



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Meeting Minutes July 13, 2021

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#### **Commissioners Present**

Robert Wesley, Chair  
Elizabeth Jordan, Vice-Chair  
Harry Ryan  
Robert Jewell  
April Cook-Hawkins  
Lynn Sorenson

#### ***Absent:***

Leora Campbell  
Carol-Anne Blower, Secretary

#### **Staff Present**

Suzanne Wilcox, Director of Planning and Development  
Bill Vandercook, Zoning Coordinator  
Keizy Anpalagan, GIS Technician  
Corey Christensen, ROWE  
Jonathon Mateen, Planner I  
Joanne Gurley, Assistant City Attorney

#### **ROLL CALL:**

Chairman Wesley called the meeting to order at 5:35 p.m. Roll was taken and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Assistant City Attorney Joanne Gurley read the Amendment to the Open Meeting Act adopted in Senate House Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

#### Roll Call:

Commissioner Ryan: appearing remotely,  
City of Flint, MI  
Commissioner Campbell: Absent  
Commissioner Blower: Absent  
Commissioner Jewell: appearing remotely,  
City of Flint, MI  
Commissioner Cook-Hawkins: appearing  
remotely, City of Flint, MI

Commissioner Sorenson: appearing  
remotely, City of Flint, MI  
Commissioner Jordan: appearing remotely,  
City of Flint, MI  
Chairman Wesley: appearing remotely, City  
of Flint, MI

#### **ADDITIONS/CHANGES TO THE AGENDA:**

No additions or changes to the agenda.



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### **ADOPTION OF THE AGENDA:**

Commissioner Jordan made a motion to adopt the agenda as presented. Commissioner Ryan supported this motion.

*M/S – Jordan/Ryan*

*Unanimously carried by voice vote*

### **MINUTES OF PREVIOUS MEETINGS:**

Minutes of June 22<sup>nd</sup>, 2021.

Commissioner Jewell made a motion to approve the minutes of June 22<sup>nd</sup>, 2021 with corrections. Commissioner Ryan supported this motion.

Roll Call:

Commissioner Ryan, Yes  
Commissioner Campbell, absent  
Commissioner Blower, absent  
Commissioner Jewell, Yes

Commissioner Cook-Hawkins, Yes  
Commissioner Sorenson, Yes  
Commissioner Jordan, Yes  
Chairman Wesley, Yes

*M/S – Jewell/Ryan*

*The motion carried*

6 yes – 2 absent

### **PUBLIC FORUM:**

Ashley Andrews, City of Flint resident, addressed the Flint Planning Commission regarding PC 21-412 Geng Yeng requests a Marihuana Facilities Location Variance from 300 feet from a residential zone at 2320 S. Dort Hwy. Ms. Andrews asked for confirmation that the case, which was originally scheduled to be presented during the July 13<sup>th</sup> meeting, would be rescheduled at a later date. Mr. Vandercook confirmed that the case was rescheduled to the August 10, 2021 Flint Planning Commission meeting. Additionally, Ms. Andrews shared that the notice of the public hearing did not indicate the type of marihuana facility being applied for and asked for clarity on this matter. Chairman Wesley stated that the type of marihuana facility will be listed on the next public notice.

### **PUBLIC HEARINGS:**

There were no public hearings.

Chairman Wesley requested that Mr. Vandercook provide an update on the following cases:

- PC 21-407 Green Skies Healing Tree LLC requests a Marihuana Facilities Location Variance from 300 feet from a residential zone at 3401 Corunna Rd.



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- PC 21-412 Geng Yeng requests a Marihuana Facilities Location Variance from 300 feet from a residential zone at 2320 S Dort Hwy. (PID 41-20-226-017).

Mr. Vandercook shared that the application for PC 21-407 was originally postponed from the June 22<sup>nd</sup> meeting to the July 13<sup>th</sup> meeting and has since been withdrawn by the applicant. The applicant, Green Skies Healing Tree LLC and Attorney Brenda Williams, refiled an application for a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility which integrates a Blight Elimination Plan Exemption. This application will be presented at the July 27<sup>th</sup> Flint Planning Commission meeting.

