CITY OF FLINT

FLINT PLANNING COMMISSION

Sheldon Neeley
Mayor

Meeting Minutes
July 14th, 2026

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

Absent:
Mona Munroe - Younis
Ward 8 – Vacant
Ward 5 - Vacant

Staff Present
Brian Acheff - Zoning Coordinator
Max Lester – Zoning Coordinator
Solomon Quarm – Planner I
Montel Menifee - Deputy Director of Business Services
Roderick Slaughter- Deputy Director of Community Services
Dequan Allen – Community Planner
Donyele Darrough - Assistant City Attorney

ROLL CALL:

Vice-Chair Blower called the meeting to order at 5:42 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Business Services Conference Room 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 Sorenson: Absent
Commissioner Munroe-Younis: Absent
Commissioner Strozier: Absent *(Arrived at 5:50pm)*

ACKNOWLEDGEMENTS

Commissioner Jewell made a “point of order” to confirm that since the location of the meeting was moved to the South Building Conference Room that approriate notice was given to ensure compliance with the “Open Meetings Act”; Attorney Darrough confirmed that appropriate notice was given.

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ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Luna inquired if there were any agenda items that could be moved up in the order of the agenda to ensure that they would be addressed in a timely manner. Max Lester, Zoning Coordinator stated that they would like to request that MDR 26-1 be moved to after public forum. Secretary Dantzler motioned to move MDR 26-1 to after the "Public Forum" section of the agenda, the motioned was seconded by Commissioner Luna and was therefore moved up in the agenda.

Commissioner Jewell requested that "Planning Commissioner Binder" and "Planning Commissioner Term Status" be added to a future scheduled meeting.

Commissioner Jewell recommended that the agenda item "Election of Officers" be postponed to a future meeting. Vice Chair Blower inquired with staff whether a conversation between the Vice Chair and staff should be had in order to plan for the election of a new Planning Commission Chairperson and subsequently any other officer roles that may open up. Brian stated that there could be a conversation between staff and the Vice Chair at the monthly Planning Commission – Zoning touchpoint and subsequently a conversation with the Commission as a whole at the Commission meeting following the monthly touchpoint.

ADOPTION OF THE AGENDA:

The amended agenda was motioned for approval by Commissioner Luna and seconded by Commissioner Green.

Roll Call:

Secretary Dantzler: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Yes
Commissioner Luna: Yes
Commissioner Sorenson: Absent
Commissioner Munroe-Younis: Absent
Commissioner Strozier: Absent

MINUTES OF PREVIOUS MEETINGS:

There were no minutes of previous meetings presented at the July 14th, 2026, Planning Commission meeting.

PUBLIC FORUM:

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

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MDR 26-1:

Max gave an overview of the staff report for MDR 26-1.

Commissioner Strozier stated he would be abstaining from participating in deliberation and voting on MDR 26-1 as he helped design the park.

Vice Chair Blower inquired if a vote was needed to confirm that there is a conflict of interest.

Commissioner Jewell provided insight on what a conflict of interest is.

Brian quoted from the Planning Commission bylaws.

Commissioner Strozier abstained from the case and left the meeting.

Roderick Slaught, Deputy Director of Community Services represented the petition as the applicant and fielded questions from the Commission. He stated that the project had already received approval from City Council and temporary approval to move forward with construction from Business Services and the Building and Safety Inspections Department.

Commissioner Jewell inquired about the overview of the project. Mr. Slaughter said it is the redevelopment of the St. John's memorial park. Commissioner Jewell was confused about why Mr. Slaughter had no presentation to provide to the Commission.

Commissioner Luna stated he was comfortable with making a motion to move forward with approving the project.

Secretary Dantzler inquired if the Commission was just reviewing and acting on Phase I. Mr. Slaughter gave insight on the funding and timeline for the funds to be spent. Secretary Dantzler inquired on who will be maintaining the park, Mr. Slaughter stated that the County will be maintaining the park.

Commissioner Green inquired about what ward the project is in.

Vice Chair Blower inquired on if the Commission is only reviewing and moving forward with approving Phase I. Max stated they believed based on the presented materials that Phase I is the only Phase to be heard and moved on. Vice Chair Blower stated that Phases II & III would be part of separate reviews by the Planning Commission.

Commissioner Luna made a motion to approve MDR 26-1, the motion was seconded by Commissioner Green.

