



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
April 28th, 2026

Commissioners Present

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

Staff Present

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

Absent:

Lynn Sorenson, Secretary

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
Vice Chair Blower: Present
Commissioner Jewell: Present
Commissioner Green: Absent (*Arrived at 6:02pm*)

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

PLANNING COMMISSION ELECTION OF OFFICERS AND ZONING BOARDS OF APPEALS LIAISON:

Chairperson

Brian opened the floor to the Commission for nominations for Planning Commission Chairperson. Commissioner Jewell nominated Commissioner Wesley for the position of Planning Commission Chairperson; Commission Wesley accepted the nomination and there were no other nominations for



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Chairperson. Commissioner Strozier made a motion to elect Commissioner Wesley as Planning Commission Chairperson, Commissioner Dantzler seconded the motion; during the roll call vote all commissioners present voted to elect Commissioner Wesley as the Planning Commission Chairperson; Commissioner Wesley was elected Chairperson.

Roll Call:

Commissioner Dantzler: Yes	Commissioner Luna: Yes
Commissioner Blower: Yes	Commissioner Sorenson: Absent
Commissioner Jewell: Yes	Commissioner Munroe-Younis: Yes
Commissioner Green: Absent (<i>Arrived at 6:02pm</i>)	Commissioner Wesley: Yes
	Commissioner Strozier: Yes

Chairperson Wesley presided as the administrator of the remaining elections of Planning Commission Vice Chair, Secretary and Planning Commission Liaison to the Zoning Boards of Appeals.

Vice Chair

Chairperson Wesley opened the floor for nominations for Planning Commission Vice Chair. Commissioner Munroe-Younis nominated Commissioner Blower for the position of Vice Chair; Commissioner Blower accepted the nomination and there were no other nominations for Vice Chair; Commissioner Munroe-Younis made a motion to elect Commissioner Blower as Planning Commission Vice Chair. During the roll call vote all commissioners present voted to elect Commissioner Blower as the Planning Commission Vice Chair; Commissioner Blower was elected Vice Chair.

Roll Call:

Commissioner Dantzler: Yes	Commissioner Sorenson: Absent
Commissioner Blower: Yes	Commissioner Munroe-Younis: Yes
Commissioner Jewell: Yes	Chairperson Wesley: Yes
Commissioner Green: Absent (<i>Arrived at 6:02pm</i>)	Commissioner Strozier: Yes
Commissioner Luna: Yes	

[this space intentionally left blank]



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Secretary

Chairperson Wesley opened the floor for nominations for Planning Commission Secretary. Commissioner Blower nominated Commissioner Dantzler for the position of Secretary; Commissioner Dantzler accepted the nomination and there were no other nominations for Secretary. Commissioner Strozier made a motion to elect Commissioner Dantzler as Planning Commission Secretary, Commissioner Blower seconded the motion; during roll call all commissioner present voted to elect Commissioner Dantzler as the Planning Commission Secretary.

Roll Call:

Commissioner Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Absent (*Arrived at 6:02pm*)

Commissioner Luna: Yes

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Commissioner Strozier: Yes

Commissioner Wesley: Yes

Zoning Board of Appeals Liaison

Chairperson Wesley opened the floor for nominations for Planning Commission Liaison to Zoning Board of Appeals. Chairperson Welsey nominated Vice Chair Blower for the position of Planning Commission Liaison to Zoning Board of Appeals and there were no other nomination. Commissioner Strozier made a motion to elect Vice Chair Blower as the Planning Commission Liaison to Zoning Board of Appeals, Secretary Dantzler seconded the motion; during roll call all commissioners present voted to elect Vice Chair Blower as the Planning Commission Liaison to Zoning Board of Appeals.

Roll Call:

Secretary Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Absent (*Arrived at 6:02pm*)

Commissioner Luna: Yes

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Commissioner Strozier: Yes

Chairperson Wesley: Yes

ADDITIONS/CHANGES TO THE AGENDA:

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

- Planning Commissioner Sequence of Terms – Updated Roster
- Planning Commission Manual Update



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Jewell further stated that he would like to address and have discussion regarding the “Comprehensive Plan Update” under the “Reports” section of the agenda as it was initially struck from the agenda with no update to be given.