Mr. Vandercook shared that the application for PC 21-412 was intended to be for a Group G Microbusiness instead of a Group F Marihuana Facility. The applicant requested to postpone the public hearing in order to resubmit a corrected application. Additionally, Mr. Vandercook stated that the next public notice will include that the request is for a Group G Microbusiness. This application will be presented at the August 10<sup>th</sup> Flint Planning Commission meeting.

#### **SITE PLAN REVIEW:**

There were no site plan reviews.

#### **CASE REVIEW:**

**SPR 20-941: Sylvester Broome Empowerment Village is requesting a Site Plan Review at 4119 N Saginaw St. (PID# 46-36-428-059)**

Mr. Vandercook stated that there is no report. Commissioner Jordan noted a correction needs to be made to the meeting date for SPR 20-941 on the Case Review Memorandum.

**SPR 21-945: Communities First / Glenn Wilson is requesting a Site Plan Review at 2765 Flushing Rd., Flint, MI, 48504 (PID# 40-11-351-001).**

Mr. Vandercook stated that there is no report.

**SPR 21-946: Securecann Inc. is requesting a Site Plan Review at 2502 South Dort Hwy, Flint, MI 48507 (PID # 41-20-278-030, 001).**

Mr. Vandercook stated that there is no report.

Commissioner Jewell noted that six months have elapsed since the last update regarding these cases have been given by the applicants and asked if it would be appropriate for Planning Staff to make an inquiry on the status of their progress.

Mr. Vandercook stated that correspondence has been made with all of the applicants and while none have finalized the site plans with the required conditions, SPR 21-945 and SPR 21-946 are getting close.



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### **REPORTS:**

*Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney:*

Attorney Gurley reported that the Legal Department is planning to present articles 7-12 of the draft Zoning Ordinance to City Council this fall.

Commissioner Jewell asked for clarity on whether this update was regarding the permanent marihuana ordinance or the draft Zoning Ordinance and noted that previous updates were about discrepancies regarding certain districts and that there was a process to be pursued regarding amendments. Attorney Gurley stated the correct information regarding the Permanent Marihuana Ordinance will be provided during the July 27<sup>th</sup> meeting.

*Status of Marihuana Related Revenue, Suzanne Wilcox, Director of Planning and Development:*

Ms. Wilcox shared that the marihuana related revenue remains in an account and no further action has been taken on the funds. There has not been any further discussion on the use of the funds other than for the hiring of an additional City Planner.

Commissioner Jewell asked why no further discussions have happened and what the process is to ensure the discussions happen.

Ms. Wilcox stated that her initial concern of using the revenue for an additional City Planner has been addressed. Further discussion can be scheduled with Attorney Gurley to discuss whether or not there are any restrictions on the use of the revenue.

*Status of Draft Zoning Ordinance and Staffing Update, Suzanne Wilcox, Director of Planning and Development:*

Ms. Wilcox stated that the Department of Planning and Development is searching for a Lead Planner. Jeffery Schiffman was previously working part time as the Lead Planner and his time with the Department has ended. There are three applicants in review and an interview will be scheduled as soon as possible.

Attorney Gurley reiterated that the Legal Department is planning to present articles 7-12 of the draft Zoning Ordinance to City Council in late fall.

Commissioner Jordan noted that City Council elections will be occurring in November and asked if the process of presenting the draft ordinance will need to be restarted depending on who is elected. Attorney Gurley shared that she will share this with City Attorney Angela Wheeler.



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Commissioner Jewell noted that the draft Zoning Ordinance has taken years to be presented and adopted by City Council and questioned when City Council will take the steps necessary to move forward with adopting the remaining twelve articles.

