



PUBLIC NOTICE

Notice of Public Hearing

Pursuant to Act 267 of the Public Acts of 1976 (Open Meetings Act) and Flint City Charter Section 1-405, **NOTICE IS HEREBY GIVEN** that the Flint City Council will hold **PUBLIC HEARING** at **5:30 p.m., on MONDAY, AUGUST 24, 2026**, in the City Council Chambers, 3rd Floor, Flint City Hall, 1101 S. Saginaw Street, Flint, for the following purpose(s):

260245.6 A Public Hearing for Ordinance No. 260245, an Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50 (Zoning) to rezone the following parcels of land from TN-2 (Traditional Neighborhood -Medium Density) to CE (Commerce and Employment): 2017 Lapeer Road; 2211 Lapeer Road; V/L Howard Avenue-PID# 41-17-326-016; PID# 41-17-327-017; PID# 41-17-327-019; PID# 41-17-327-022, 2300 Lapeer Road; and 2312 Lapeer Road. [NOTE: This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation.]

260246.6 A Public Hearing for Ordinance No. 260246, An Ordinance to amend the Flint City Code of Ordinances by amending Chapter 50 (Zoning) to rezone the following described area from TN-1 (Traditional Neighborhood-Low Density) to TN-2 (Traditional Neighborhood -Medium Density): 1505 W. Court Street Flint, Michigan 48503. [NOTE: This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation.]

Copies of Ordinances No. 260245 and Ordinance No. 260246 is available for public inspection on the City's website at www.cityofflint.com/view-public-notice/, as well as at the City Clerk's Office, 2nd Floor, Flint City Hall, 1101 S. Saginaw Street, Flint.

Persons with disabilities may participate in these Public Hearings by emailing a request for accommodations (including, but not limited to, interpreters) to CouncilPublicComment@cityofflint.com, with the subject line *Request for Accommodation*, or by contacting the City Clerk at (810) 766-7418.

If there are any questions concerning this notice, please direct them to the City Council Office at (810) 766-7418.

Davina G. Donahue, City Clerk

POSTED: 8/07//2026

MUNICIPAL CENTER

1101 S. SAGINAW STREET

FLINT, MICHIGAN 48502

(810) 766-7418

FAX (810) 766-7032

260245

ORDINANCE NO. _____

An Ordinance to amend the Zoning Map of the City of Flint within Chapter 50 of the City of Flint Code of Ordinances being the Zoning Ordinance.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. The Zoning Map of the City of Flint is hereby amended to rezone the following parcels of land from TN-2 (Traditional Neighborhood – Medium Density) to CE (Commerce and Employment), per §50-15(C).

The lands referred to are located in the State of Michigan, County of Genesee, and described as follows:

PID # 41-17-327-018

WOODLAWN PARK LOTS 166 THRU 169 INCL; ALSO LOTS 164 AND 165 EXC BEG AT SW COR OF SD LOT 164; TH NLY ALG WLY LINE OF SD LOT 164, 25 FT; TH ELY TO A PT ON ELY LINE OF SD LOT 165, 15 FT NLY FROM SELY COR OF SD LOT; TH SLY ALG SD ELY LINE OF LOT 165, 15 FT TO SELY COR OF SD LOT; TH WLY ALG SLY LINE OF SD LOTS 165 AND 164 TO P.O.B. ALSO THE EAST 1/2 OF THAT PART OF VACATED HOWARD AVE ADJACENT TO PARCEL.

More commonly known as 2017 Lapeer Rd, Flint, Michigan 48503.

PID # 41-17-327-020

UNPLATTED PART OF NE 1/4 OF SW 1/4 OF SEC 17, T7N, R7E. BEG AT A PT ON E & W 1/4 LINE OF SD SEC, 581.85 FT WLY FROM INT 1/4 COR OF SD SEC; TH WLY ALG SD E & W 1/4 LINE 484.55 FT TO ELY LINE OF WOODLAWN PARK SUBD; TH SLY ALG SD ELY LINE 563.04 FT TO NLY LINE OF LAPEER RD; TH ELY ALG SD NLY LINE 453.15 FT; TH NLY = WITH N & S 1/4 LINE OF SD SEC, 95 FT; TH ELY = WITH SD NLY LINE 40 FT; TH NLY 460.02 FT TO POB; EXC THAT PART LYING NLY OF FOLL DESC LINE: COM AT SWLY COR OF LOT 115 OF SD SUBD; TH N 0 DEG 39 MIN 46 SEC W, 84.18 FT; TH N 89 DEG 20 MIN 14 SEC E, 1171.71 FT; TH S 0 DEG 39 MIN 46 SEC E, 63 FT FOR POB; TH N 82 DEG 37 MIN 00 SEC E, 246.95 FT; TH ALG A CURVE TO THE LEFT HAVING A RADIUS OF 2338.83 FT, A LONG CHORD BEARING N 79 DEG 46 MIN 59 SEC E, AN ARC DIST OF 288.60 FT; TH N 86 DEG 56 MIN 20 SEC E, 101.76 FT TO POE

More commonly known as 2211 Lapeer Rd, Flint, Michigan 48503

PID # 41-17-326-016

WOODLAWN PARK THAT PART OF LOTS 170, 172, 173 AND 174 LYING SLY OF FOLL DESC LINE: COMM AT SWLY COR OF LOT 115 OF SD SUBDIVISION; TH N 00 DEG 39 MIN 46 SEC W, A DISTANCE OF 84.18 FT; TH N 89 DEG 20 MIN 14 SEC E, A DISTANCE OF 469.48 FT; TH S 00 DEG 39 MIN 46 SEC E, A DISTANCE OF 96 FT TO THE POB; TH N 86 DEG 38 MIN 48 SEC E, A DISTANCE OF 703.01 FT; TH N 81 DEG 27 MIN 30 SEC E, A DISTANCE OF 247.06 FT TO POE ALSO THE EAST 1/2 OF THAT PART OF VACATED HOWARD AVE ADJACENT TO PARCEL

More commonly known as V/L Howard Ave, Flint, Michigan 48503

PID # 41-17-327-017

WOODLAWN PARK LOTS 162 AND 163 EXC SLY 25 FT. ALSO THE EAST 1/2 OF THAT PART OF VACATED HOWARD AVE ADJACENT TO PARCEL

More commonly known as V/L Lapeer Rd, Flint, Michigan 48503

PID # 41-17-327-019

WOODLAWN PARK SLY 25 FT OF LOTS 162 AND 163; ALSO PART OF LOTS 164 AND 165 DESC AS: BEG AT SW COR OF SD LOT 164; TH NLY ALG WLY LINE OF SD LOT 164, 25 FT; TH ELY TO A PT ON ELY LINE OF SD LOT 165, 15 FT NLY FROM SELY COR OF SD LOT; TH SLY ALG SD ELY LINE OF LOT 165, 15 FT TO SELY COR OF SD LOT; TH WLY ALG SLY LINE OF SD LOTS 165 AND 164 TO P.O.B. ALSO THE EAST 1/2 OF THAT PART OF VACATED HOWARD AVE ADJACENT TO PARCEL.

More commonly known as V/L Lapeer Rd, Flint, Michigan 48503

PID # 41-17-327-022

UNPLATTED A PARCEL OF LAND BEG S 73 DEG 48 MIN 52 SEC W 368.37 FROM INT 1/4 COR OF SEC 17 T7N R7E. (WHICH IS A POINT ON THE SLY ROW LINE OF I-69) TH S 01 DEG 58 MIN 08 SEC E 329.71 FT TO A POINT WHICH IS 110.0 FT (MEASURED @ RT ANGLES NWLY OF C/L OF NLY TRACT OF GTW RR MAINLINE); TH S 58 DEG 22 MIN 56 SEC W = WITH SD NLY TRACK, 252.59 FT TO NLY ROW OF LAPEER RD; TH S 88 DEG 08 MIN 13 SEC W 45.68 FT; TH N 1 DEG 50 MIN 42 SEC W 95.0 FT; TH N 89 DEG 08 MIN 00 SEC E = WITH E & W 1/4 LINE 40.0 FT; TH N 01 DEG 58 MIN 08 SEC W 327.17 FT TO SLY ROW OF I-69; TH ALG SLY ROW LINE N 86 DEG 56 MIN 52 SEC E 101.67 FT (PREV DESC AS 101.76 FT); TH N 73 DEG 48 MIN 52 SEC E 127.25 FT TO POB.

More commonly known as V/L Lapeer Rd, Flint, Michigan 48503

PID # 41-17-330-020

UNPLATTED. PART OF THE SW 1/4 OF FRAC SEC 17, T7N, R7E, DESC AS COMM AT THE INT OF LAPEER RD WITH THE N & S 1/4 LINE OF SD SEC; TH DUE S ALG SD 1/4 LINE 40 FT; TH S 89 DEG 52 MIN W ALG SLY LINE OF LAPEER RD, 312.77 FT FOR POB; TH CONTG ALG SD S LINE 50 FT. TO A PT ON THE ELY ROW OF GTRR; TH S 60 DEG 08 MIN W ALG SD ROW, 500.41 FT, TH ON A CURVE TO LEFT, RAD 922.40 FT, CHORD BEARING S 21 DEG 42 MIN 24 SEC E 266.94 FT. TH S 89 DEG 39 MIN E 260.09 FT. TH N 0 DEG 08 MIN W 88.62 FT. TH S 89 DEG 52 MIN W 3.70 FT. TH N 0 DEG 08 MIN W 314.25 FT. TH N 43 DEG 22 MIN 24 SEC E 37.94 FT. TH N 55 DEG 32 MIN 38 SEC E 67.94 FT. TH N 89 DEG 52 MIN E 48.94 FT. TH N 0 DEG 08 MIN W 31.16 FT TO POB.

More Commonly known as 2300 Lapeer Rd, Flint, Michigan 48503

PID # 41-17-330-024

UNPLATTED. PART OF SW 1/4 OF FRAC SEC 17, T7N, R7E, DESC AS: COM AT INTERSEC OF C. L. OF LAPEER RD WITH N & S 1/4 LINE OF SD SEC; TH DUE S ALG SD 1/4 LINE, 40 FT; TH S 89 DEG 52 MIN W, 40 FT FOR POB; TH S 89 DEG 52 MIN W, 272.77 FT; TH S 0 DEG 08 MIN E, 150 FT; TH N 89 DEG 52 MIN E, 100 FT; TH S 0 DEG 08 MIN E, 301 FT; TH N 89 DEG 52 MIN E, 37.85 FT; TH S 0 DEG 08 MIN E, 50.05 FT; TH N 89 DEG 39 MIN E, 113.15 FT TO THE W LINE OF VAC BURR DR; TH N ALG SD W LINE 322 FT; TH N 89 DEG 52 MIN E, 16.5 FT; TH NLY 180 FT TO POB.

More commonly known as 2312 Lapeer Rd, Flint, Michigan 48503

Sec. 2. This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the City of Flint by Zoning Division staff, to be noticed no later than fifteen (15) days after adoption by City Council.

Adopted this _____ day of _____, 2026.

FOR THE CITY:

For the City Council

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

JoAnne Gurley, City Attorney

CITY OF FLINT
DEPT. OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Memorandum

To: Clyde Edwards, City Administrator, Flint City Council

From: Monte Mendee, Deputy Director of Business Services

Subject: RZ 26-01 – Rezoning of Eight (8) Parcels of Land Owned by The Food Bank of Eastern Michigan

At the April 14th, 2026 City of Flint Planning Commission meeting The Food Bank of Eastern Michigan petitioned the Planning Commission to rezone the below, eight (8) parcels of land located along the Lapeer Rd corridor, west of S. Dort Highway from the TN-2, Traditional Neighborhood – Medium Density district to the CE – Commerce & Employment Medium Density district.

- 2017 LAPEER RD (41-17-327-018)
- 2211 LAPEER RD (41-17-327-020)
- NO ADDRESS LAPEER RD (41-17-326-016)
- NO ADDRESS LAPEER RD (41-17-327-017)
- NO ADDRESS LAPEER RD (41-17-327-019)
- NO ADDRESS LAPEER RD (41-17-327-022)
- 2300 LAPEER RD (41-17-330-020)
- 2312 LAPEER RD (41-17-330-024)

The Food Bank of Eastern Michigan's rezoning petition was made to align the zoning of the aforementioned eight (8) parcels of land with that of the parcels of land with similar uses that are zoned CE, Commerce & Employment along the Lapeer Rd corridor west of S. Dort Highway and to avoid needing to seek relief in the form of (a) variance(s) in order to redevelop the existing warehouse and office building located at 2211 Lapeer Rd.



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

FLINT CITY CLERK'S OFFICE
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FLINT CITY

Final Report

April 22nd, 2026

To: City of Flint Planning Commission

From: Brian Acheff, Zoning Coordinator

RE: RZ 26-01 Final Report

RZ 26-01, a petition to rezone eight (8) parcels of land along the Lapeer Rd corridor (*listed below*) from the TN-2, Traditional Neighborhood-Medium Density district to the CE, Commerce and Employment district was heard and evaluated before the Planning Commission (Commission) at its April 14th, 2026, meeting.

- 2017 LAPEER RD (41-17-327-018)
- 2211 LAPEER RD (41-17-327-020)
- NO ADDRESS LAPEER RD (41-17-326-016)
- NO ADDRESS LAPEER RD (41-17-327-017)
- NO ADDRESS LAPEER RD (41-17-327-019)
- NO ADDRESS LAPEER RD (41-17-327-022)
- 2300 LAPEER RD (41-17-330-020)
- 2312 LAPEER RD (41-17-330-024)

At the aforementioned Planning Commission meeting, the Commission found that the petition satisfied the applicable review criteria to approve the petition and to make a final recommendation to City Council to approve RZ 26-01 by ordinance and therefore, the Commission shall certify its findings and the Commission Chair affix their signature to this final report as required per **§50-191(G)** of the City of Flint zoning ordinance.

Summary of Public Comments

During the public hearing for RZ 26-02 on April 14th, 2026, the Planning Commission opened the floor for public comment; three (3) members of the public spoke against RZ 26-01 during this time. A summary of their comments can be found in the attached April 14th, 2026, Planning Commission meeting minutes.

§50-191(G) of the City of Flint zoning ordinance states that "After completion of the hearing before the Planning Commission, the Planning Commission shall prepare its final report and recommendation and submit the same to the City Council at its first regular meeting in the fourth week following the meeting of the Planning Commission at which such report is made final. If there is no regular meeting of the City Council in the fourth week, then the final report shall be received at the next regularly scheduled meeting. The receipt of the final report shall be noticed in the minutes of the City Council."



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Planning Commission Action RZ 26-01 | Rezoning Petition

The City of Flint Planning Commission (Commission) at its meeting on April 14th, 2026, moved to approved and positively recommend to the City of Flint, City Council (City Council) to approve by ordinance the petition RZ 26-01, a petition to rezone eight (8) parcels of land located along the Lapeer Rd corridor (*listed below*) from the TN-2, Traditional Neighborhood-Medium Density district to the CE, Commerce and Employment district.