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

Roll Call:

Secretary Dantzer: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Absent (*Arrived at 6:02pm*)

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

MINUTES OF PREVIOUS MEETINGS:

The draft minutes of April 14th, 2026, were presented.

Commissioner Jewell stated on page five (5) that the word “flood” should be changed to “floor”.

Commissioner Jewell stated on page six (6), second paragraph that the word “be” should be changed to “been”.

Commissioner Jewell recommended several additional sentences to be added to the minutes.

Commissioner Munroe-Younis stated that on page one (1) the words “planning” and “sequence” were misspelled.

Commissioner Munroe-Younis stated that the word “warning” was misspelled on page two (2)

Commissioner Munroe-Younis stated that on page four (4) the second sentence was incomplete, an “a” should be inserted in the sixth paragraph between “demolished house”, and there needs to be a space between the sixth and seventh paragraphs.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Munore-Younis recommended that the words “comprehensive update” on page eight (8) be changed to “complete rewrite”.

Commissioner Strozier stated that on page two (2) that his voting status of the roll call for the previous meeting minutes of March 24th, 2026, should be “Absent” and not “Yes”.

Commissioner Dantzler stated that on page two (2) that the number of “yes” votes for the previous meeting minutes of March 24th, 2026 should be five (5) and not six (6).

ADOPTION OF THE PREVIOUS MEETINGS MINUTES:

Chairman Wesley asked for a motion to approve the minutes of the previous meeting. Commissioner Dantzler motioned to accept the agenda as amended; Vice Chair Blower seconded the motion.

Roll Call:

Secretary Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Yes

Commissioner Luna: Yes

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Chairperson Wesley: Yes

Commissioner Strozier: Yes

M/S – Dantzler/Blower

8 yes – 0 no – 0 abstain

PUBLIC FORUM:

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

PUBLIC HEARINGS:

No public hearing applications were scheduled to be heard.

SITE PLAN REVIEW:

No Site Plan Review applications were scheduled to be heard.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

CASE REVIEWS MEMO (see attached Exhibit A)

Brian stated on page two (2), the last bullet point PC 26-01, that the applicant had removed a portion of fence that encroached the neighboring property to the east, and the applicant had provided a copy of the Hope Network parking policy.

Brian stated that on page three (3), the first bullet point TXT 25-01 Housing Readiness text amendments was heard before City Council Committee on April 22, 2026, where council referred the case to the City Council Special Affairs meeting on April 27th, 2026, where Council sent the case back to Committee for discussion.

Brian stated that there was not an April 21st, 2026, Zoning Board of Appeals meeting due to a lack of applications.

Brian gave further information regarding the Housing Readiness text amendment and what City Council had issue with that made them send the amendments back to Committee.

Brian stated that there was no update for the Marihuana Case Review memo.

Commissioner Jewell stated that at the March 24th, 2026, Planning Commission meeting that Vice Chair Blower mentioned JARS Cannabis, located at 808 S. Center Rd had temporary signage that may be illicit / unpermitted and inquired on the status of enforcement. Montel stated that he has been in contact with the applicants and that they are aware and will be removing the temporary signage.

REPORTS MEMO

Redevelopment Ready Communities (RRC)

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

Imagine Flint Comprehensive Plan Update

Commissioner Jewell stated that there were two items to be discussed regarding the Comprehensive Plan update:

- Status of the Memorandum of Understanding (MOU)
- Status of the work being done on moving the update forward

Commissioner Jewell further brought up the discussion of the Comprehensive Plan updated from the April 14th, 2026, Planning Commission meeting and questioned whether the update was happening.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Dequan spoke to the Commission regarding the status of the MOU; Dequan stated that staff is targeting May 6th, 2026, to have the MOU presented before City Council.

