



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
March 22, 2022

Commissioners Present

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

Staff Present

William Vandercook, Zoning Coordinator
Keizy Anpalagan, GIS Administrator
Joanne Gurley, Assistant City Attorney
Jonathon Mateen, Planner I

Absent:

Leora Campbell

ROLL CALL:

Chairman 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 Dome Auditorium and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Ryan: appearing in-person
Commissioner Campbell: absent
Commissioner Blower: appearing in-person
Commissioner Jewell: appearing in-person
Commissioner Cook-Hawkins: appearing
virtually in Flint, MI

Commissioner Sorenson: appearing in-
person
Commissioner Jordan: appearing in-person
Chairman Wesley: appearing in-person

ADDITIONS/CHANGES TO THE AGENDA:

Jonathon Mateen, Planner I, requested to add I-475 Update under reports.

William Vandercook, Zoning Coordinator, requested to add Staffing Report and Planning Commission Officer Elections under reports.

Commissioner Jewell stated that Planning Commission Officer Elections would be more appropriate under New Business.



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ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Jordan motioned to accept the agenda as amended. Commissioner Ryan seconded the motion.

M/S – Jordan/Ryan

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Commissioner Jewell made a motion to accept the updated and revised minutes of February 8th, 2022. Commissioner Sorenson supported this motion.

M/S – Jewell/Sorenson

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Commissioner Jordan: yes

Chairman Wesley: yes

7 yes – 0 no – 1 absent

Unanimously carried by voice vote

Commissioner Jewell made a motion to approve the minutes of March 8th, 2022 as corrected. Commissioner Blower supported this motion.

M/S – Jewell/Blower

Roll Call:

Commissioner Ryan: yes

Commissioner Campbell: absent

Commissioner Blower: yes

Commissioner Jewell: yes

Commissioner Cook-Hawkins: yes

Commissioner Sorenson: yes

Commissioner Jordan: yes

Chairman Wesley: yes

7 yes – 0 no – 1 absent

Unanimously carried by voice vote

PUBLIC FORUM:

No one from the public spoke.



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PUBLIC HEARINGS:

PC 22-2: Flint Home Ownership Initiative, LLC requests a rezoning from B to C-1 at 412 W. Second Ave. (PID 40-12-460-013).

Mr. Vandercook read the staff report provided to the Planning Commission.

Commissioner Jordan asked for a visual of the existing zoning within the area. Mr. Vandercook stated that the staff report provides the zoning of the surrounding properties.

Moses Timlin, Uptown Reinvestment Corporation, presented the application. Mr. Timlin stated that the Flint Home Ownership Initiative is asking for a rezoning to build two duplexes that equal four housing units. The parcel is abnormally large and in the past was home to 20 apartment units. These units were demolished by the Genesee County Land Bank ten years ago. The parcel will have a single driveway. The design was informed by neighborhood residents. The hope is for the design to promote walkability.

Mr. Timlin stated that Historic District Commission approval was granted. This approval was provided to the Commission.

Commissioner Sorenson asked about the interior of the units. Mr. Timlin stated that the units are three bedrooms and two baths. Kris Nedonis, Architect, stated that each unit is approximately 1,342 sq. feet. There are two units per building. The units will have an open floorplan. Commissioner Sorenson asked if the units would be sold or rented. Mr. Timlin stated that the units would be for sale. Commissioner Sorenson asked if the intent was to look like the Clark Commons development. Mr. Timlin stated that the design is based on residential input.

Commissioner Sorenson asked if the units would have carports or garages. Mr. Nedonis stated that the units would have a 1.5 car garage. The rezoning would allow the developers to use one driveway instead of two.

Commission Blower asked for details regarding outreach. Mr. Timlin stated that three community meetings were held virtually. They have incurred additional costs of up to \$80,000 due to recommendations from residents. Vinyl siding was originally chosen, but due to HDC standards, siding was changed to match the historic character. This is what added \$80,000 to the overall cost. Additional feedback was for each unit to have a porch and door.