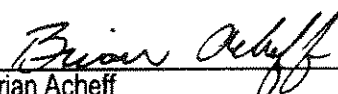
- 2017 LAPEER RD (41-17-327-018)
- 2211 LAPEER RD (41-17-327-020)
- NO ADDRESS LAPEER RD (41-17-326-016)
- NO ADDRESS LAPEER RD (41-17-327-017)
- NO ADDRESS LAPEER RD (41-17-327-019)
- NO ADDRESS LAPEER RD (41-17-327-022)
- 2300 LAPEER RD (41-17-330-020)
- 2312 LAPEER RD (41-17-330-024)

Based on the above findings the Commission hereby certifies its findings as the final report to City Council on this 15 day of April of 2026, satisfying §50-191(G) of the City of Flint zoning ordinance.

Attachments

1. RZ 26-01 Staff Report from April 14th, 2026, Planning Commission Meeting
2. April 14th, 2026, Planning Commission Meeting Minutes


Robert Wesley
Plan Commission Chairman


Brian Acheff
Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

RZ 26-01 Staff Report

Board / Commission:	City of Flint Planning Commission
Meeting Date:	Tuesday, April 14 th , 2026
Meeting Location:	1101 S Saginaw St, Flint, MI 48502
File Number:	RZ 26-01
Petition Type(s):	Zoning Map Amendment (Rezoning)
Applicant:	The Food Bank of Eastern Michigan
Location:	***Several Parcels, Reference the Request Section of this Report***
Parcel ID (PID)	***Several Parcels, Reference the Request Section of this Report***
Ward:	7
Land Area:	48.21 acres (2,100,027 square feet)
Previous Zoning:	D6, General Highway Commercial Services
Existing Zoning:	TN-2, Traditional Neighborhood – Medium Density
Proposed Zoning:	CE, Commerce and Employment

Request:

The applicant The Food Bank of Eastern Michigan (TFBEM) is petitioning the City of Flint Planning Commission (Commission) for approval and recommendation to Flint City Council to rezone the following parcels of land from the TN-2, Traditional Neighborhood – Medium Density district to the CE, Commerce and Employment district:

- 2017 LAPEER RD (41-17-327-018)
- 2211 LAPEER RD (41-17-327-020)
- NO ADDRESS LAPEER RD (41-17-326-016)
- NO ADDRESS LAPEER RD (41-17-327-017)
- NO ADDRESS LAPEER RD (41-17-327-019)
- NO ADDRESS LAPEER RD (41-17-327-022)
- 2300 LAPEER RD (41-17-330-020)
- 2312 LAPEER RD (41-17-330-024)

Petition Background:

The intent of RZ 26-01, is to align the zoning of the subject parcels of land with that of the other commercial and industrial parcels along Lapeer Rd, and so the TFBEM facilities located at 2211, 2300, and 2312 Lapeer Rd will no longer be legal-nonconforming uses, thus eliminating the need for TFBEM to seek approval of variances to expand. Specifically, the subject rezoning request stems from the applicant's intent to redevelop the facility located at 2211 Lapeer Rd, though due to the legal-nonconforming use status, TFBEM would be required to seek variances to do so; the use of the facility located at 2211 Lapeer Rd is for "Warehousing, Storage" and "General Professional Office" which are permitted in the proposed Commerce and Employment district.



CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Property Background:

Prior to the adoption of the current zoning ordinance, all but one (1) of the subject parcels of land were zoned either D-6, General & Highway Commercial-Services district, or E, Heavy Commercial-Limited Manufacturing district under the previous 1968 version of the zoning ordinance, which allowed by right "Wholesale and Warehouse" uses; the "Wholesale and Warehouse" use designation from the previous 1968 version of the zoning ordinance is equivalent to the "Warehousing, Storage" use designation of the current version of the zoning ordinance.

<u>Address</u>	<u>Parcel Number</u>	<u>Past Zoning</u>
2017 Lapeer Rd	41-17-327-018	E, Heavy Commercial- Limited Manufacturing
2211 Lapeer Rd	41-17-327-020	E, Heavy Commercial- Limited Manufacturing
No Address	41-17-326-016	B, Two- Family
No Address	41-17-327-017	E, Heavy Commercial- Limited Manufacturing
No Address	41-17-327-019	E, Heavy Commercial- Limited Manufacturing
No Address	41-17-327-022	E, Heavy Commercial- Limited Manufacturing
2300 Lapeer Rd	41-17-330-020	D-6, General & Highway Commercial- Services
2312 Lapeer Rd	41-17-330-024	D-6, General & Highway Commercial- Services



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Further, of the subject parcels being proposed for rezoning, half are part of the "Woodlawn Park" platted subdivision and half are part of unplatted, subdivided land

Woodlawn Park Platted Subdivision

- 2017 LAPEER RD (41-17-327-018)
- NO ADDRESS LAPEER RD (41-17-326-016)
- NO ADDRESS LAPEER RD (41-17-327-017)
- NO ADDRESS LAPEER RD (41-17-327-019)

Unplatted Subdivided Land

- 2211 LAPEER RD (41-17-327-020)
- NO ADDRESS LAPEER RD (41-17-327-022)
- 2300 LAPEER RD (41-17-330-020)
- 2312 LAPEER RD (41-17-330-024)

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Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Planning Process - Article 17 Procedural Overview:

1. The applicant submits an application, initiating the Zoning Map Amendment process (**Article 17, §50-191(B)**).
2. **Zoning Coordinator (Article 17, §50-191(E)):**
 - a. Reviews the proposed amendment and/or;
 - b. Prepares a report that provides an overview of the proposed map amendment.
 - c. Makes a recommendation regarding the proposed map amendment.
3. **Notice and Hearing (Article 17, §50-191(F)):**
 - a. The Planning Commission shall hear the proposed map amendment for investigation and study
 - b. The Planning Commission shall prepare a report and recommendation regarding their findings.
 - c. Once ready to do so the Planning Commission shall notice for and hold a public hearing on the proposed map amendment.
4. **Planning Commission Action (Article 17, §50-191(G)):**
 - a. After completion of the public hearing regarding the proposed text amendment the Planning Commission shall prepare its final report and recommendation.
 - b. The Planning Commission shall submit its final report and recommendation to City Council at City Council's first regular meeting four weeks following the completion of the public hearing before the Planning Commission regarding the proposed map amendment.
5. **City Council Action (Article 17, §50-191(H)):**
 - a. City Council shall hear the proposed map amendment and approve, deny or table the petition based on the report and recommendation from the Planning Commission.
 - b. City Council shall hand down a determination within six (6) months of receiving a recommendation from the Planning Commission.
6. **Approval Criteria (Article 17, §50-191(I)):**
 - a. The proposed map amendment shall be consistent with the intent and purpose of the Imagine Flint Comprehensive Plan.
7. **Adoption and Effective Date (P.A. 110 of 2006, MCL 125.3401(6)&(7)):**
 - a. Follow adoption of the proposed map amendment by City Council a notice of ordinance adoption shall be published in a newspaper of general circulation in the local unit of government within 15 days after adoption.
 - b. 7 days after the after the required publication, as mentioned above, the adopted map amendment and updated zoning ordinance shall take effect.



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Zoning Map Amendment Standards for Review:

When taking action on a Zoning Map Amendment (rezoning) petition, the Commission shall base its decision by paying regard to the provision outlined **Article 17, §50-191(I) – Approval Criteria**, which states that *"No proposed amendment, supplement, change, modification or repeal shall be approved that is inconsistent with the Master Plan, except in unique circumstances where there has been a substantial change in conditions or policies, or a case-specific mistake is found within the Master Plan"*; further the Commission shall pay regard to an applicant's responses the questions outlined in the application for rezoning; see the following responses regarding the questions outlined in the rezoning application:

Applicant responses are in **BLUE**.
Staff findings are in **BLACK**.

1. Please describe how the rezoning is consistent with the Master Plan.

"Commerce and Employment Centers are areas where the development pattern is focused around a community anchor such as a large employer, regional commercial center, or a cluster of smaller employment-related uses. Commerce and Employment Centers can attract a significant number of workers and visitors from outside of the community." - quote from master plan excerpt CE. The Food Bank of Eastern Michigan meets this criteria. See attached 11"x17" exhibit."

The City of Flint – Imagine Flint Plan, Placed Based Land-Use Map (p.42) shows that the recommended zoning/land-use of the subject property is Traditional Neighborhood, and does not specify the density. Rezoning the property from TN-2 to CE is not consistent with the Future Land Use Map, though would allow The Food Bank of Eastern Michigan to expand their facilities without the need for a use variance.

2. Please describe any unique circumstances where there has been a substantial change in conditions or policies that necessitate the rezoning.

"Correcting an oversight of parcels not updated to the CE corridor. Historical zoning prior to the TN-2 designation was D6 (general highway commercial service) and E (heavy commercial limited manufacturing). The parcels being requested have been both in existence and in continuous use and would be permitted by the CE zoning."

With the adoption of the Imagine Flint Place Based Land Use Plan came many instances of corridors within the City being inappropriately zoned, so much that in 2023 the City rezoned over eight-hundred (800) parcels of land along commercial corridors within the City that were zoned residential; further necessitating the subject rezoning is that historically, before the adoption of the Imagine Flint Comprehensive Plan the subject properties were zoned for commercial and industrial uses, and the uses of the subject property were and still are commercial and industrial in nature.

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

"The map should have continued the CE zoning westerly past the railroad tracks up to Howard Ave on both the north and south sides of the road as prior uses and zoning were in existence and use for allowed CE uses."

Though the Future Land Use Map indicates that the parcels subject to rezoning are to be designated as Traditional Neighborhood, the long standing and existing uses of the properties subject to rezoning have been commercial and industrial in nature before the adoption of the Imagine Flint Future Land Use Map.



Sheldon Neeley,
Mayor

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DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

4. Please describe any voluntary conditions related to the requested rezoning.
The north side of Lapeer Rd parcels will be combined into one parcel.

The applicant has stated that they will combine the parcels subject to rezoning on the north side of Lapeer Rd, though in regards proposed conditions as prescribed in Article 17, §50-191(B)(2) of the Zoning Ordinance, the applicant has offered none.

Recommendation

After reviewing the request to rezone the eight (8) parcels of land owned by The Food Bank of Eastern Michigan from TN-2, Traditional Neighborhood – Medium Density district to CE, Commerce and Employment district, the petition is not consistent with the Imagine Flint Plan's Place Based Land Use Plan, though based on the historical and long standing land uses of the parcels of land subject to rezoning as commercial and industrial, Zoning Staff finds that there is a case specific mistake within the Imagine Flint Plan's Placed Based Land Use Plan which designated the subject parcels of land to be residential even though the uses of said parcels of land before the adoption of the Imagine Flint Place Based Land Use Plan were commercial and industrial in nature, and similar uses along the same segment of Lapeer Rd are zoned CE, Commerce and Employment district; approval of the petition would align the zoning of the eight (8) parcels of land owned by TFBEM with the zoning of adjacent parcels and enable TFBEM to expand their facilities without needing variances.

Michigan Complied Law - Conditional Rezoning

Per the Michigan Zoning Enabling Act, PA 110 of 2006 - MCL 125.3405:

The Planning Commission may **NOT** impose any conditions on a landowner as a requirement for rezoning.

(1) *An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.*

(5) *A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.*

Exhibits Attached to this Report:

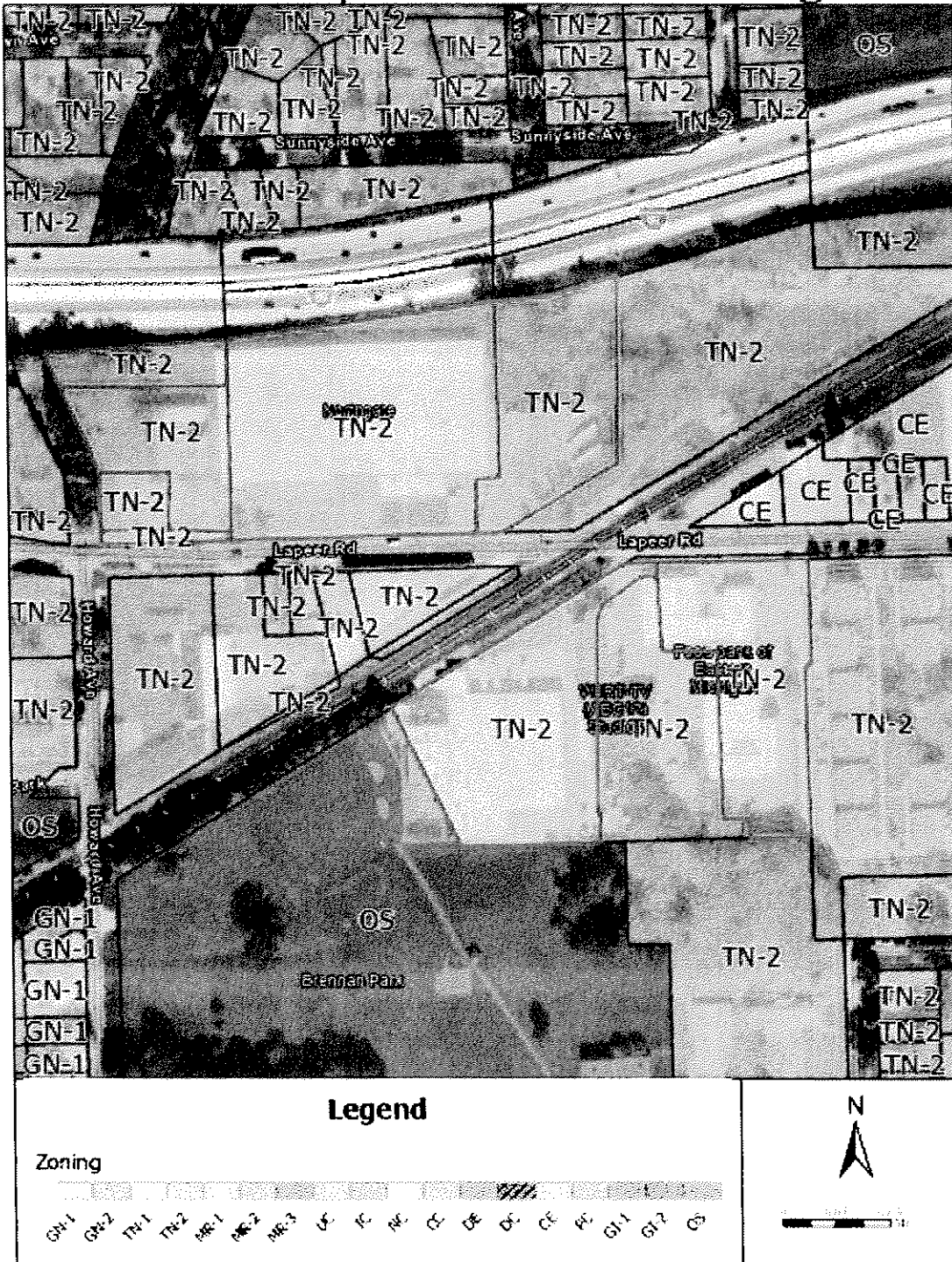
Exhibit A – RZ 26-01 Application



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

RZ 26-01 | Current Local Zoning



4/08/2026

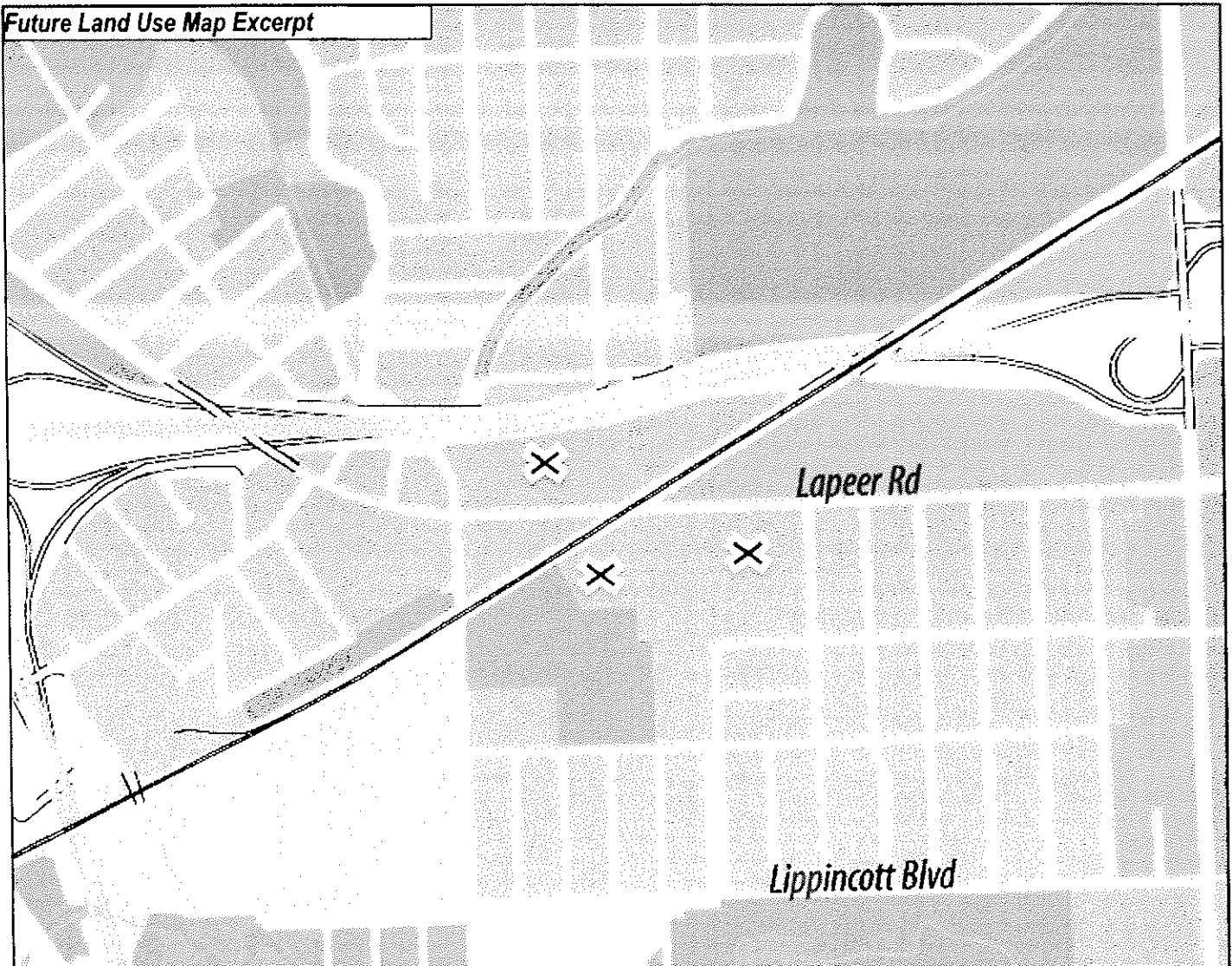
OFFICE: 810-766-7355 WEBSITE: www.cityofflint.com



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Future Land Use Map Excerpt



Place Type Legend

Green Neighborhood	Neighborhood Center	Production Center
Traditional Neighborhood	City Corridor	Green Innovation
Mixed Residential	Downtown District	Community Open Space & Recreation
Civic/Cultural Campus	Commerce & Employment Center	
University Avenue Core		



CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action – RZ 26-01 | The Food Bank of Eastern Michigan

The subject Zoning Map Amendment (Rezoning) petition is hereby approved by the City of Flint Plan Commission on this 14 day of April of 2026, and recommended to Flint City Council for approval by ordinance.

Robert Wesley
Plan Commission President

Brian Acheff
Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Planning Commission Action – RZ 26-01 | The Food Bank of Eastern Michigan

The subject Zoning Map Amendment (Rezoning) petition is hereby _____ by the City of
Flint Plan Commission on this ____ day of _____ of 2026, and recommended to Flint City Council
for approval by ordinance.

Robert Wesley
Plan Commission President

Brian Aceff
Zoning Coordinator



City of Flint
 Planning & Zoning Department
 1101 S Saginaw Street Room S105, Flint, MI 48502
 Phone: (810)766-7426
www.cityofflint.com/departments/planning-and-zoning/

Fee: <u>\$1230</u>
Date Rec'd: <u>3/16/26</u>
Application #: <u>22-26-01</u>
Meeting Date: <u>4/14/26</u>

Application for Rezoning, Conditional Rezoning or Text Amendment					
☒ Rezoning		☐ Conditional Rezoning		☐ Text Amendment	
Property Address & Parcel ID Numbers	Property or Street Address:				
	2017, 2211, 2300, 2312 Lapeer Rd and 4 parcels (no address)				
	Parcel I.D. Number(s):				
	41-17-326-xxx = 016, 017, 018, 019, 020 & 022; 41-17-330-xxx = 020, 024				
Project Description	Zoning District: <u>TN-2</u>				
	Rezoning of The Food Bank of Eastern Michigan to the new zoning designation of CE (commerce and employment) to be re-aligned with the prior historical zoning changed from D6 (general highway commercial service) and E (heavy commercial limited manufacturing). This allows renovation and expansion to be a permitted use for the non-profit business.				
	Does the project involve Specially Designated Merchant License, Specially Designated Distributor License, or other liquor license?		☐ Yes		☒ No
	Are there any easements on the property?		☐ Yes		☒ No
Applicant (Must have a legal interest in the property) PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER	Name:		Kara Ross		
	Firm:		Food Bank of Eastern Michigan		
	Address:		2300 Lapeer Road		
	City:		Flint		
	State:		MI	Zip Code:	48503
	Phone:		8102394441	Email:	kross@fbem.us
	☒ Own the property				
	☐ Lease the property, if so what is term of lease?		Years:	W/ options? ☐ Yes ☐ No	
	☐ Have offer to purchase property (attach purchase agreement)				
	☐ Other property interest: (e.g., architect, attorney, contractor, etc.)				
Applicant Signature:		<i>Kara Ross</i>			

City of Flint 1101 S. Saginaw Street, Room S105, Flint MI 48502
 (810) 766-7426

Primary Contact ☒ Same as applicant	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Relationship to Applicant (e.g., architect, attorney, contractor, etc.)			
Property Owner ☒ Same as applicant	Name:			
	Firm:			
	Address:			
	City:			
	State:		Zip Code:	
	Phone:		Email:	
	Relationship to Applicant (e.g., architect, attorney, contractor, etc.)			

Please note:

The non-refundable fee made payable to the City of Flint must accompany your application.

Prior to submitting an application, the applicant may meet with the Planning Commission to receive feedback from the Commission and the public. An applicant may submit a voluntary offer in writing that only certain uses and development of land will be undertaken as a condition to a rezoning of the land or an amendment to the zoning map.

For fees, please reference the City of Flint Master Fee Schedule.

Application to the Planning Commission for a Rezoning

Please reply to the following questions and how the request meets the requirements of Article 17:

1. Please describe how the rezoning is consistent with the Master Plan.

"Commerce and Employment Centers are areas where the development pattern is focused around a community anchor such as a large employer, regional commercial center, or a cluster of smaller employment-related uses. Commerce and Employment Centers can attract a significant number of workers and visitors from outside of the community." - quote from master plan excerpt CE. The Food Bank of Eastern Michigan meets this criteria. See attached 11"x17" exhibit.

2. Please describe any unique circumstances where there has been a substantial change in conditions or policies that necessitate the rezoning.

Correcting an oversight of parcels not updated to the CE corridor. Historical zoning prior to the TN-2 designation was D6 (general highway commercial service) and E (heavy commercial limited manufacturing). The parcels being requested have been both in existence and in continuous use and would be permitted by the CE zoning correction.

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

The map should have continued the CE zoning westerly past the railroad tracks up to to Howard Ave on both the north and south sides of the road as prior uses and zoning were in existence and use for allowed CE uses.

4. Please describe any voluntary conditions related to the requested rezoning.
The north side of Lapeer Road parcels will be combined into one parcel.
-

Application for a Zoning Ordinance Text Amendment

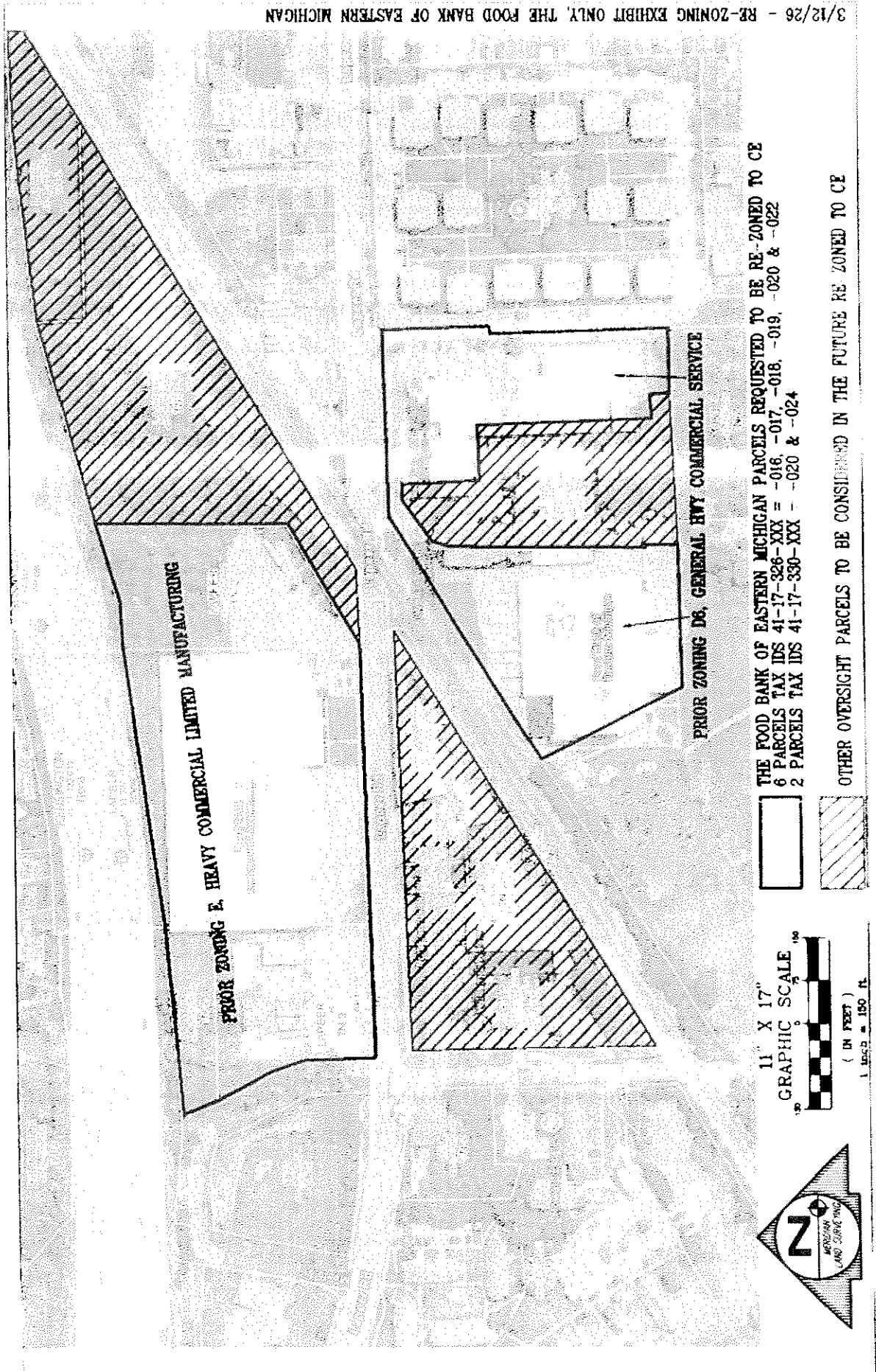
Please provide the following information:

Zoning Ordinance Section(s) to be amended: not applicable

Please describe the proposed change to the text (attach additional pages if necessary).
not applicable

Please provide a brief summary of the reason you are requesting the amendment (attach additional pages if necessary).
not applicable

Exhibit A





Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
April 14th, 2026

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 Meniffee - 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:

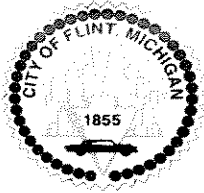
Commissioner Dantzler: Present
Vice Chair Blower: Present
Commissioner Jewell: Present
Commissioner Green: Present

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

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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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

MINUTES OF PREVIOUS MEETINGS:

The draft minutes of March 24th, 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 Dantzer: 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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

PUBLIC FORUM:

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

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.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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.

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 Wesley 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 Services 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.



Sheldon Neeley
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CITY OF FLINT

FLINT PLANNING COMMISSION

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.



Sheldon Neeley
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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.



Sheldon Neeley
Mayor

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FLINT PLANNING COMMISSION

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

SITE PLAN REVIEW:

No Site Plan Review applications were scheduled to be heard.

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 13th, 2026, meeting.

Brian stated that the April 21st, 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 10th, 2026, to create a plan for accomplishing the actual update to The Plan.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

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:

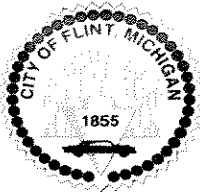
- Zoning Staff
- Commissioner Munroe-Younis
- Chairman Wesley

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 14th, 2026, Planning Commission meeting. Brian stated that he had not reached out to them.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

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 7th 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 7th 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



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

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 28th, 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.

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.

260246

ORDINANCE NO. _____

An Ordinance to amend the Zoning Map of the City of Flint within Chapter 50 of the City of Flint Code of Ordinances, being the Zoning Ordinance.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. The Zoning Map of the City of Flint is hereby amended to rezone the following described area from TN-1 (Traditional Neighborhood – Low Density) to TN-2 (Traditional Neighborhood – Medium Density), per §50-15(C).