Commissioner Munroe-Younis questioned whether the proposed timeline for preplanning and updating the Comprehensive Plan was still to be adhered to or if the schedule has changed. Jason Ball of Progressive Companies stated that the present timeline for completing the update to the comprehensive plan would be about a week behind based on if the MOU is passed at the May 6th, 2026, City Council Committee meeting.

Commissioner Jewell asked if the timeline would be adjusted and Jason stated that there may be an adjustment of a couple weeks. Jason further stated that per the current timeline the month of May would be dedicated to advertising the update in order to conduct public engagement in June.

Commissioner Jewell further commented that the Commission Liaison should work closer with Planning Staff and Progressive companies.

Jason reiterated several times that once the MOU is approved and signed that work can commence towards selecting a steering committee and moving forward with identifying what will comprise the update of the comprehensive plan. Further, Jason stated that once the approval and signing of the MOU occurs that the Commission will be provided with periodic updates on what is happening with the update of the comprehensive plan, and that the update of the Plan cannot move forward without the direct involvement of the Planning Commission.

Commissioner Jewell stated he was comfortable with the process outlined by Jason as long as the Planning Commission liaison was involved with being informed with what is happening with the update of the Plan.

Commissioner Jewell further provided several bits of information regarding the Planning Commission having jurisdiction over the update of the Plan and stated concern that the Planning Commission has not been involved enough.

Secretary Dantzler stated that there has been confusion with the language of the MOU when being reviewed by City Council.

Chairperson Welsey inquired if his letter to City Council regarding the importance of the MOU was included with the most recent version of the MOU to City Council. Dequan said it was not included as the letter is out of date as it has the former Deputy Director of Business Services name on it.

Vice Chair Blower stated she was concerned that since the proposed completion date of the Plan update is only months away, is there a contingency plan to move forward with the update if the MOU cannot pass City Council. Jason stated that the decision is up to the Planning Commission and that there are other options to move forward with updating the plan without executing the MOU. Further,



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Vice Chair Blower asked if there was any work to be done in lieu of having an approved and signed MOU.

Commissioner Munroe-Younis stated that if there is no approved and signed MOU that the Planning Commission is left with the only option to move forward with the Plan without following through with the suggested policy outlined in the MOU.

Jason inquired on the Commission's thoughts regarding what the contingency plan would be if the MOU was approved and signed at the May 6th, 2026, City Council Committee meeting and whether the Commission would be looking to staff or Progressive Companies to facilitate what the contingency plan would be.

Brian stated that the contingency plan has potential to be discussed at the upcoming Friday, May 1st, 2026, monthly Planning Commission check-in with the Chairperson and Vice Chair; Chairperson Welsey stated that would suffice and Jason agreed to the meeting.

OLD BUSINESS:

PC 26-01 304 W. Tobias St. – Special Land Use Petition Update Memo (*see attached Exhibit B*)

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.

The Commission was satisfied with the progress made by the applicant in fulfilling the conditions of approval.

Planning Commissioner Sequence of Terms - Updated Roster

Commissioner Jewell had concerns over the proposed sequencing of Planning Commissioner terms. Brian stated that the sequencing of Commissioner terms is on the right track to have three (3) Commissioner's terms expiring every year to ensure adherence with the Planning Enabling Act.

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.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

NEW BUSINESS

RZ 26-01 The Food Bank of Eastern Michigan Rezoning – Final Report

Brian presented the final report for RZ 26-01; there were no questions or discussion by the Commission.

Vice Chair Blower made a motion to accept and approve the final report for RZ 26-01, Commissioner Green seconded the motion.

Roll Call:

Secretary Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Yes

Commissioner Luna: Yes

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Chairperson Wesley: Yes

Commissioner Strozier: Yes

M/S – Dantzler/Blower

8 yes – 0 no – 0 abstain

RESOLUTIONS

Brian stated that there are no resolutions.

ADJOURNMENT:

Secretary Dantzler made a motion to adjourn the meeting which was seconded by Vice Chair Blower.

M/S – Dantzler/Blower

Meeting adjourned at 7:22 PM.