Roll Call:

Secretary Dantzler: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Yes
Commissioner Luna: Yes
Commissioner Sorenson: Absent
Commissioner Munroe-Younis: Absent
Commissioner Strozier: Abstain

PUBLIC HEARINGS:

TXT 25-01:

Jason Ball from Progressive Companies, the City's Planning Consultant for the Comprehensive Plan preplanning process and Housing Readiness text amendments presented the amended language of the Housing Readiness text amendments.

Commissioner Luna stated his support for the amendments and further stated his frustration with the changes to the language as they take away from the proposed intent for the amendments and they are not rooted in facts, they are just suggestions based on a few City Council members who disagree with some of the original language of the amendments.

Commissioner Jewell wanted clarification based on Commissioner Luna's comments about bringing back the original language of the Housing Readiness text amendments before the Commission and City Council.

Vice Chair Blower opened the floor for Public Comment, no one spoke.

Commissioner Luna made a motion for approval and to recommend to City Council, the motion was seconded by Secretary Dantzler.

Roll Call:

Secretary Dantzler: Yes
Vice Chair Blower: Yes
Commissioner Jewell: Yes
Commissioner Green: Yes
Commissioner Luna: Yes
Commissioner Sorenson: Absent
Commissioner Munroe-Younis: Absent
Commissioner Strozier: Absent

SITE PLAN REVIEW:

No Site Plan Review applications were scheduled to be heard.

CASE REVIEWS MEMO *(see attached Exhibit B)*

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 RZ 25-02 1505 W Court St rezoning (Powers Catholic High School) and RZ 26-01 The Food Bank of Eastern Michigan rezonings will be proceeding to City Council on July 22nd, 2026.

Brian further stated that PC 25-09 has received final approval.

Zoning Board of Appeals (ZBA)

Max stated that the July 21st, 2026, Zoning Board of Appeals meeting has a single petition; Max further mentioned the Comprehensive Planning and Capital Improvement Plan workshops.

Marihuana Case Review Memo *(see attached Exhibit C)*

Staff had no updates regarding the Marihuana Case Review memo.

Commissioner Jewell inquired about two (2) items regarding 808 S. Center Rd, JARS Cannabis; the first item was a report regarding the status of the blight plan to which Montel said that the report would be provided at the next regularly scheduled Planning Commission meeting on July 28th, 2026. The sconed item regarded the illicit temporary banners to which Montel stated that they have been removed.

REPORTS MEMO *(see attached Exhibit D)*

Redevelopment Ready Communities (RRC)

Max stated that there have been no updates regarding RRC for the City and that an updated version of the Public Participation Plan will be provided at a future Planning Commission meeting.

Imagine Flint Comprehensive Plan Update

Vice Chair Blower requested to go over the Memorandum of Understanding (MOU) before going over the Steering Committee interest form as there have been changes to the MOU since the last time the Planning Commission met with quorum on June 9th, 2026.

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Commissioner Luna inquired on what guidance or action needed to be taken by the Commission to move the MOU forward to City Council.

Mr. Slaughter gave an overview of what is going on with the MOU at the City Council level and why they have been unsupportive of the MOU in its current state.

Vice Chair Blower inquired with Mr. Slaughter that a document was needed to move forward with discussion that was not a part of the Planning Commission meeting materials. Secretary Dantzler inquired about what the document is; Mr. Slaughter provided insight into on the document.

Vice Chair Blower stated that it was very unclear what was approved by City Council.

Mr. Slaughter stated that the resolution that was approved on June 22nd, 2026, is an approved MOU even though the signature lines of the MOU have not all been signed.

There was clarification whether the MOU attached to the provided resolution from June 22nd, 2026, was the original MOU or revised copy of the document that has been presented multiple times before City Council.

Commissioner Jewell inquired where the changes in the MOU are; Dequan stated that there are no changes, though there is a document with verbatim minutes between Mr. Slaughter and City Council that point to five (5) words that would be changed in the MOU, though those five (5) words are not in the version of the MOU that was adopted by City Council.

There was lengthy discussion between the Commission and City Staff about what version of the MOU was presented before City Council for adoption and where the version of the MOU is with the five (5) words that change the number of steering committee members to be appointed per ward.

Commissioner Jewell provided insight into formal document presentation.

There was confusion from several Commissioners about what was actually approved by City Council regarding the MOU; Mr. Slaughter and Dequan gave insight on what was approved and gave further insight on the suggested five (5) words to be changed in the MOU.