The land referred to is located in the State of Michigan, County of Genesee, and described as follows:

UNPLATTED PART OF SECTIONS 8 & 9 OF INDIAN RESERVATION OF ELEVEN SECTIONS AT THE GRAND TRAVERSE ON FLINT RIVER DESC AS: COM AT THE SW COR OF SEC 24, T7N, R6E; TH N 89 DEG 32'40" E ALG S LINE OF SD SEC, 946.72 FT; TH N 00 DEG 27'20" W, 5249.20 TO NE COR OF PLT OF WOODCROFT NO. 1, TH S 21 DEG 28'40" E ALG ELY LINE OF SD PLAT 50.78 FT TO SLY ROW LINE OF MILLER RD; TH N 58 DEG 29'55" E ALG SD ROW 304.66 FT TO ELY ROW OF HAMMERBERG RD AND POB; TH ALG SD SLY ROW THE FOLL FIVE (5) COURSES: 1) N 58 DEG 29'55" E, 807.98 FT, 2) 459.41 FT ALG A CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N 39 DEG 20'55" E, 450.91 FT AND A RADIUS OF 687.27 FT, 3) N 20 DEG 11'55" E, 244.83 FT, 4) 318.36 FT ALG A C CURVE TO THE RT HAVING A CHORD BEARING AND DISTANCE OF N 35 DEG 43'40" E, 314.48 FT AND RADIUS OF 587.27 FT AND 5) N 51 DEG 15'25" E, 144.67 FT TO A PT ON S LINE OF COURT ST; TH ALG SD S LINE, S 89 DEG 53'35" E, 56.18 FT; TH S 31 DEG 28'28" E, 787.30 FT; TH S 58 DEG 41'36" W, 91.16 FT; TH S 28 DEG 30'13" E, 231.41 FT; TH S 82 DEG 23'50" W, 62.91 FT; TH S 46 DEG 13'40" W, 161.79 FT; TH S 21 DEG 12'15" W, 46.87 FT; TH S 53 DEG 20'00" W, 116.37 FT; TH S 45 DEG 27'15" W, 91.14 FT; TH S 38 DEG 38'05" W, 128.98 FT; TH S 22 DEG 19'20", 71.36 FT; TH S 12 DEG 15'20" W, 38.60 FT; TH S 09 DEG 38'00" W, 64.53 FT; TH S 00 DEG 57'35" W, 65.50 FT; TH S 22 DEG 32'00" E, 144.46 FT TH S 12 DEG 38'30" E, 54.56 FT; TH S 02 DEG 55'00" E, 21.62 FT; TH S 83 DEG 13'45" W, 16.81 FT; TH S 50 DEG 35'15" W, 217.02 FT; TH S 58 DEG 19'10" W, 980.29 FT TO ELY LINE OF HAMMERBERG RD; TH N 21 DEG 35'20" W ALG SD ELY LINE 1150.36 FT TO POB.

More commonly known as 1505 W. Court St., Flint, Michigan 48503. PID # 40-24-201-010

Sec. 2. This ordinance shall become effective seven (7) days after publication in a newspaper of general circulation in the City of Flint by Zoning Division staff, to be noticed no later than fifteen (15) days after adoption by City Council.

Adopted this _____ day of _____, 2026.

FOR THE CITY:

For the City Council

Sheldon A. Neeley, Mayor

APPROVED AS TO FORM:

JoAnne Gurley, City Attorney

11/11/11

CITY OF FLINT
DEPT. OF BUSINESS AND COMMUNITY SERVICES
Planning & Zoning Division

Memorandum

To: Clyde Edwards, City Administrator
Flint City Council
From: Montel Menifee, Deputy Director of Business Services
Subject: Rezoning of the Powers Catholic High School Campus

Powers Catholic High School petitioned to rezone their campus located at 1505 W. Court St. from TN-1 Traditional Neighborhood – Low Density to TN-2 Traditional Neighborhood – Medium Density, following a recommendation by the Zoning Board of Appeals to the Planning Commission to consider the request. On December 9th, 2025, the Planning Commission recommended approval of the proposed rezoning and further certified their findings in the Final Report on January 27th, 2026.

The rezoning request was made because the current TN-1 zoning does not permit the "High School" use. This prevents Powers Catholic High School from expanding their campus without also needing to seek variances or other special approvals. It is noted in the Staff Report provided to the Planning Commission that the two neighboring secular schools, Eisenhower Elementary and the Michigan School for the Deaf, are both zoned TN-2, which permits their respective uses. Staff added that while there does not appear to be a present "substantial burden" under the federal Religious Land Use and Institutionalized Persons Act, failure to address this incompatibility could potentially contribute to a substantial burden in the future.

Staff also noted that the State of Michigan authorized the sale of the property in 2010 Senate Bill 1558, P.A. 374, which stipulated that the property *"...shall continue to be used exclusively for education or education-related purposes."* Non-educational use of the property would allow the state to *"...reenter and repossess the property, terminating the grantee's or successor's estate in the property."*

If approved, this rezoning would allow Power's Catholic High School operate as a Permitted use, and to expand their facilities under the standard zoning review processes.



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Final Report

January 14th, 2026

To: City of Flint Planning Commission

From: Max Lester, Zoning Coordinator

RE: RZ 25-02 Final Report

RZ 25-02, a petition to rezone the parcel of land located at 1505 W. Court St. from the TN-1 Traditional Neighborhood, Low Density district to the TN-2 Traditional Neighborhood – Medium Density district was heard and evaluated before the Planning Commission (Commission) at its December 9, 2025 meeting. At the aforementioned Planning Commission meeting, the Commission found that the petition satisfied the applicable review criteria to approve the petition and to make a final recommendation to City Council to approve RZ 25-02 by ordinance and therefore, the Commission shall certify its findings and the Commission Chair affix their signature to this final report as required per **§50-191(G)** of the City of Flint zoning ordinance.

Summary of Public Comments

During the public hearing for RZ 25-02 on December 9th, 2025, the Planning Commission opened the floor for public comment; no one spoke during this time.

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§50-191(G) of the City of Flint zoning ordinance states that "After completion of the hearing before the Planning Commission, the Planning Commission shall prepare its final report and recommendation and submit the same to the City Council at its first regular meeting in the fourth week following the meeting of the Planning Commission at which such report is made final. If there is no regular meeting of the City Council in the fourth week, then the final report shall be received at the next regularly scheduled meeting. The receipt of the final report shall be noticed in the minutes of the City Council."



CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action RZ 25-02 | Rezoning Petition

The City of Flint Planning Commission (Commission) at its meeting on December 9, 2025, moved to positively recommend to the City of Flint, City Council (City Council) to approve by ordinance the petition RZ 25-02, a petition to rezone the parcel of land located at 1505 W. Court St. from the TN-1 Traditional Neighborhood, Low Density district to the TN-2 Traditional Neighborhood – Medium Density district. Based on the above findings the Commission hereby certifies its findings as the final report to City Council on this 27th day of January 2026, satisfying **§50-191(G)** of the City of Flint zoning ordinance.

Attachments

1. RZ 25-02 Staff Report from the 12.9.25 Planning Commission Meeting
2. 12.9.25 Planning Commission Meeting Minutes
3. "The Zoning Map of the City of Flint, Michigan" draft prepared by the City of Flint GIS Division.



Robert Wesley
Plan Commission Chairman



Max Lester
Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Staff Report

Board / Commission:	City of Flint Planning Commission
Meeting Date:	Tuesday, December 9 th , 2025
Meeting Location:	1101 S Saginaw St, Flint, MI 48502
File Number:	RZ 25-02
Petition Type(s):	Zoning Map Amendment (Rezoning)
Applicant:	Kathryn Gross, Powers Catholic High School
Location:	1505 W. Court St., Flint MI 48503
Parcel ID (PID)	40-24-201-010
Ward:	8
Land Area:	48.21 acres (2,100,027 square feet)
Previous Zoning:	C-1, Multi-Family Walk-Up Apartment District
Existing Zoning:	TN-1, Traditional Neighborhood – Low Density
Proposed Zoning:	TN-2, Traditional Neighborhood – Medium Density

Request:

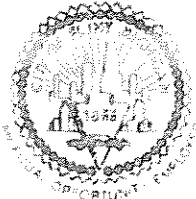
The applicant Powers Catholic High School is petitioning the City of Flint Planning Commission (Commission) for approval and recommendation to City Council to rezone the parcel of land located at 1505 W. Court St., (PID # 40-24-201-010) from the TN-1, Traditional Neighborhood – Low Density district to the TN-2, Traditional Neighborhood – Medium Density district.

Petition Background:

The intent of the subject rezoning petition, RZ 25-02, is to align the zoning of the subject parcel with that of surrounding parcels, including the two adjacent secular schools. The TN-1 zone district does not permit Elementary, Middle, or High Schools and the requested TN-2 zoning allows these through Special Land Use review. The requested rezoning would permit Powers Catholic High School to expand their facilities in the future without the need to seek a variance. This request follows an approved Use Variance and recommendation from the Zoning Board of Appeals (ZBA) to the Commission to review the zoning of this property.

Property Background:

The subject property is an unplatted part of Sections 8 & 9 of Indian Reservation of Eleven Sections at the Grand Traverse on Flint River. The property is the former location of the Michigan School for the Deaf (MSD) which now operates on the adjacent parcel to the east. The State of Michigan authorized the sale of the property to allow Faye Hall to be restored, and a new building erected for use by Powers Catholic High School; in addition, a new facility was constructed for the MSD as a part of this arrangement. The sale of the property was authorized by 2010 Senate Bill 1558, P.A. 374, which stipulated that the property "...shall continue to be used exclusively for education or education-related purposes." Non-educational use of the property would allow the state to "...reenter and repossess the property, terminating the grantee's or successor's estate in the property." (See Exhibit B)



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Additional Consideration:

Staff noted in ZBA case 25-09 that the Religious Land Use and Institutionalized Persons Act (RLUIPA) could be relevant in these circumstances. The RLUIPA is a federal act that prohibits zoning laws that:

- substantially burden the religious exercise of churches or other religious assemblies or institutions absent the least restrictive means of furthering a compelling governmental interest.
- treat churches or other religious assemblies or institutions on less than equal terms with non religious assemblies or institutions;
- discriminate against any assemblies or institutions on the basis of religion or religious denomination;
- totally exclude religious assemblies from a jurisdiction; or
- unreasonably limit religious assemblies, institutions, or structures within a jurisdiction.

MSD and Eisenhower Elementary School are secular schools which are both zoned TN-2 and are adjacent to Powers Catholic High School; additionally, places of worship are permitted as special land uses and community centers are permitted by right in the TN-1 zone district. These factors could contribute to a "substantial burden" under the RLUIPA. This is not to say that a substantial burden presently exists, only that having learned of the conditions present at this site, inaction could contribute to showing a substantial burden. The decision to designate 1505 W. Court St. as TN-1 was likely a mistake as the Future Land Use Map only designates the general area as TN, not specifically TN-1 or TN-2, and Powers was operating prior to the adoption of the Imagine Flint Comprehensive Plan. The Zoning Ordinance and Zoning Map were not adopted until 2022, approximately eight years after the adoption of the Comprehensive Plan.

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Planning Process - Article 17 Procedural Overview:

1. The applicant submits an application, initiating the Zoning Map Amendment process (**Article 17, §50-191(B)**).
2. **Zoning Coordinator (Article 17, §50-191(E)):**
 - a. Reviews the proposed amendment and/or;
 - b. Prepares a report that provides an overview of the proposed map amendment.
 - c. Makes a recommendation regarding the proposed map amendment.
3. **Notice and Hearing (Article 17, §50-191(F)):**
 - a. The Planning Commission shall hear the proposed map amendment for investigation and study.
 - b. The Planning Commission shall prepare a report and recommendation regarding their findings.
 - c. Once ready to do so the Planning Commission shall notice for and hold a public hearing on the proposed map amendment.
4. **Planning Commission Action (Article 17, §50-191(G)):**
 - a. After completion of the public hearing regarding the proposed text amendment the Planning Commission shall prepare its final report and recommendation.
 - b. The Planning Commission shall submit its final report and recommendation to City Council at City Council's first regular meeting four weeks following the completion of the public hearing before the Planning Commission regarding the proposed map amendment.
5. **City Council Action (Article 17, §50-191(H)):**
 - a. City Council shall hear the proposed map amendment and approve, deny or table the petition based on the report and recommendation from the Planning Commission.
 - b. City Council shall hand down a determination within six (6) months of receiving a recommendation from the Planning Commission.
6. **Approval Criteria (Article 17, §50-191(I)):**
 - a. The proposed map amendment shall be consistent with the intent and purpose of the Imagine Flint Comprehensive Plan.
7. **Adoption and Effective Date (P.A. 110 of 2006, MCL 125.3401(6)&(7)):**
 - a. Follow adoption of the proposed map amendment by City Council a notice of ordinance adoption shall be published in a newspaper of general circulation in the local unit of government within 15 days after adoption.
 - b. 7 days after the after the required publication, as mentioned above, the adopted map amendment and updated zoning ordinance shall take effect.



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Zoning Map Amendment Standards for Review:

When taking action on a Zoning Map Amendment (rezoning) petition, the Commission shall base its decision by paying regard to the provision outlined **Article 17, §50-191(I) – Approval Criteria**, which states that *"No proposed amendment, supplement, change, modification or repeal shall be approved that is inconsistent with the Master Plan, except in unique circumstances where there has been a substantial change in conditions or policies, or a case-specific mistake is found within the Master Plan."*; further the Commission shall pay regard to an applicant's responses the questions outlined in the application for rezoning; see the following responses regarding the questions outlined in the rezoning application:

Applicant responses are in **BLUE**.
Staff findings are in **BLACK**.

1. Please describe how the rezoning is consistent with the Master Plan.

"Existing high school operating since before the 2022 rezoning by the city which placed the school within TN-1. Master plan support is noted in staff plan."

The City of Flint – Imagine Flint Plan, Placed Based Land-Use Map (p.42) shows that the recommended zoning/land-use of the subject property is Traditional Neighborhood, and does not specify the density. Rezoning the property from TN-1 to TN-2 is consistent with the Future Land Use Map and would allow Powers Catholic High School to expand their facilities in the future through special land use review.

The Traditional Neighborhood Place Type description states on p.48 *"...Flint's Traditional Neighborhoods are supported by various other uses including schools, community centers, religious institutions and parks."* More excerpts in support of the rezoning request can be found in Exhibit C.

2. Please describe any unique circumstances where there has been a substantial changing conditions or policies that necessitate the rezoning.

"Terms of sale of land from the state indicate use must be for an educational institution."

Per the conditions of sale in 2010 Senate Bill 1558, P.A. 374, the property must be used for educational purposes. Failure to abide by the use restriction could permit the state to retake ownership of the property. Additionally, because the surrounding parcels, including two parcels with secular schools, are zoned TN-2, inaction could potentially lead to a complaint under the Religious Land Use and Institutionalized Persons Act.

3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

"This is the only educational institution labeled TN-1 out of 3 such institutions in the block."

The Future Land Use Map indicates the property could be zoned TN-2, and was adopted after the sale of the property and established use by Powers. Given the property must be used for educational purposes, the TN-1 zoning is a clear mistake as it prevents further expansion by Powers.

4. Please describe any voluntary conditions related to the requested rezoning.

N/A – None Proposed

There are no proposed conditions related to RZ 25-02 as prescribed in Article 17, §50-191(B)(2) of the Zoning Ordinance.



