stated that the Commission should set a date for Commissioners to bring their manuals / binder so Zoning Staff has the ability provide materials needed for updates at a future meeting. Commissioner Munroe-Younis requested that the updating of the manuals / binders be placed on the agenda.

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### **NEW BUSINESS**

Brian stated that there is no New Business

### **RESOLUTIONS**

Brian stated that there are no resolutions.

### **ADJOURNMENT:**

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

*M/S – Blower/Munroe-Younis*  
Meeting adjourned at 7:41 PM.