



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes **May 12th, 2026**

Commissioners Present

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

Staff Present

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

Absent:

Lynn Sorenson
Dylan Luna

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:53 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:

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

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

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell stated that he would like to add to the “Old Business” section of the agenda, “Planning Commissioner Sequence of Terms – Updated Roster”.



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ADOPTION OF THE AGENDA:

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

M/S – Strozier/Munroe-Younis

Roll Call:

Secretary Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Yes

Commissioner Luna: Absent

Commissioner Sorenson: Absent

Commissioner Munroe-Younis: Yes

Commissioner Strozier: Yes

Chairperson Wesley: Yes

MINUTES OF PREVIOUS MEETINGS:

The draft minutes of April 28th, 2026, were presented.

Commissioner Munroe-Younis stated that there were several grammatical errors to be corrected on the following pages of the April 28th, 2026, Planning Commission meeting minutes; the pages that the aforementioned grammatical errors were found on are as follows:

- Page 2
- Page 3
- Page 4
- Page 7

Commissioner Jewell stated that the line on page four (4) of the draft meeting minutes for the April 28th, 2026, which says “*Commissioner Jewell recommended several additional sentences to be added to the minutes*” should include all of his recommended additions.

Commissioner Jewell further stated that on page seven (7), sixth (6th) paragraph down should include the language “*the Planning Commission has not been informed and involved*”.



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ADOPTION OF THE PREVIOUS MEETINGS MINUTES:

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

Roll Call:

Secretary Dantzler: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Yes
Commissioner Luna: Absent

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

M/S – Strozier/Green

7 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.

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CASE REVIEWS MEMO (see attached Exhibit A)

Pending Projects

Brian stated that there were no updates to pages one (1) and two (2) of the Case Review memo.

Commissioner Jewell referenced that Secretary Dantzler at a prior meeting months ago, requested an updated regarding case pending the fulfillment of conditions for approval. Brian stated that he was only able make contact with the applicants for the following cases, the rest of the cases he was not able to make contact with the applicant:

- SPR 25-003: 529 ML King Blvd – Marian Hall | Conditionally Approved 11/28/2023
- PC 26-01: 304 W. Tobias St – Adult Foster Care Small Group Home (7-12) | Conditionally Approved 3/10/2026

Brian further stated regarding PC 26-01: 304 W. Tobias St – Adult Foster Care Small Group Home (7-12) that if the pending updated plot plan is not furnished by the June 9th, 2026, Planning Commission meeting then he would follow up to request its status.

Commissioner Jewell confirmed his statement with Secretary Dantzler, who himself stated / inquired if there are any courses of action that Zoning Staff can take to ensure that the projects are moving forward and not stalling for years, as was Secretary Dantzler's concern with SPR 25-003: 529 ML King Blvd – Marian Hall as it was conditionally approved in 2023. Brian went on to inform Secretary Dantzler and the Commission that the City of Flint zoning ordinance does not provide language that would ensure that projects / cases do not linger on for years without making progress; for context and clarity it should be noted that once a project / case receives some type of zoning approval and has obtained a building permit the duration of approval of one (1) year does not apply to such projects. Secretary Dantzler and Vice Chair Blower both stated that the Commission, if warranted, may need to address this problem to ensure that development within the city takes appropriate steps towards completion and does not stall out as it has been in previous years for some projects. Brian stated that Zoning Staff have identified this as a challenge for the City and is aware that the zoning ordinance may need to be amended to address projects which are in this kind of holding pattern. Chairman Wesley asked if such a amendment to the zoning ordinance would negatively affect applicant's / development in the city; Brian answer by stating that the goal of such an amendment would have a goal to be a fair and guide applicants to a more favorable timeline.



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City Council Action on Planning Commission Recommendations

Brian stated that bullet one (1), on page three (3) of the Case Review Memo, TXT 25-01 Housing Readiness text amendments would be coming back to Planning Commission as they did not pass City Council; Brian further stated that Zoning Staff will be legally noticing the amended language for TXT 25-01 on May 21st, 2026, for the June 9th, 2026, Planning Commission meeting.

Brian directed the Commission to the fifth (5th) bullet on page three (3) of the Case Review Memo, which stated at the Monday, May 11th, 2026, regular City Council meeting that Council set the public hearing for PC 25-09, a petition to vacate 0.07 acres of Brush Alley from E. 4th St to the northern parcel line of 718 Harrison St; the public hearing for PC 25-09 will be held on Monday, May 25th, 2026.

Brian directed the Commission to the sixth (6) bullet on page three (3) of the Case Review Memo, which stated at the Monday, May 11th, 2026, regular City Council meeting, that Council heard and acknowledged the final report for RZ 26-01, a petition from The Food Bank of Eastern Michigan to rezone eight (8) parcels of land.

Zoning Board of Appeals (ZBA)

Max stated that there was not a May 19th, 2026, Zoning Board of Appeals meeting due to a lack of applications.

Marihuana Case Review Memo (see attached Exhibit B)

Commissioner Jewell inquired with Montel if the illicit temporary banners located on the building at 808 S. Center Rd for JARS Cannabis were taken down. Montel responded that it was his understanding that they were taken down. Vice Chair Blower stated that JARS Cannabis had not complied, therefore Montel stated he would address the issue with the business to ensure that they are removed.