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Recommendation

After reviewing the request to rezone 1505 W. Court St. from TN-1, Traditional Neighborhood – Low Density to TN-2, Traditional Neighborhood – Medium Density, the petition **IS** consistent with the Imagine Flint Plan's Place Based Land Use Plan; the petition will align the zoning of 1505 W. Court St. with the zoning of adjacent parcels; the petition will ensure the property can continue to be used in a manner consistent with 2010 Senate Bill 1558, P.A. 374; and the petition will ensure compliance with the Religious Land Use and Institutionalized Persons Act.

Michigan Complied Law - Conditional Rezoning

Per the Michigan Zoning Enabling Act, PA 110 of 2006 - MCL 125.3405:

The Planning Commission may **NOT** impose any conditions on a landowner as a requirement for rezoning.

(1) *An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.*

(5) *A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.*

Exhibits Attached to this Report:

- Exhibit A – RZ 25-02 Application
- Exhibit B – RZ 25-02 Request Map
- Exhibit C – 2010 Senate Bill 1558, P.A. 374
- Exhibit D – Imagine Flint Comprehensive Plan Excerpts

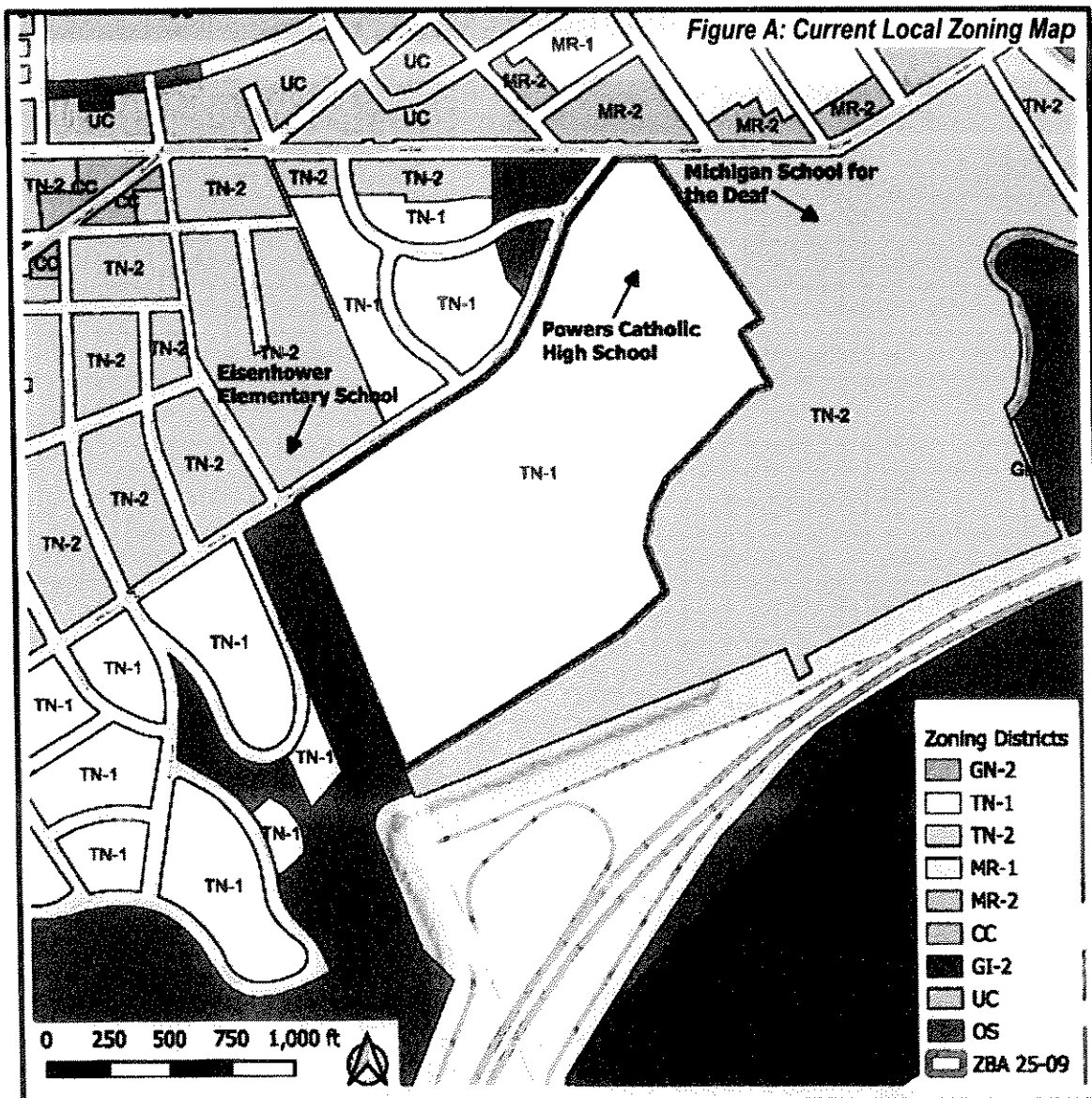


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 Planning & Zoning Division

Sheldon Neeley,
 Mayor

Land Use/ Compatibility: The subject property is currently zoned TN-1, Traditional Neighborhood – Low Density, and is surrounded by the following:

Direction	Existing Zoning	Comprehensive Plan Land Use
North	TN-1, Traditional Neighborhood – Low Density TN-2, Traditional Neighborhood – Medium Density	TN, Traditional Neighborhood
South	TN-2, Traditional Neighborhood – Medium Density	TN, Traditional Neighborhood
East	TN-2, Traditional Neighborhood – Medium Density	TN, Traditional Neighborhood
West	OS, Open Space TN-1, Traditional Neighborhood – Low Density	OS, Open Space TN, Traditional Neighborhood

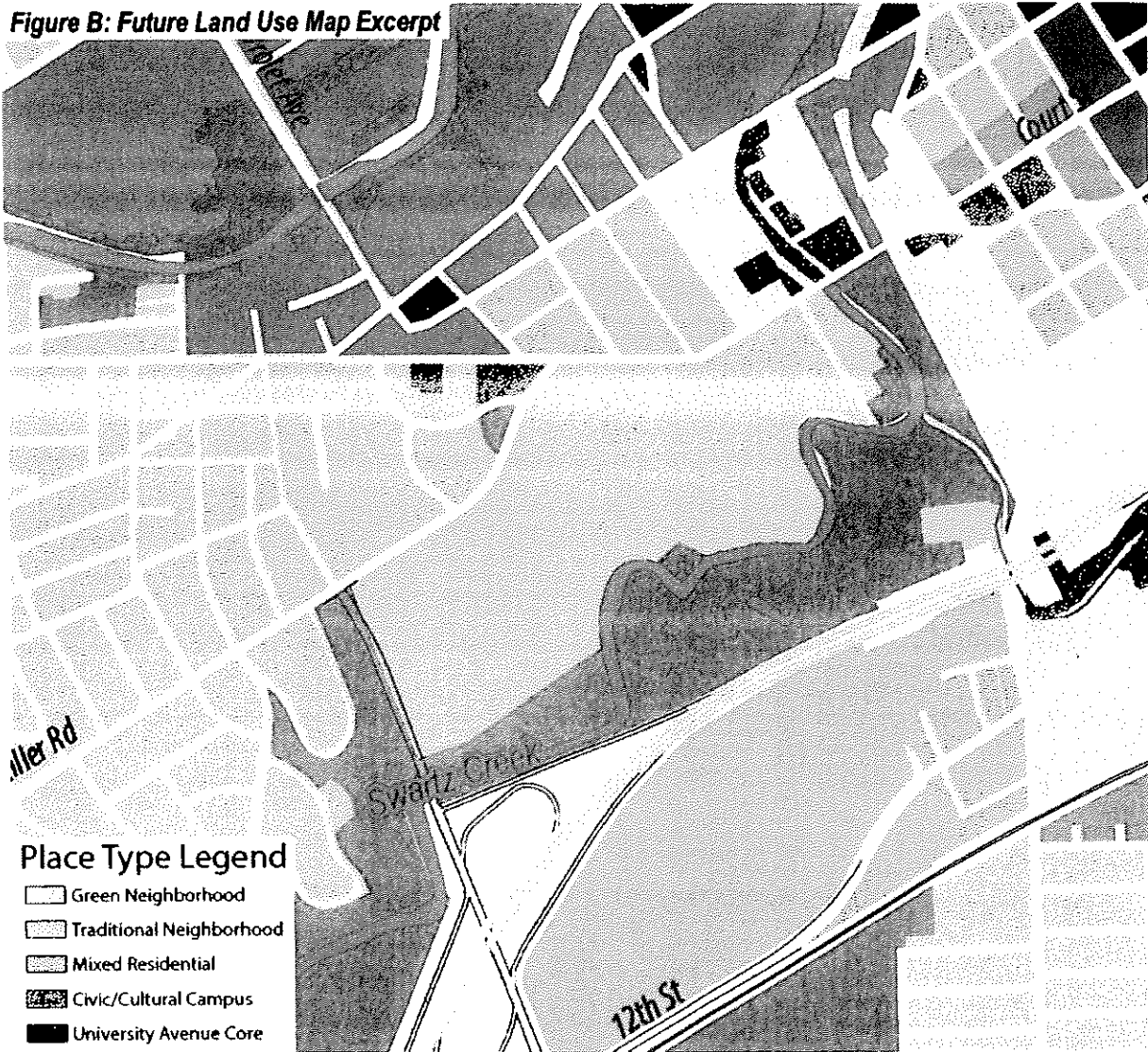


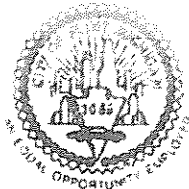


Sheldon Neeley,
Mayor

CITY OF FLINT
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Figure B: Future Land Use Map Excerpt



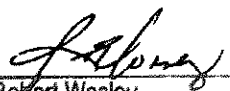


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DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

Sheldon Neeley,
Mayor

Planning Commission Action – RZ 25-02 | 1505 W. Court St. – Powers Catholic High School

The subject Zoning Map Amendment (Rezoning) petition is hereby approved by the City of Flint Plan Commission on this 9 day of December of 2025, and recommended to Flint City Council for approval by ordinance.


Robert Wesley
Plan Commission President


~~Brian Acheff~~ Max Carter
Zoning Coordinator



Sheldon Neeley,
Mayor

CITY OF FLINT
DEPARTMENT OF PLANNING AND DEVELOPMENT
Planning & Zoning Division

RZ 25-02 Sample Motion

Approval:

I motion to approve the rezoning application RZ 25-02, which regards the rezoning of 1505 W. Court St., Flint MI 48503 (PID # 40-24-201-010) from TN-1, Traditional Neighborhood – Low Density to TN-2, Traditional Neighborhood – Medium Density because...

*Some items to consider as reasoning in a motion for approval, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to deny a rezoning petition are as follows:*

- b. Compatibility with the Imagine Flint Plan*
- c. Compatibility with the character of the neighborhood*
- d. Compatibility of nearby land uses*
- e. Exceptional conditions*
- f. Etc.*

Denial:

I motion to deny the rezoning application RZ 25-02, which regards the rezoning of 1505 W. Court St., Flint MI 48503 (PID # 40-24-201-010) from TN-1, Traditional Neighborhood – Low Density to TN-2, Traditional Neighborhood – Medium Density because...

*Some items to consider as reasoning in a motion for denial, such reasons must be supported by materials and discussion that are a part of the public hearing. **These are not representative of staff opinions**, merely examples for constructing a motion, though detailed motions with specific examples are best practice; rational to consider when motioning to approve a rezoning petition are as follows:*

- g. Compatibility with the Imagine Flint Plan*
- h. Compatibility with the character of the neighborhood*
- i. Compatibility of nearby land uses*
- j. Etc.*

Postponement:

I motion to postpone hearing of the rezoning application RZ 25-02, which regards the rezoning of 1505 W. Court St., Flint MI 48503 (PID # 40-24-201-010) from TN-1, Traditional Neighborhood – Low Density to TN-2, Traditional Neighborhood – Medium Density until the next regularly scheduled Planning Commission meeting to allow the applicant the opportunity to provide the following information...



Fee: N/A
Date Rec'd: 11.11.25
Application #: RZ 25-02
Meeting Date: 12.9.25

City of Flint
Planning & Zoning Department
 1101 S Saginaw Street Room S105, Flint, MI 48502
 Phone: (810)766-7426
www.cityofflint.com/departments/planning-and-zoning/

Application for Rezoning, Conditional Rezoning or Text Amendment			
☒ Rezoning		☐ Conditional Rezoning	
		☐ Text Amendment	
Property Address & Parcel ID Numbers	Property or Street Address:		
	1505 W. Court St. Flint, MI 48503		
	Parcel I.D. Number(s):		
	45-24-101-010		
Project Description	Zoning District: T-2		
	Request change from T-2 to T-2		
	Does the project involve Specially Designated Merchant License, Specially Designated Distributor License, or other liquor license?		
	☐ Yes ☒ No		
Applicant (Must have a legal interest in the property) PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER	Are there any easements on the property?		
	☐ Yes ☒ No		
	Name:		
	Kathryn Gross		
	Firm:		
	Powers Catholic High School		
	Address:		
	1505 W. Court St.		
	City:		
	Flint		
	State:		Zip Code:
	MI		48503
	Phone:		Email:
	810-591-1111		Kgross@powerschicago.org
☒ Own the property			
☐ Lease the property, if so what is term of lease?		Years:	W/ options? ☐ Yes ☐ No
☐ Have offer to purchase property (attach purchase agreement)			
☐ Other property interest: (e.g., architect, attorney, contractor, etc.)			
Applicant Signature:		Kathryn Gross	

Application to the Planning Commission for a Rezoning

Please reply to the following questions and how the request meets the requirements of Article 17:

1. Please describe how the rezoning is consistent with the Master Plan.

Existing App school operating since 2012
 existing building which places the school within
 the master plan support is used in state plan.

2. Please describe any unique circumstances where there has been a substantial change in conditions or policies that necessitate the rezoning.

Terms of sale of land from state school use
 must be for an educational institution.