Commissioner Jewell provided further insight into formal document presentation.

Vice Chair Blower stated that the two (2) steering committee members per ward was a suggestion by City Council as a change to the MOU that would not be supported by Planning Commission.

Commissioner Jewell stated the Planning Commission has jurisdiction over the comprehensive planning process.

Commissioner Jewell provided further insight into formal document presentation. He further stated that elections in November will change the make up of City Council and possibly the administration.

Commissioner Green stated that better communication needs to happen between the Commission and City Staff.

Commissioner Jewell stated that there had been a change in which City Staff were responsible for managing the comprehensive plan update process.

Commissioner Luna suggested that the Vice Chair and City Staff meet to answer outstanding questions. He further stated that the resolution had be adopted by City Council so there should be conforming rules that allow the Planning Commission to revise the MOU to insert the suggested language to ensure that at least two (2) members of the steering committee are represented by each ward via the Planning Commission and City Council appointments.

Jason Ball directed everyone's attention to page three (3) of the MOU to the language that may potentially need to be changed to accommodate for at least two (2) members of the steering committee who are represented by each ward via the Planning Commission and City Council appointments. Mr. Ball further stated the difficulty would be getting the "math" to work as the steering committee would be made up of twenty-one (21) members, so Planning Commission would need to appoint two (2) extra steering commission members while maintaining that only two (2) members of the steering committee from each ward are appointed.

Commissioner Jewell requested the revised version of the MOU that will be approved by City Council and signed off by City Administration, the Planning Commission, and City Council. He further stated that the MOU has not been officially approved.

Vice Chair Blower asked for items to be discussed with staff to move the MOU forward.

Secretary Dantzler stated he needs to see a revised copy of the MOU with the new language that says at least two (2) members of the steering committee are represented by each ward via the Planning Commission and City Council appointments.

Mr. Slaughter stated that there is an approved MOU. Vice Chair Blower stated that though City Council has approved the MOU, Planning Commission has not agreed to approve the new language.

Attorney Darrough and Mr. Slaughter suggested that in order to move forward with the Comprehensive Plan and not put $400,000 in funding from the Ruth Mott Foundation, the Planning Commission may need to compromise with City Council's suggestions regarding the revised language of the MOU.

Commissioner Jewell stated the funding mentioned by Mr. Slaughter is not an appropriate topic for the discussion at hand. He further stated that City Staff needs to ensure transparency and maintain proper communication with the Commission.

Commissioner Green inquired on when the revised MOU would be available, Attorney Darrough stated that he can correspond with her.

Mr. Slaughter asked Vice Chair Blower to send out a communication to the Ruth Mott Foundation to request an extension for funding.

Commissioner Luna stated that being proactive is essential and crucial.

Dequan provided insight into the funding and timeline urgency portion of comprehensive update memo he provided. He stated that the Ruth Mott Foundation wanted to see that the Planning Commission and City Staff are working collaboratively together. Dequan stated that the original deadline for funding from the Ruth Mott Foundation was June 30th, 2026, though an extension was granted to push the deadline back to July 31st, 2026; and additional extension may be needed.

Commissioner Jewell suggested on what materials should be presented from City Staff at the next regularly scheduled meeting.

Dequan stated that the comprehensive plan timeline needs to be updated and presented to the Commission; Vice Chair Blower agreed.

Attorney Darrough inquired if the Commission has steering committee members in mind to ensure that the expediency. Vice Chair Blower stated that the Commission has a pool of people to choose from. Attorney Darrough further inquired if it is appropriate for the Commission to keep in mind who they would like to select for their nomination for the steering committee. Dequan stated that he followed up with people who put their name down on original steering committee inquiry list and confirmed that twenty-one (21) people confirmed they are still interested, five (5) people are not interested anymore, and five (5) people were not able to be reached.

Commissioner Jewell provided further insight into formal document presentation.

Dequan commented that the there are preparations going on regarding updating the Imagine Flint Comprehensive Plan website.

Text Amendment Updates

Brian stated that there are no text amendment updates.

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OLD BUSINESS:

Brian stated there was no old (unfinished) business.

NEW BUSINESS:

Brian stated there was no new business.

ADJOURNMENT:

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

M/S – Dantlzer/Luna

Meeting adjourned at 7:32 PM.

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