Commissioner Jewell further inquired on if the recommended conditions of PC 25-02, a petition for approval of a "Group E" Marihuana Retail Facility License, was going to be fulfilled as the applicant has yet to report back to the Planning Commission regarding the status and efficacy of their proposed blight plan. Montel went into detail about the specifics of the blight plan, though Commissioner Jewell interjected that he was under the impression that the applicant would appear before the Planning Commission to present their findings and give a status update. Brian interjected by stated that the conditions were a recommendation that may or may not be upheld by City Council. Motel asked Commissioner Jewell if he would like to have the applicant come back before the Commission, though Brian interjected to ask if it was appropriate if a letter in memo form from the applicant was provided to the Commission; Commissioner Jewell stated that a letter in memo form from the applicant would be appropriate.



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REPORTS MEMO (see attached Exhibit C)

Redevelopment Ready Communities (RRC)

Max gave an update regarding Redevelopment Ready Communities (RRC). They stated the following:

- There are four (4) annual items that need to be renewed.
- The 2025 Planning Commission annual report was sent in and approved.
- The Public Participation Plan and Economic Development Strategy need to be updated, which there will be a recommendation from Max at an upcoming meeting.
- The Training Plan may not be needed, but that can still be a part of the process if warranted.

Commissioner Jewell stated he was concerned and inquired to when there would be an update regarding the Participation Plan and Economic Development Strategy, Max answered by stating at the next meeting there would be a memo with recommendations.

Commissioner Jewell further inquired regarding the training plan, whether the training would be for the Planning Commission.

Imagine Flint Comprehensive Plan Update

Dequan provided an update on the status of the resolution regarding the Memorandum of Understanding (MOU) and where it was in the process of being assigned to a City Council agenda. Vice Chair Blower inquired when the last time the MOU presented and heard before City Council; Dequan stated that the last time the MOU was heard before City Council was on Wednesday, March 4th, 2026, where Council postponed the hearing of the MOU indefinitely. Vice Chair Blower further inquired about why there was such a long delay in transmitting to Planning Commission that the MOU had been postponed indefinitely. Dequan stated that at the March 4th, 2026, City Council Committee meeting that the MOU was on the Committee agenda, though the MOU was not present in their packets. Vice Chair Blower reiterated why did it take so long to let the Commission know that the MOU was postponed indefinitely.

Commissioner Jewell stated that it would be helpful if there was a memo for the Commission to follow along with the information that Dequan was presenting.

Chairman Wesley inquired when the MOU will go back before City Council; Dequan stated that it depends on when the resolution is signed by the City Administrator and the City Attorney.



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Commissioner Monroe-Younis stated that it may be helpful if the Commission was presented with a copy of the resolution that will go before City Council to adopt the most recent version of the MOU. Commissioner Munroe-Younis further stated and inquired on the timeline of the Comprehensive Plan update as the setbacks with the MOU may have pushed back the timeline for completion of updating the Comprehensive Plan.

Commissioner Jewell stated his concern regarding getting the MOU adopted, completing the Comprehensive Plan update in a timely manner, and the overall way this process has been handled. Commissioner Jewell further requested at the next regular Planning Commission meeting that a memo be furnished to the Commission.

Secretary Dantzler sympathized with Dequan regarding the MOU and Comp Plan Update being a complex process with moving parts that some he no control over. Secretary Dantzler further commented on the lack of information being provided regarding the MOU being postponed indefinitely on March 4th, 2026.

Commissioner Jewell commented on the many vacancies in the Department of Business and Community Services and that traditionally the Director of the Department or Administration would be there to present on such items as the MOU or Comprehensive Plan.

Vice Chair Blower sympathized with Deqaun and further stated that the Planning Commission is responsible for the Comprehensive Plan and further reiterated her concern regarding the lack of correspondence between the time of the MOU being tabled indefinitely on March 4th, 2026.

Commissioner Jewell stated that it is an option to put a “pause” / “hold” on the Comprehensive Plan update to ensure that everyone is on the same page and to ensure that there are no more gaps in the process.

Text Amendment Updates

A brief pause in the meeting was requested by Zoning Staff to discuss bringing back the Housing Text Amendments (TXT 25-01) before Planning Commission and whether the Commission must set the public hearing for the June 9th, 2026, Planning Commission meeting. After their discussion, Max recommended, in order to cover all bases, that the Commission make a motion to set the public hearing for the Housing Text Amendments (TXT 25-01) to be reintroduced at the June 9th, 2026, Planning Commission meeting.

Vice Chair Blower made a motion to set the public hearing on June 9th, 2026, to reintroduce amended language regarding the Housing Text Amendments (TXT 25-01), Commissioner Strozier seconded the motion.

Commissioner Jewell inquired on what the text amendments consisted of.



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Roll Call:

Secretary Dantzler: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Yes
Commissioner Luna: Absent

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

M/S – Blower/Strozier

7 yes – 0 no – 0 abstain

OLD BUSINESS:

Planning Commissioner Sequence of Terms - Updated Roster

Commissioner Jewell had concerns over the proposed sequencing of Planning Commissioner terms and wants to ensure that the sequencing of Planning Commissioner terms will eventually be inline with the State of Michigan – Planning Enabling Act. Brian mentioned the minor edits that were made to the document and that Zoning Staff would make sure to better communicate with the Clerk's Office.

NEW BUSINESS

Planning Commissioner Manual / Binder

Due to not all Commissioners not having their binders, the Commission requested that Zoning Staff bring any documents needed for updating the binders at the next regularly scheduled Planning Commission meeting.

RESOLUTIONS

Brian stated that there are no resolutions.

ADJOURNMENT:

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

M/S – Blower/Dantzler

Meeting adjourned at 6:58 PM.