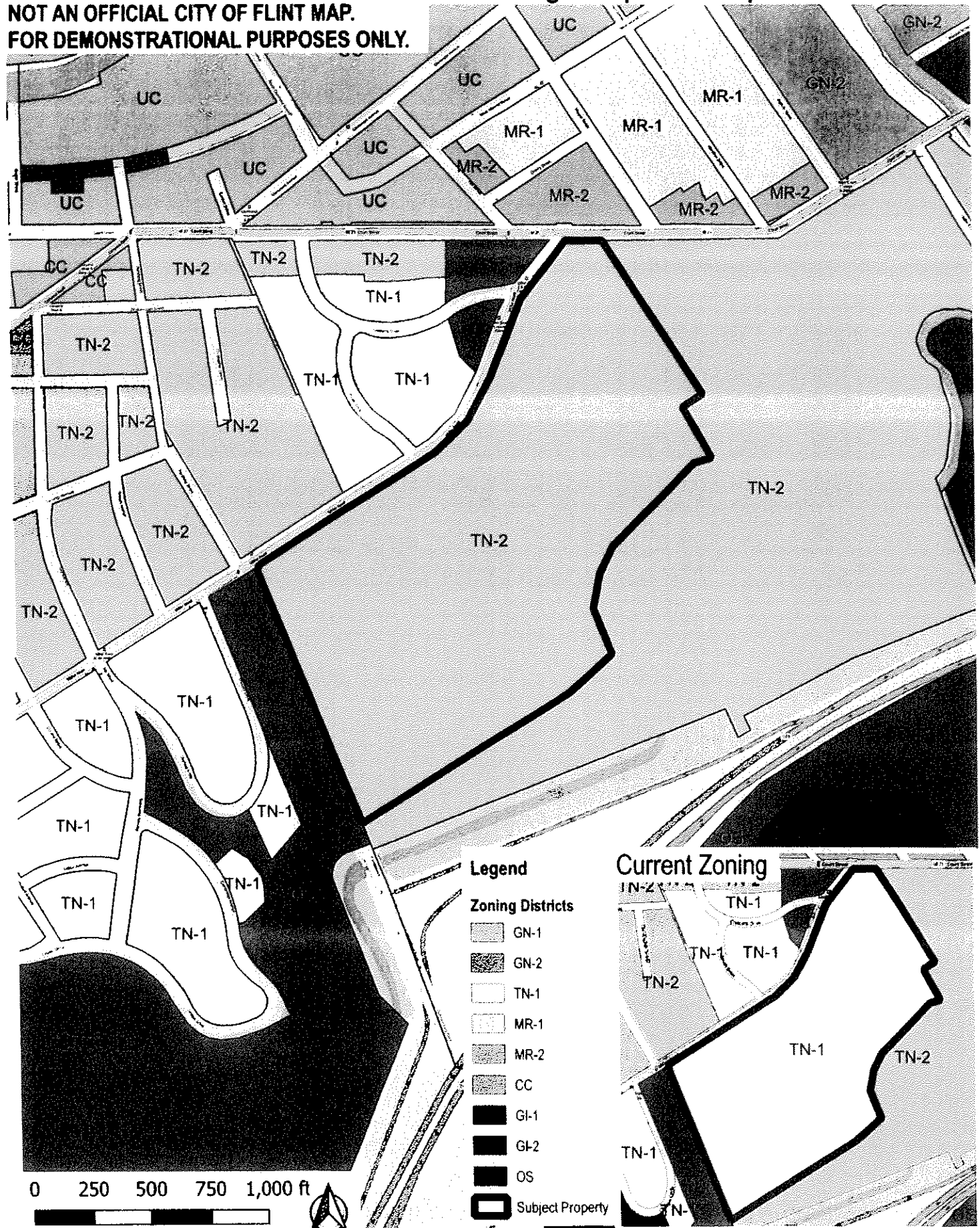
3. Please describe any case-specific mistakes found within the Master Plan that require the rezoning.

This is not only educational institution needed
 there are 3 educational institutions in the area.

4. Please describe any voluntary conditions related to the requested rezoning.

RZ 25-02: 1505 W. Court St. Rezoning Request Map Attachment B

NOT AN OFFICIAL CITY OF FLINT MAP.
FOR DEMONSTRATIONAL PURPOSES ONLY.



Act No. 374
Public Acts of 2010
Approved by the Governor
December 22, 2010
Filed with the Secretary of State
December 22, 2010
EFFECTIVE DATE: December 22, 2010

**STATE OF MICHIGAN
95TH LEGISLATURE
REGULAR SESSION OF 2010**

Introduced by Senators George and Gleason

ENROLLED SENATE BILL No. 1558

AN ACT to authorize the state administrative board to convey certain state-owned property in Genesee county; to prescribe conditions for the conveyance; to provide for certain powers and duties of certain state departments in regard to the property; and to provide for disposition of revenue derived from the conveyance.

The People of the State of Michigan enact:

Sec. 1. (1) The state administrative board, on behalf of the state, may convey by quitclaim deed all or portions of certain state-owned property now under the jurisdiction of the department of education, commonly known as school for the deaf, and located in the city of Flint, county of Genesee, Michigan, and more particularly described as follows:

PARCEL 1

A parcel of land located in Sections 8 and 9 of Indian Reservation of 11 Sections at The Grand Traverse on Flint River, City of Flint, Genesee County, Michigan; the surveyed boundary being described as Commencing at the Southwest corner of Section 24, Town 7 North, Range 6 East, City of Flint, Genesee County, Michigan; thence North 89°32'40" East along the South line of said Section 24 a distance of 946.72 feet; thence North 00°27'20" West perpendicular to the South line of said Section 24 a distance of 5,249.20 feet to the Northeast corner of The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of Genesee County Records; thence South 21°28'40" East (recorded South 20°37'00" East) along the Easterly line of said Woodcroft No. 1 a distance of 50.78 feet to the Southerly right of way line of Miller Road; thence North 58°29'55" East along the Southerly right of way line of Miller Road (recorded as North 58°51'00" East) a distance of 304.66 feet to the Easterly right of way line of Hammerberg Road and the point of beginning of this description; thence South 21°35'20" East along the Easterly line of Hammerberg Road (recorded South 21°07'00" East) a distance of 1150.36 feet; thence North 58°19'10" East a distance of 980.29 feet; thence North 50°35'15" East a distance of 217.02 feet; thence North 83°13'45" East a distance of 16.81'; thence North 02°55'00" West a distance of 21.62 feet; thence North 12°38'30" West a distance of 54.56 feet; thence North 22°32'00" West a distance of 144.46 feet; thence North 00°57'35" East a distance of 65.50 feet; thence North 09°38'00" East a distance of 64.53 feet; thence North 12°15'20" East a distance of 38.60 feet; thence on a non-tangent curve to the right a distance of 71.75 feet, said curve having a central angle of 20°33'14", a radius of 200.00 feet, a chord of 71.36 feet bearing North 22°19'20" East; thence North 38°38'05" East a distance of 128.98 feet; thence North 45°27'15" East a distance of 91.14 feet; thence North 53°20'00" East a distance of 116.37 feet; thence North 21°12'15" East a distance of 46.87 feet; thence North 46°13'40" East a distance of 161.79 feet; thence North 82°23'50" East a distance of 95.46 feet; thence South 69°44'00" East distance of 82.39 feet; thence South 49°58'35" East a distance of 117.53 feet; thence North 73°41'15" East a distance of 104.52 feet; thence South 67°27'45" East a distance of 58.44 feet; thence on a non-tangent curve to the left a distance of 72.42 feet, said curve having a central angle of 23°42'32", a radius of 175.00 feet, a chord of 71.90 feet bearing South 80°57'30" East; thence North 87°47'40" East a distance of 28.22 feet; thence North 52°53'30" East a distance of 75.71 feet; thence on a non-tangent curve to the left a distance of 129.04 feet, said curve having a central

angle of 49°17'21", a radius of 150.00 feet, a chord of 125.10 feet bearing North 28°51'20" East; thence North 07°13'25" East a distance of 92.16 feet; thence North 01°22'00" East a distance of 22.55 feet; thence North 03°00'45" West a distance of 88.50 feet thence North 07°43'45" East a distance of 66.36 feet; thence North 25°24'15" West a distance of 44.43 feet; thence on a non-tangent curve to the right a distance of 69.55 feet, said curve having a central angle of 49°48'33", a radius of 80.00 feet, a chord of 67.38 feet bearing North 22°31'00" East; thence South 72°39'00" East a distance of 53.51 feet; thence North 43°01'10" East a distance of 42.54 feet; thence North 20°45'40" East a distance of 44.59 feet; thence North 09°05'35" East a distance of 35.35 feet; thence North 21°02'35" East a distance of 63.16 feet; thence North 29°01'30" East a distance of 18.38 feet; thence North 17°03'10" East a distance of 25.95 feet; thence North 22°18'55" East a distance of 67.21 feet; thence North 28°24'35" East a distance of 66.38 feet; thence North 45°31'25" East a distance of 62.69 feet to a point on the Westerly line of the Fenton and Bishop's Plat of Outlots as recorded in Liber 14, Page 38 of Plats, Genesee County Records; thence North 21°32'22" West along said Westerly line a distance of 394.56 feet to a point on the Southerly right of way line of Court Street; thence South 58°28'55" West along the Southerly right of way line of Court Street (recorded South 58°50'00" West) a distance of 116.00 feet; thence South 31°31'05" East perpendicular to the Southerly right of way line of Court Street a distance of 343.24 feet; thence South 21°37'55" West a distance of 186.15 feet; thence North 44°41'55" West a distance of 154.71 feet; thence South 60°59'50" West a distance of 28.99 feet; thence North 59°50'20" West a distance of 70.27 feet; thence North 31°51'45" West a distance of 291.12 feet to a point on the Southerly right of way line of Court Street; thence South 58°28'55" West along the Southerly line of Court Street a distance of 66.34 feet; thence North 89°53'35" West along the Southerly line of Court Street (recorded North 89°32'30" West) a distance of 827.56 feet; thence South 51°15'25" West along the Southerly right of way line of Miller Road (recorded South 51°36'30" West) a distance of 144.67 feet; thence on a curve to the left along the Southerly right of way line of Miller Road a distance of 318.36 feet, said curve having a central angle of 31°03'37", a radius of 587.27 feet a chord of 314.48 feet bearing South 35°43'40" West (recorded South 36°04'45" West); thence South 20°11'55" West along the Southerly right of way line of Miller Road a distance of 244.83 feet (recorded South 20°33'00" West 244.83 feet); thence on a curve to the right along the Southerly right of way line of Miller Road a distance of 459.42 feet, said curve having a central angle of 38°18'00", a radius of 687.27 feet, a chord of 450.91 feet bearing South 39°20'55" West (recorded South 39°42'00" West); thence South 58°29'55" West a distance of 807.72 feet (recorded South 58°51'00" West) to the point of beginning of this description.

Appurtenant to said parcel is an easement for purposes of ingress and egress more particularly described as: A parcel of land located in Section 8 of Indian Reservation of 11 Sections at The Grand Traverse on Flint River, City of Flint, Genesee County, Michigan; the surveyed boundary being described as Commencing at the Southwest corner of Section 24, Town 7 North, Range 6 East, City of Flint, Genesee County, Michigan; thence North 89°32'40" East along the South line of said Section 24 a distance of 946.72 feet; thence North 00°27'20" West perpendicular to the South line of said Section 24 a distance of 5,249.20 feet to the Northeast corner of The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of Genesee County Records; thence North 58°29'55" East a distance of 1103.54 feet along the centerline of Miller Road as established by the Michigan Department of Transportation (recorded as North 58°51'00" East, 1103.54 feet); thence continuing along said centerline on a curve to the left 426.00 feet, said curve having a central angle of 38°18'00", a radius of 637.27 feet, a chord of 418.11 feet bearing North 39°20'55" East (recorded as radius of 637.27 feet, chord 418.10 feet bearing North 39°42'00" East); thence North 20°11'55" East continuing along said centerline a distance of 244.83 feet (recorded as North 20°33'00" East 244.83 feet); thence continuing on said centerline on a curve to the right 345.46 feet, said curve having a central angle of 31°03'35", a radius of 637.27 feet, a chord of 341.25 feet bearing North 35°43'40" East (recorded as radius of 637.27 feet, chord 341.23 feet bearing North 36°04'45" East); thence North 51°15'25" East continuing along said centerline a distance of 162.30 feet (recorded as North 51°36'30" East 158.66 feet) to a point on the centerline of Court Street as established by the Michigan Department of Transportation; thence South 89°53'35" East along the centerline of said Court Street a distance of 831.03 feet (recorded as South 89°32'30" East 837.65 feet); thence North 58°28'55" East along the centerline of said Court Street a distance of 52.18 feet (recorded as North 58°50'00" East); thence South 31°51'45" East a distance of 291.12 feet (recorded South 31°10'00" East); thence South 59°50'20" East a distance of 70.27 feet (recorded as South 59°08'34" East 70.27 feet); thence North 60°59'50" East a distance of 28.99 feet (recorded as North 61°41'37" East 28.99 feet); thence South 44°41'55" East a distance of 12.98 feet (recorded as South 44°00'10" East 12.98 feet) to the place of beginning of this easement description; said easement being 25 feet in width being 12.5 feet each side of the following described centerline; thence South 60°59'50" West a distance of 39.60 feet (recorded as South 61°41'37" West 39.60 feet); thence North 59°50'20" West a distance of 170.43 feet (recorded as North 59°08'34" West 170.43 feet); thence on a curve to the left a distance of 53.88 feet, said curve having a central angle of 61°44'28", a radius of 50.00 feet, a chord of 51.31 feet bearing South 89°17'25" West (recorded as a curve with a radius of 50.00 feet with a chord of 51.31 feet bearing South 89°59'08" West); thence South 58°25'05" West a distance of 112.72 feet (recorded as South 59°06'51" West 112.72 feet) to the place of ending.

Said parcel also subject to an easement for ingress and egress more particularly described as a parcel of land located in Section 8 of Indian Reservation of 11 Sections at The Grand Traverse on Flint River, City of Flint, Genesee County, Michigan; the surveyed boundary being described as Commencing at the Southwest corner of Section 24, Town 7 North, Range 6 East, City of Flint, Genesee County, Michigan; thence North 89°32'40" East along the South line of said Section 24 a distance of 946.72 feet; thence North 00°27'20" West perpendicular to the South line of said Section 24 a distance of 5,249.20 feet to the Northeast corner of The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of

Genesee County Records; thence North 58°29'55" East a distance of 1103.54 feet along the centerline of Miller Road as established by the Michigan Department of Transportation (recorded as North 58°51'00" East, 1103.54 feet); thence continuing along said centerline on a curve to the left 426.00 feet, said curve having a central angle of 38°18'00", a radius of 637.27 feet, a chord of 418.11 feet bearing North 39°20'55" East (recorded as radius of 637.27 feet, chord 418.10 feet bearing North 39°42'00" East); thence North 20°11'55" East continuing along said centerline a distance of 244.83 feet (recorded as North 20°33'00" East 244.83 feet); thence continuing on said centerline on a curve to the right 345.46 feet, said curve having a central angle of 31°03'35", a radius of 637.27 feet, a chord of 341.25 feet bearing North 35°43'40" East (recorded as radius of 637.27 feet, chord 341.23 feet bearing North 36°04'45" East); thence North 51°15'25" East continuing along said centerline a distance of 162.30 feet (recorded as North 51°36'30" East 158.66 feet) to a point on the centerline of Court Street as established by the Michigan Department of Transportation; thence South 89°53'35" East along the centerline of said Court Street a distance of 730.58 feet (recorded as South 89°32'30" East 737.07 feet) to the point of beginning of this easement description, said easement being 25 feet in width being 12.5 feet each side of following described centerline; thence South 00°14'15" East a distance of 57.31 feet (recorded as South 00°27'30" West 60.00 feet); thence South 17°03'30" East a distance of 176.42 feet (recorded as South 16°21'46" East 176.42 feet); thence South 00°08'30" East a distance of 223.22 feet (recorded as South 00°33'18" West 223.22 feet) to the point of ending of this centerline description.

