



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes **June 9th, 2026**

Commissioners Present

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

Staff Present

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

Absent:

Robert Wesley - Chair

ACKNOWLEDGEMENTS:

Vice-Chair Blower, prior to taking roll call spoke in remembrance of the Chairman of the City of Flint Planning Commission Robert E. Wesley and then opened the floor to anyone on the Commission or Staff that would also like to speak in remembrance of him; Commissioners Jewell, Munroe-Younis, Green, Dantzler Luna, as well as Deputy Director of Business Services Montel Meniffee spoke in remembrance of Planning Commission Chairman Robert E. Welsey.

ROLL CALL:

Vice-Chair Blower called the meeting to order at 5:43 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: Present
Commissioner Luna: Present

Commissioner Munroe-Younis: Present
Commissioner Strozier: Present (*Arrived at 6:16pm*)
Chairperson Wesley: Absent

ADDITIONS/CHANGES TO THE AGENDA:



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Commissioner Jewell stated that he would like to add a number of items to the agenda, though thought it would be appropriate to do so at the next regularly scheduled meeting of the Planning Commission. Commissioner Jewell did request two (2) changes which were to add “Tribute to Robert E. Wesley” to the resolutions section of the agenda and to move the “Resolutions” section of the agenda to after the “Public Forum” section of the agenda.

ADOPTION OF THE AGENDA:

The amended agenda was unanimously carried by a voice vote, where all Commissioners present voted yes.

Voice Vote:

Secretary Dantzler: Yes

Vice Chair Blower: Yes

Commissioner Jewell: Yes

Commissioner Green: Yes

Commissioner Luna: Yes

Commissioner Munroe-Younis: Yes

Commissioner Strozier: Yes

Chairperson Wesley: Absent

MINUTES OF PREVIOUS MEETINGS:

The draft minutes of May 12th, 2026, were presented.

Commissioner Jewell stated on page (7) of the minutes there was a grammatical error.

Commissioner Munro-Younis stated on page four (4) there were minor errors.

Commissioner Green stated that there was a minor error on page seven (7).

Secretary Dantzler stated there were minor errors on page one (1), page two (2), page three (3), and page eight (8).

ADOPTION OF THE PREVIOUS MEETINGS MINUTES:



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

Roll Call:

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

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

M/S – Dantzler/Blower

7 yes – 0 no – 0 abstain

PUBLIC FORUM:

Vice Chair Blower opened the floor for public forum. No one spoke.

RESOLUTIONS

The resolution “Tribute to Robert E. Wesley” was brought before the Commission for discussion and review. Commissioner Strozier made a motion to accept and move forward to City Council the aforementioned resolution, Commissioner Munroe-Younis seconded the motion.

Roll Call:

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

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

M/S – Dantzler/Blower

7 yes – 0 no – 0 abstain

PUBLIC HEARINGS:

No public hearing applications were scheduled to be heard.



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SITE PLAN REVIEW:

No Site Plan Review applications were scheduled to be heard.

CASE REVIEWS MEMO

Pending Projects

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

City Council Action on Planning Commission Recommendations

Brian stated that TXT 25-01, housing readiness text amendments were noticed for the June 23rd, 2026, Planning Commission meeting as the amendments were tabled indefinitely by City Council, requiring the language to be amended and brought back before the Planning Commission.

Brian further stated that PC 25-09, the vacation of Brush Alley will be heard at a public hearing before City Council on June 22nd, 2026.

Zoning Board of Appeals (ZBA)

Max stated that the June 16th, 2026, Zoning Board of Appeals meeting was cancelled.

Marihuana Case Review Memo

Staff had no updates regarding the Marihuana Case Review memo.

Commissioner Jewell inquired about two items to be placed on the next regularly scheduled Planning Commission meeting.

REPORTS MEMO

Redevelopment Ready Communities (RRC)

Max gave an update regarding several RRC items that were outlined in a memo to the Commission.

Commissioner Jewell inquired on the "Training Plan" section of the RRC Checklist.



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Imagine Flint Comprehensive Plan Update

Dequan gave an update regarding the Comprehensive Plan update. He spoke about the Memorandum of Understanding (MOU) between the Planning Commission, City Council and Administration; the MOU was scheduled to be heard at the June 3rd, 2026, City Council Committee meetings. Vice- Chair Blower and Commissioner Munroe-Younis inquired on the status which City Council members voted in favor or in opposition to the MOU the last time it was heard before City Council. Vice-Chair Blower asked if there was any feedback from Council regarding the MOU. Roderick Slaughter provided an answer to Vice Chair Blower's inquiry.

Commissioner Jewell stated his thoughts regarding the Planning Commission having jurisdiction over the update of the comprehensive plan.

Roderick mentioned that staff had met with the Ruth Mott Foundation and the Community Foundation regarding funding which is tied to completing the comprehensive plan update. Vice-Chair Blower stated she was a part of the meeting and that the City was awarded a \$400,000 grant to put towards the completion of the comprehensive plan update and exiting neighborhood plans; the grant was awarded in March of 2025 and was set to expire on May 31st of 2026, though the City received a month extension.

Commissioner Jewell stated that the Planning Commission is not being informed and involved and that Vice-Chair Blower and Commissioner Munroe-Younis correspond with staff to make sure that the Commission remains informed and involved. He further stated he would like a memo to the Commission informing them of any funding or grants that the City has received regarding the comprehensive plan update.

Commissioner Munroe-Younis stated that she was not aware of the funding awarded to the City. Dequan clarified that the funding is for staff support and not for the comprehensive plan update. Vice-Chair Blower interjected that the two goals for the grant are the completion of the comprehensive plan and neighborhood plans. Dequan interjected that planning work is uncertain and that the update process is not behind. Vice-Chair Blower followed up that the funding is not guaranteed if it expires. Commissioner Strozier offered his insight and understanding.

Roderick Slaughter, Deputy Director of Community Services for the City of Flint gave insight on the timeline of the aforementioned grant.

Commissioner Munroe-Younis stated that staff and the Commission need to work together better and have a more open line of communication for transparency reasons.

Commissioner Munro-Younis and Dequan engaged in discourse regarding the funding of the comprehensive plan update.



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Commissioner Jewell stated that staff and representatives from the Commission need to meet and get on the same page.

Commissioner Munroe-Younis requested a memo regarding the grant awarded to the City to help with completion of the update of the comprehensive plan update.

Text Amendment Updates

Brian stated that there are no text amendment updates.

OLD BUSINESS:

Brian stated there was no old (unfinished) business.

NEW BUSINESS:

SP 26-07 3301 Corunna Rd – Additionally Regulated Use Signage Change

Brian went over the staff report.

Commissioner Jewell inquired about the nonoperational status of business. Brian stated it is no germane to discuss such details as the case at hand regards signage and not the operational status of the business. Commissioner Jewell rebutted by saying that such details would be germane.

Vince Brooks from Bill Carr Signs on behalf of the applicant gave a brief of the application.

Commissioner Jewell had a question about the sign proofs provided. Mr. Brooks answered Commissioner Jewell's inquiry.

Commissioner Luna made a motion to approve SP 26-07 as presented, Commissioner Strozier seconded the motion.

Roll Call:

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

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



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M/S – Dantzler/Blower

7 yes – 0 no – 0 abstain

ADJOURNMENT:

Commissioner Strozier made a motion to adjourn the meeting which was seconded by Commissioner Luna.

M/S – Strozier/Luna

Meeting adjourned at 7:33 PM.