*Status of Planning Commission Recommendation for PC 21-408 Shaltz Acquisitions LLC requests a rezoning from D-4 to D-5 at 448 S. Saginaw St. (PID 41-18-107-019), Suzanne Wilcox, Director of Planning and Development*

Ms. Wilcox shared that Planning Staff prepared a memorandum to City Council regarding PC 21-408. The process that was initially determined to be followed for the zoning ordinance amendment was incomplete. The public hearing for City Council was set, the memorandum was prepared, and the public notice was published 15 days prior to the public hearing. After revisiting the process with Attorney Gurley to ensure that the correct process was being followed, it was discovered that a couple of key steps were omitted. Ms. Wilcox stated that the City Clerk's office had not included the proposed ordinance change in the public notice nor was the proposed ordinance change prepared by the Legal Department. City Council was asked to postpone the public hearing so that it can be properly noticed and the proposed ordinance amendment could be prepared. Additionally, the memorandum will need to have a current map, proposed map, and an ordinance review.

Ms. Wilcox stated that a resolution for a new public hearing will be submitted, which will likely be August 9<sup>th</sup>. A meeting will be set up with the Clerk's office, the Law Department, and Planning and Development to ensure the correct process is followed.

Attorney Gurley stated the notice should be given to property owners within 300 feet of the subject property.

Commissioner Jewell asked for clarity on Passion Café, which was referenced in an email provided to the Planning Commission regarding PC 21-408. Attorney Gurley stated that Passion Café was reference in an email provided to her and she assumed it was the proposed name of the location. Additionally, she has been trying to find the origin of where this name has come from and will provide an update regarding this at a future meeting.

*Status of I-475 Committee and appointment of Planning Staff:*

Mr. Mateen shared that on June 30<sup>th</sup> he attended the Steering Committee meeting for the Flint I-475/M-21 Corridor Study. The study aims to understand how to convert one-way traffic on Court Street and Fifth Avenue from Ann Arbor Street to East of I-475 to two-way traffic. Mr. Mateen stated that the Steering Committee shared results from a public survey and updated attendees on the timeline for a report submittal. Mr. Mateen shared that only 35 people of the public responded to the survey and encouraged Commissioners to share the survey link with their networks. Additionally, Mr. Mateen shared that a final public input meeting will take place in August and he will have the exact date at the next Planning Commission meeting. Mr. Mateen noted that the Steering Committee is seeking input



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from the City of Flint regarding how the Master Plan will be considered should traffic be changed to a two-way. The final report submittal date for the study is September 10, 2021.

Commissioner Jordan shared that neighborhood groups such as the Grand Traverse Neighborhood, Central Park Neighborhood, and East Village are all along this corridor and they can be engaged if more public input is necessary.

Chairman Wesley shared that there is information of a plan to convert I-475 into a boulevard and asked for clarification on whether this Steering Committee is studying that plan. Mr. Mateen shared that this plan was not discussed during the Steering Committee meeting and noted that this study is specifically geared towards the M-21 corridor.

#### *North Flint Neighborhood Action Council Symposium*

Mr. Mateen shared that a brief presentation was given at the Symposium on the history of the Master Planning process, misconceptions on the language of the Master Plan, and the Imagine Flint website. Mr. Mateen shared that there was a drop in awareness due to the amount of time that has passed since initial outreach efforts. Attendees were informed that the new zoning ordinance is being presented to City Council six articles at a time. Attendees recommended reaching out to neighborhood groups to share information regarding the Master Plan to increase and maintain awareness.

#### *Site Plan Review Overview/Process – Commissioner Jewell*

Commissioner Jewell shared that he and Mr. Vandercook are reviewing what a site plan is, what an appropriate staff presentation would be, and the variations in site plans. Commissioner Jewell encouraged Commissioners to review the section on Site Plan Reviews in the Planning Commissioner's Toolkit and the Planning and Zoning Essentials booklet.

#### **RESOLUTIONS:**

No resolutions.

#### **OLD BUSINESS:**

##### *American Rescue Plan*

Ms. Wilcox shared that a meeting with Shelbi Frayer, Chief Financial Officer, has not yet been held to discuss how to use the Master Plan to guide American Rescue Plan funding. Ms. Wilcox shared that an update will be given during the next meeting after her and Ms. Frayer meet. Additional guidance from the federal government is being gathered regarding how the funding can be used.

#### **NEW BUSINESS:**



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**ADJOURNMENT:**

*Unanimously carried by voice vote.*

Meeting adjourned at 6:35 P.M.