PARCEL 2

Property commonly referred to as Brown Hall described as follows: A parcel of land located in Section 8 of Indian Reservation of 11 Sections at near The Grand Traverse on Flint River, City of Flint, Genesee County, Michigan; the surveyed boundary being described as commencing at the Southwest corner of Section 24, Town 7 North, Range 6 East, City of Flint, Genesee County, Michigan; thence North 89°32'40" East along the South line of said Section 24 a distance of 946.72 feet; thence North 00°27'20" West perpendicular to the South line of said Section 24 a distance of 5,249.20 feet to the Northeast corner of The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of Genesee County Records; thence North 58°29'55" East a distance of 1,103.54 feet along the centerline of Miller Road as established by the Michigan Department of Transportation (recorded as North 58°51'00" East, 1,103.54 feet); thence continuing along said centerline on a curve to the left 426.00 feet, said curve having a central angle of 38°18'00", a radius of 637.27 feet, a chord of 418.11 feet bearing North 39°20'55" East (recorded as radius of 637.27 feet, chord 418.10 feet bearing North 39°42'00" East); thence North 20°11'55" East continuing along said centerline a distance of 244.83 feet (recorded as North 20°33'00" East 244.83 feet); thence continuing on said centerline on a curve to the right 345.46 feet, said curve having a central angle of 31°03'35", a radius of 637.27 feet, a chord of 341.25 feet bearing North 35°43'40" East (recorded as radius of 637.27 feet, chord 341.23 feet bearing North 36°04'45" East); thence North 51°15'25" East continuing along said centerline a distance of 162.30 feet (recorded as North 51°36'30" East 158.66 feet) to a point on the centerline of Court Street as established by the Michigan Department of Transportation; thence South 89°53'35" East along the centerline of said Court Street a distance of 831.03 feet (recorded as South 89°32'30" East 837.65 feet); thence North 58°28'55" East along the centerline of said Court Street a distance of 52.18 feet (recorded as North 58°50'00" East); thence South 31°51'45" East a distance of 50.00 feet to the Southerly right of way line of Court Street and the point of beginning of his description; thence North 58°28'55" East along the Southerly line of Court Street (recorded as North 58°50'00" East) a distance of 248.00 feet; thence South 31°31'05" East perpendicular to the Southerly right of way line of Court Street a distance of 343.24 feet; thence South 21°37'55" West a distance of 186.15 feet; thence North 44°41'55" West a distance of 154.71 feet (recorded as North 44°00'10" West 154.71 feet); thence South 60°59'50" West a distance of 28.99 feet (recorded as South 61°41'37" West 28.99 feet); thence North 59°50'20" West a distance of 70.27 feet (recorded as North 59°08'34" West 70.27 feet); thence North 31°51'45" West a distance of 241.12 feet (recorded as North 31°10'00" West) to the point of the beginning; said parcel containing 2.086 acres.

PARCEL 3

Property commonly referred to as Happy Hollow described as follows: A parcel of land located in part of Sections 8 & 9 of Indian Reservation of Eleven Sections at and Near the Grand Traverse on Flint River Described as: Commencing at the Southwest Corner of section 24, T7N, R6E; thence North 89°32'40" East along the south line of said section 24, 1684.47 feet; thence North 00°27'20" West perpendicular to the south line of said section 24, 4172.06 feet to a point on the northerly right-of-way line of limited access Highway I-69 at the intersection of the easterly right-of-way line of Hammerberg Road and point of beginning of this description; thence North 21°28'00" West along the easterly line of Hammerberg Road, 122.00 feet; thence North 58°19'10" East, 980.29 feet; thence North 50°35'15" East, 217.02 feet; thence North 83°13'45" East, 16.81 feet; thence North 02°55'00" West, 21.62 feet; thence North 12°38'30" West, 54.56 feet; thence North 22°32'00" West, 144.46 feet; thence North 00°57'35" East, 65.50 feet; thence North 09°38'00" East, 64.53 feet; thence North 12°15'20" East, 38.60 feet; thence on a non-tangent curve to the right 71.75 feet; said curve having a central angle of 20°33'14" section, a radius of 200.00 feet, a chord of 71.36 feet, bearing North 22°19'20" East; thence North 38°38'05" East, 128.98 feet; thence North 45°27'15" East, 91.14 feet; thence North 53°20'00" East, 116.37 feet; thence North 21°12'15" East, 46.87 feet; thence North 46°13'40" East, 161.79 feet; thence North 82°23'50" East, 95.46 feet; thence South 69°44'00" East, 82.39 feet; thence South 49°58'35" East, 117.53 feet; thence North 73°41'15" East, 104.52 feet; thence South 67°27'45" East, 58.44 feet; thence on a non-tangent curve to the left 72.42 feet, said curve having a central

angle of 23°42'32", a radius of 175.00 feet, a chord of 71.90 feet, bearing South 80°57'30" East; thence North 87°47'40" East, 28.22 feet; thence North 52°53'30" East, 75.71 feet; thence on a non-tangent curve to the left 129.04 feet, said curve having a central angle of 49°17'21", a radius of 150.00 feet, a chord of 125.10 feet bearing North 28°51'20" East; thence North 07°13'25" East, 92.16 feet; thence North 01°22'00" East, 22.55 feet; thence North 03°00'45" West, 88.50 feet; thence North 07°43'45" East, 66.36 feet; thence North 25°24'15" West, 44.43 feet; thence on a non-tangent curve to the right 69.55 feet, said curve having a central angle of 49°48'33", a radius of 80.00 feet, a chord of 67.38 feet, bearing North 22°31'00" East; thence South 72°39'00" East, 53.51 feet; thence North 43°01'10" East, 42.54 feet; thence North 20°45'40" East 44.59 feet; thence North 09°05'35" East, 35.35 feet; thence North 21°02'35" East, 63.16 feet; thence North 29°01'30" East, 18.38 feet; thence North 17°03'10" East, 25.95 feet; thence North 22°18'55" East, 67.21 feet; thence North 28°24'35" East, 66.38 feet; thence North 45°31'25" East, 62.69 feet to a point on the westerly line of FENTON & BISHOP'S PLAT OF OUTLOTS; thence South 21°32'20" East along said westerly line, 206.27 feet; thence South 15°46'40" West, 135.65 feet; thence South 49°04'20" East, 114.55 feet; thence South 23°03'00" East, 102.31 feet; thence South 12°03'20" East, 182.96 feet; thence South 14°25'30" West, 122.84 feet; thence South 57°01'55" West, 39.82 feet; thence South 23°10'20" West, 63.88 feet; thence South 21°12'45" East along the westerly line of Michigan DOT Draining right-of-way, 560.00 feet to the northerly right-of-way of Highway I-69; thence South 68°47'15" West along the northerly right-of-way of Highway I-69, 610.97 feet; thence South 61°41'12" West along the northerly right-of-way of Highway I-69, 534.91 feet; thence South 21°28'05" East along the northerly right-of-way of Highway I-69, 40.29 feet; thence South 61°41'12" West along the northerly right-of-way of Highway I-69, 50.36 feet; thence North 21°28'05" West along the northerly right-of-way of Highway I-69, 113.31 feet; thence South 68°31'55" West along the northerly right-of-way of Highway I-69, 1539.58 feet to the point of beginning of this description.

(2) The description of the property in subsection (1) is approximate and, for purposes of the conveyance, is subject to adjustments as the state administrative board or the attorney general considers necessary by survey or other legal description.

(3) The property described in subsection (1) shall only include surplus, salvage, and scrap property or equipment identified by the department of education and school for the deaf as being included.

(4) The fair market value of the property described in subsection (1) shall be determined by an appraisal prepared for the department of technology, management, and budget by an independent appraiser.

(5) Subject to subsection (6), the director of the department of technology, management, and budget shall take the necessary steps to prepare to convey the property described in subsection (1) using any of the following at any time:

(a) Competitive bidding designed to realize the best value to the state, as determined by the department of technology, management, and budget.

(b) A public auction designed to realize the best value to the state, as determined by the department of technology, management, and budget.

(c) Real estate brokerage services designed to realize the best value to the state, as determined by the department of technology, management, and budget.

(d) A value-for-value conveyance negotiated by the department of technology, management, and budget designed to realize the best value to the state. In determining whether value-for-value consideration for the property represents the best value, the department may consider the fair market value or the total value based on any positive economic impact to the state likely to be generated by the proposed use of the property, especially economic impact resulting in the creation of jobs or increased capital investment in the state.

(e) Offering the property for sale for fair market value to a local unit or units of government.

(f) Offering the property for sale for less than fair market value to a local unit or units of government, subject to subsection (9).

(g) Transferring or conveying the property to the land bank fast track authority established under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774, for an amount of consideration the director considers proper, fair, and valuable, including a transfer or conveyance for no monetary consideration.

(6) Before offering the property described in section 1 for public sale, the director of the department of technology, management, and budget shall first offer the property described in subsection (1), or any portion of that property, to Lurvey White Ventures 1, LLC for consideration of not less than \$1,300,000.00, for the construction and renovation of a new school for the deaf, subject to subsection (7). Lurvey White Ventures 1, LLC shall have the first right to purchase the property for a period of 180 days after the effective date of this act. Conveyance of any portion of the property to Lurvey White Ventures 1, LLC shall be subject to the conditions prescribed in subsection (7) and is contingent upon Lurvey White Ventures 1, LLC entering into lease number 11530 with the state for possession of a portion of the property of approximately 120,000 usable square feet of space, with an initial annual base rent not to exceed \$2,060,000.00 for the department of education for the purpose of providing school facilities for educating the deaf.

(7) Any conveyance of the property to Lurvey White Ventures 1, LLC authorized by subsection (6) shall provide for all of the following:

(a) The property shall continue to be used exclusively for education or education-related purposes.

(b) Lurvey White Ventures 1, LLC shall reimburse the state for requested costs necessary to prepare the property for conveyance.

(c) The property shall be developed according to proposed and approved specifications of the school for the deaf presented to the department of technology, management, and budget, within 1 year of the effective date of this legislation.

(d) Proof shall be provided to the department of technology, management, and budget of the financial ability to complete the project as proposed.

(e) Proposed project construction and occupancy must be completed within 3 years of the effective date of this act.

(f) In the event of an activity inconsistent with subdivision (a), (c), (d), or (e), the state may reenter and repossess the property, terminating the grantee's or successor's estate in the property.

(g) If the grantee or successor disputes the state's exercise of its right of reentry and fails to promptly deliver possession of the property to the state, the attorney general, on behalf of the state, may bring an action to quiet title to, and regain possession of, the property.

(h) If the state reenters and repossesses the property, the state shall not be liable to reimburse any party for any improvements made on the property.

(8) If the property is conveyed to Lurvey White Ventures 1, LLC according to subsection (6), and if Lurvey White Ventures 1, LLC intends to convey the property within 7 years after the conveyance from the state, Lurvey White Ventures 1, LLC shall provide notice to the department of technology, management, and budget of its intent to offer the property for sale. The department of technology, management, and budget shall retain a right to first purchase the property, or any portion of the property being offered, at the original sale price, or if a partition of the property is being offered, the prorated sale price, within 90 days of the notice. If the state waives its first refusal right, Lurvey White Ventures 1, LLC shall pay to the state 40% of the difference between the sale price of the conveyance from the state and the sale price of the subsequent sale or sales to a third party.

(9) Any conveyance for less than fair market value authorized by subsection (5)(f) shall provide for all of the following:

(a) The property shall be used exclusively for public purposes and if any fee, term, or condition for the use of the property is imposed on members of the public, or if any of those fees, terms, or conditions are waived for use of this property, all members of the public shall be subject to the same fees, terms, conditions, and waivers.

(b) In the event of an activity inconsistent with subdivision (a), the state may reenter and repossess the property, terminating the grantee's or successor's estate in the property.

(c) If the grantee or successor disputes the state's exercise of its right of reentry and fails to promptly deliver possession of the property to the state, the attorney general, on behalf of the state, may bring an action to quiet title to, and regain possession of, the property.

(d) If the state reenters and repossesses the property, the state shall not be liable to reimburse any party for any improvements made on the property.

(e) The grantee shall reimburse the state for requested costs necessary to prepare the property for conveyance.

(f) If the local unit of government grantee intends to convey the property, or any portion of the property, within 7 years after the conveyance from the state, the grantee shall provide notice to the department of technology, management, and budget of its intent to offer the property for sale. The department of technology, management, and budget shall retain a right to first purchase the property at the original sale price, or if a partition of the property is being offered, the prorated sale price, within 90 days after the notice. In the event that the state waives its first refusal right, the local unit of government shall pay to the state 40% of the difference between the sale price of the conveyance from the state and the sale price of the local unit's subsequent sale or sales to a third party.

(10) The department of attorney general shall approve as to legal form the quitclaim deed authorized by this section.

(11) The state shall not reserve oil, gas, or mineral rights to the property conveyed under this section. However, the conveyance authorized under this section shall provide that, if the purchaser or any grantee develops any oil, gas, or minerals found on, within, or under the conveyed property, the purchaser or any grantee shall pay the state 50% of the gross revenue generated from the development of the oil, gas, or minerals. This payment shall be deposited in the general fund.

(12) The state reserves all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics lying on, within, or under the property with power to the state and all others acting under its authority to enter the property for any purpose related to exploring, excavating, and taking away the aboriginal antiquities.

(13) The net revenue received from the sale of property under this section shall be used first to retire outstanding debt financed by the state building authority for the residential facility on the property. Any funds remaining will then be used to reimburse any money that has been financed by the state building authority for special maintenance projects

on the property. Any funds remaining shall be deposited in the state treasury and credited to the general fund. As used in this section, "net revenue" means the proceeds from the sale of the property less reimbursement for any costs to the state associated with the sale of property, including, but not limited to, administrative costs, including employee wages, salaries, and benefits; costs of reports and studies and other materials necessary to the preparation of sale; environmental remediation; legal fees; and any litigation related to the conveyance of the property.

(14) Contingent upon the conveyance of the property as authorized in subsection (6) and with the approval of the state administrative board, the department of technology, management, and budget is authorized to enter into a lease for possession of a portion of the property of approximately 120,000 usable square feet of space, with an initial annual base rent not to exceed \$2,060,000.00, for the department of education for the purpose of providing school facilities for educating the deaf. All documents regarding the lease shall be approved as to legal form by the attorney general. The initial lease entered into under this subsection is exempt from the requirement of joint capital outlay subcommittee approval under section 221(3) of the management and budget act, 1984 PA 431, MCL 18.1221.

This act is ordered to take immediate effect.

Carol Morey Viventi

Secretary of the Senate

Richard J. Brown

Clerk of the House of Representatives

Approved

.....
Governor

RZ 25-02 – Exhibit C

RELAVENT COMPREHENSIVE PLAN SECTIONS:

Place Based Land Use Map, Page 42:

The subject property is generally identified with the Traditional Neighborhood place type.

Traditional Neighborhood Place Type, Page 48:

Character Description Excerpt (p. 48): ...Flint's Traditional Neighborhoods *are supported by various other uses including schools, community centers, religious institutions and parks.* Trees and sidewalks line every street, providing a safe and comfortable environment to walk to local bus stops, ride a bike, or simply take a stroll. Traditional neighborhoods are stable with minimal vacancies, allowing for the efficient provision of services.

Land Uses Excerpt (p. 48): ...Detached single family homes predominate the Traditional Neighborhood place type. Most of the homes exist on a "typical" City lot, however, some larger lots do exist as a result of acquiring and consolidating adjacent parcels when lots were vacated. *Public uses, such as schools and parks, can also be located within the Traditional Neighborhood,* however, they may be better suited for the Neighborhood Center place type.

Implementation of the TN Place Type Excerpt (p. 49): ... Schools can serve as a building block around which Traditional Neighborhoods can flourish, providing a central gathering place, a sense of identity, and community-based educational opportunities.

Economic Development and Education Plan, Michigan School for the Deaf, Page 205:

The 130-acre campus of the Michigan School for the Deaf (MSD), located at Court Street and Miller Road, recently underwent a \$36 million redevelopment that included construction of a new, 80,000 square foot state-of-the-art building to house MSD. In addition, the 100-year-old Fay Hall, a partially abandoned dormitory, underwent renovation to become the new home of Flint Powers Catholic High School, which relocated from nearby Mt. Morris Township. Flint Powers owns the 150,000 square foot building. The MSD/Flint Powers Catholic project represents the largest development in the City of Flint since Mott Community College opened the Regional Technology Center in 2002.

Other Schooling Options, Page 207:

In addition to Flint Community Schools, there are four public charter schools and five private schools in Flint. These schools provide a valuable alternative to the public school district, and have emerged as strong partners in improving education in Flint.

Private Schools (p. 207): Private schools range in grades served, but in general, elementary schools offer kindergarten through eighth grade and high schools offer ninth through twelfth grades. The Lion of Judah Temple School offers instruction at all grade levels. There is only one private high school, Flint Powers Catholic, which enrolls approximately 680 students.

RZ 25-02 – Exhibit C

Integrating K-12 with Higher Education, Page 208:

Success Story: Kettering University Dual Enrollment Program (p. 208): A new program offered at Flint Powers School Catholic may also serve as a model for how FCS can work with nearby higher education institutions to increase academic offering and expose FCS students to college-level coursework. Flint Powers Catholic, which is located near Kettering University, now offers students a dual enrollment program allowing high schoolers to take college courses at reduced tuition costs.

The program is also unique in that Kettering University professors teach the courses at Powers, suited to the schedule of the high school students. The relationship benefits students by exposing them to college curricula and benefits Kettering by bringing students to the University.

RELAVENT ZONING ORDINANCE SECTIONS:

§50-18 TN-1 Traditional Neighborhood Low Density: Purpose and Intent, Article 3 Page 1:

The TN-1 Traditional Neighborhood–Low Density district is intended to accommodate low density neighborhoods where single-family homes are located upon larger lots than is typical of the development that predominates in the community's other single-family neighborhoods. Various non-residential uses that complement the traditional neighborhood including schools, community centers, religious institutions, and parks are permitted on a limited scale.



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
December 9th, 2025

Commissioners Present

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

Staff Present

Donyele Darrough, Assistant City Attorney
Tom Sparrow, Assistant City Attorney
Brian Acheff, Zoning Coordinator
Max Lester, Zoning Coordinator
Dalton Castle, Planner I
Montel Meniffee, Marihuana Licensing Coordinator

Absent:

Jeffrey Curtis Horton
Nadia Rodriguez

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:45 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
Commissioner Blower: Present
Commissioner Jewell: Present
Commissioner Rodriguez: Absent
Commissioner Green: Present

Commissioner Sorenson: Present
Commissioner Munroe-Younis: Present
Commissioner Horton: Absent
Chairperson Wesley: Present

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell asked that discussion of a possible special meeting called be held during New Business. Chairperson Wesley clarified that a special meeting is no longer necessary and will not be pursued.

Commissioner Jewell inquired as to why the agenda was reorganized to have Old and New Business appear earlier. Chairperson Wesley explained there are applicants who's cases are being heard under those sections of the agenda and they have been moved up as a courtesy.



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ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Munroe-Younis motioned to accept the agenda. Commissioner Blower seconded the motion.

M/S – Munroe-Younis/Blower
Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

The minutes of November 25th, 2025, were presented.

Commissioner Munroe-Younis noted typos on pages 2 & 3 of the minutes. She further clarified her question on page 9 of the minutes as to whether or not staff had contacted Commissioners Horton and Rodriguez regarding their absence was also a request for staff to contact them if they had not already done so.

Commissioner Jewell expressed that his commentary in regard to tabling PC 25-06 to the January 13th, 2026, Planning Commission meeting was more so in support of doing so as opposed to advising the Planning Commission to pursue said course of action.

Commissioner Jewell made a motion to approve the minutes of November 25th, 2025, as corrected. Commissioner Blower seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Abstain

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

M/S – Jewell/Blower

6 yes – 0 no – 1 abstain

Unanimously carried by voice vote

PUBLIC FORUM:

Chairperson Wesley opened the floor for public forum. Dan Foster began to speak regarding MDR 25-01. Chairperson Wesley reminded Mr. Foster that there would be an opportunity to provide commentary on MDR 25-01 during the associated public hearing.

PUBLIC HEARINGS:

RZ 25-02: 1505 E Court St - Powers Catholic High School Rezoning Petition to rezone the property from TN-1: Traditional Neighborhood -- Low Density to TN-2: Traditional Neighborhood -- Medium Density.



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Max read the staff report. Commissioner Jewell thanked staff for the information regarding the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Kate Gross, President of Powers Catholic High School presented the application. She discussed the challenges created by the current TN-1 zoning of the property making the longstanding use of the property as a high school non-conforming.

Chairperson Wesley opened the floor for public comment on RZ 25-02. No one spoke.

Commissioner Blower made a motion to approve RZ 25-02 and submit a positive recommendation to City Council for the rezoning of 1505 E Court St to TN-2: Traditional Neighborhood – Medium Density. Commissioner Dantzler seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

M/S – Blower/Dantzler

7 yes, 0 no, 0 abstain

The motion carried.

PC 25-10: 615 S Saginaw St - Flint Children's Museum Special Land Use Petition

Brian read the staff report. Commissioner Jewell asked if St Paul's and the MTA parking lot in downtown are available for public parking as outlined as options in the application. Brian stated that staff did not require any proof of shared parking agreement or similar as no parking is required in the DC: Downtown Core zoning district and that the applicant may be able to provide more information. Commissioner Jewell raised concern over the bus drop off zone.

Kimberly Brodey, the Executive Director of the Flint Children's Museum, presented the application alongside their project architect Tori Manix. Commissioner Sorenson expressed disappointment at the loss of the outdoor play area that cannot be provided at the new location. She further expressed concern at traffic congestion caused by bus drop-offs.

Commissioner Blower raised concern for pedestrian safety considering the proposed off-site parking options. Ms. Brodey stated they are brainstorming ideas for traffic indicators to bolster safety and are hoping for support from the City in maintaining public safety.



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Commissioner Jewell reiterated his concerns about parking. Ms. Manix explained they have not yet reached agreements for parking, but other parties appear agreeable based on private discussions. She clarified that the current intent is for buses to drop off in Brush Alley then be parked in the MTA lot until pickup.

Commissioner Sorenson asked if the Children's Museum would occupy the entire building, displacing current tenants. Ms. Brodey explained that yes, they will be occupying the entire building, though they are in talks with current tenants on the ground floor who may be able to stay as they occupy a small portion of the floor area.

Commissioner Munroe-Younis stated that this is a major change to that block and asked if they had spoken with any of the neighbors regarding the change. Ms. Brodey stated that all discussions they have had with neighbors have been positive.

Commissioner Dantzler expressed his support for the project and asked if the new location would cause the Children's Museum to lose or gain any programs or exhibits. Ms. Brodey explained they would be gaining exhibit and event space with the move.

Commissioner Jewell stated he is considering possible conditions for approval of PC 25-10.

Chairperson Wesley opened the floor for public comment on PC 25-10. Mr. Foster spoke in favor of PC 25-10.

Commissioner Jewell asked if there had been any additional communications regarding PC 25-10. Brian stated there were no additional communications.

Chairperson Wesley stated he believes the applicant will take care to ensure the safety of their patrons.

Commissioner Dantzler stated the parking setup causing a need to walk multiple blocks in a downtown area is not abnormal compared to other museums he has visited prior.

Commissioner Jewell raised concern regarding follow through on parking agreements with St Paul's and the MTA and questioned whether a condition of approval would be appropriate. Chairperson Wesley expressed concern with burdening the applicant by putting conditions on the approval.

Commissioner Jewell made a motion to approve PC 25-10 based on information provided by staff, the applicant's presentation, and Planning Commission's discussion. Commissioner Blower seconded the motion.



Sheldon Neeley
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Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Jewell/Blower

7 yes, 0 no, 0 abstain

The motion carried.

MDR 25-01: 4309 Industrial Ave - Flint Police and Fire Regional Training Center Municipal Development Review petition

Max read the staff report. Commissioner Green asked who owned the land West of the proposal. Max stated part of it was owned by the neighboring church. Commissioner Jewell asked for clarification on the site plan review checklist. Max went over the items that were present on the demolition plan and landscaping plan.

The Planning Commission expressed uncertainty as to who the applicant is. Max clarified that City Administration is the applicant.

Qetuwrah Reed from HRC, the engineer for the project, presented the application as no members of City Administration were present. Commissioner Jewell expressed concern that certain pages in the plan set read "Not for Construction". Ms. Reed clarified that the presence of the line does not indicate that the proposed plans are not the same as those to be used for construction.

Commissioner Blower asked if there had been any efforts to reach out to the nearby veteran's village regarding the proposed development. Ms. Reed stated the City has not shared whether or not there has been a dialogue between the two parties, she then described how the property would be secured and self-contained to avoid impacting other nearby properties.

Chairperson Wesley asked for more information on the soundproofing of the firing range. Ms. Reed described the soundproofing measures and stated that Fire related training would not be particularly loud or noticeable with the exception of the burn tower. Commissioner Green expressed skepticism at the idea that the building would be completely soundproof.

Commissioner Munroe-Younis expressed additional concern for the soundproofing and the hours of operation of the site, particularly the burn tower. Ms. Reed detailed the paneling that would make the building soundproof and described the landscape buffer around the property. Commissioner Munroe-Younis said that the landscaping plan could be more robust, especially near the proposed burn tower. She then raised concern on the environmental impacts of the burn tower and discussed other businesses



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in Flint which generate smoke that have taken steps to avoid impacting air quality. Ms. Reed explained that the burn tower is a controlled environment and would not generate the same amount of smoke as an uncontrolled house fire. Commissioner Munroe-Younis requested additional details regarding the burn tower to better understand impacts it would have on the environment and air quality. Ms. Reed said she would speak with Fire Chief Wiggins to get more information on the impacts of the burn tower.

Chairperson Wesley opened the floor for public comment on MDR 25-01. Dan Foster spoke in opposition of MDR 25-01, stating it perpetuated the legacy of slavery in the United States, and concluded by declaring he would file a class-action lawsuit against the City to the Supreme Court in the event MDR 25-01 is approved.

James Jones, representing Greater Galilee Baptist Church, raised concerns regarding MDR 25-01, expressing uncertainty as to how it would affect the church and veterans living in the area. Teleah Meeks and Theresa Ochoa, who attended via Zoom, yielded their time to Mr. Jones as their representative.

Lieutenant John Smith with the City of Flint Fire Department spoke in favor of MDR 25-01. He discussed safety concerns with the existing training setup the Fire Department has.

Chairperson Wesley read in letters of support from neighboring community Police Departments in Lapeer, Detroit, Grand Blanc, and Bishop Airport.

Commissioner Green expressed he is in support of the project but has significant concern with the location and wants complete certainty that there will be no negative impacts on the surrounding community.

Commissioner Munroe-Younis said that it would be nice to see the city reaching out to the community for which the training center is proposed despite that it is not a requirement of the application. She reiterated the importance of protecting not only the community, but firefighters and police officers training on the site from possible negative health impacts as the air quality concerns have not been addressed as proactively as the noise concerns. Commissioner Munroe-Younis asked staff to advise on how to proceed considering she does not believe the right individuals are present to answer her questions at this time. Max advised that the hearing could be tabled pending requests for specific additional information. Commissioner Munroe-Younis advocated for the postponement of the decision on MDR 25-01.

Commissioner Jewell discussed the option of approving the project with mutually agreed conditions between the Planning Commission and the applicant. Commissioner Dantzler added that he believes that without representatives of the Police and Fire departments present the Planning Commission's questions cannot be answered and therefore the proper conditions, if any, can be placed on the approval.



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Commissioner Munroe-Younis made a motion to postpone the remainder of the public hearing for MDR 25-01 to the January 27th, 2025, Planning Commission meeting to allow the applicants time to prepare to answer questions as they relate to the environmental implications of the proposed development, reach out to the neighboring community surrounding the development including Greater Galilee Baptist Church, and to have member(s) of City Administration present to answer relevant questions. Commissioner Green seconded the motion.

Ms. Reed consented to the postponement to the January 27th, 2025, Planning Commission meeting.

Roll Call:

Commissioner Dantzler: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes
Commissioner Rodriguez: Absent
Commissioner Green: Yes

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

M/S – Munroe-Younis/Green

7 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

No Site Plan Review applications were seen at this time.

OLD BUSINESS:

PC 25-06: 1110 Tower St – “Group F” Marihuana Processing Center License Petition
(CONTINUATION)

Brian read a memo presented by Chairperson Wesley detailing a misunderstanding of the Marihuana Ordinance as it relates to the location confirmation. The location confirmation which states the property is within 1,000 feet of a commercial daycare center would not disqualify the proposed location as the daycare is not “home-based”. This means the applicant would no longer need to pursue a Locational Variance as originally thought.

Commissioner Jewell stated that based on the updated information he would no longer be abstaining from participation on PC 25-06.

Commissioner Dantzler asked staff for a brief recap on the case as it relates to the need for a locational variance. Brian stated the request and reiterated a Variance is no longer needed.

Commissioner Blower asked what the current licensing situation is for the property. Montel explained they currently have several grow licenses and would be adding a processing license reworking their existing floor plan without expanding. Commissioner Munroe-Younis asked if there had been any



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update as to whether the Law Department had signed off on the review. Attorney Sparrow assured the Planning Commission that the Law Department has approved the review despite information in their packet not being updated.

Commissioner Blower made a motion to approve PC 25-06. Commissioner Sorenson seconded the motion.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

M/S – Blower/Sorenson

7 yes, 0 no, 0 abstain

The motion carried.

Commissioner Attendance and Term Sequencing

Brian presented a memo addressing the Planning Commission's concerns regarding Commissioner attendance and terms sequence.

Commissioner Jewell encouraged the mayor, staff, and the respective City Council members for each Ward to seek new commissioners to replace those that do not attend meetings.

Commissioner Munroe-Younis suggested acting tonight to remove Commissioners Horton and Rodriguez. Commissioner Blower stated she did not see the value in removing them considering they can be replaced at any time once their terms are expired.

Attorney Darrough clarified that per the Planning Commission by laws their meetings may be tabled at any time after 9:00 PM.

ADJOURNMENT:

M/S – Sorenson/Blower

Unanimously carried by voice vote.

Meeting adjourned at 9:05 PM.

Draft Zoning Map of the City of Flint, Michigan