Commissioner Jordan noted the zoning of surrounding parcels and asked why changing the zoning designation would not be spot zoning. Mr. Timlin stated that the rezoning was a pathway recommended by the Planning Department. The apartments which were previously on the lot were not a use designated in a B zoning district. With this, there has been precedence set with this parcel. The newer ordinance allows for duplexes. Commissioner Jordan noted that if the new Zoning Ordinance were in place, this request would not be before the Planning Commission tonight.



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Commissioner Wesley opened the floor for public comment in favor.

Two members of the public spoke in favor noting that the design makes sense for the surrounding neighborhood. One member of the public asked if his property would be impacted by the rezoning.

Commissioner Wesley opened the floor for public comment in opposition.

One member of the public spoke in opposition noting the importance of historic preservation.

Commissioner Jordan made a motion to recommend to City Council an approval of PC 22-2 Flint Home Ownership Initiative, LLC requests a rezoning from B to C-1 at 412 W. Second Ave. (PID 40-12-460-013) because the zoning change brings the property into closer alignment with the future land use plan that has been adopted through the master plan and further noting the outreach done with the Carriage Town Historic Neighborhood Association. Commissioner Jewell supported the motion.

Commissioner Jordan noted that a rezoning request only impacts the property that is requesting the rezoning. Further noting that if the recommended zoning code is implemented, the parcel would no longer be zoned C-1, instead it would be zoned MR-1. Commissioner Wesley supported the motion and noted that this motion brings the property into the future land use of the zoning. Further noting that this would be a great addition to the area and would not take away from the historic character of the area.

M/S – Jordan/Jewell

Roll Call:

Commissioner Ryan: Yes
Commissioner Campbell: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes

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

The motion carried.
7 yes, 0 no, 1 absent

PC 22-3: Deda Juncevic requests a rezoning from D-3 to D-5 at 4811 Fenton Rd. (PID 41-30-302-004).

Mr. Vandercook read the staff report provided to the Planning Commission. Mr. Vandercook further noted that on May 18th, 2021, Mr. Juncevic went before the Zoning Board of Appeals and was granted a use variance for warehouse storage. Mr. Vandercook passed out a map to the Commission showing which units in the plaza were granted a use variance.

Commissioner Jewell asked for clarity regarding the documents passed out. Mr. Vandercook stated that the documents detail a use variance requested and granted by the Zoning Board of Appeals. Commissioner Jewell asked if the documents provide any additional support for the recommendation



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of denial. Mr. Vandercook stated that the documents were only additional information and not intended to provide additional support of recommendation to deny.

Deda Juncevic, applicant, shared that he has owned the property for two years. The property was originally marketed to businesses as is. Mr. Juncevic stated that he was only able to attract an art gallery. There are storage units placed in the former Value City unit. The storage unit is fully built out. Mr. Juncevic shared concerns about occupancy due to the size of the building and the limits of D-3 permitted uses.

Mr. Juncevic would like to use some units for contractor condos. This can be done with a rezoning from D-3 to D-5. Mr. Juncevic noted the ongoing maintenance and cleaning required to keep the building up. Leasing the space would allow the owners to keep the property in better condition. The building is 365,000 square feet and presents a challenge with the limitations of the current zoning designation of D-3.

Commissioner Sorenson asked if the property was South Flint Plaza. The applicant confirmed this. Commissioner Sorenson asked if contractor condos related to plumbers, HVAC technicians, and electricians. Mr. Juncevic confirmed this. Commissioner Sorenson asked if the contractor condo units would be used for their office space or storage. Mr. Juncevic stated that the units would be used for both the office and storage.

Commissioner Sorenson referenced the site plan and asked for clarity on whether the use would be indoor or outdoor. Mr. Juncevic noted that the outdoor and indoor use is related to the storage facility recently established with the use variance.

Commissioner Sorenson asked if the lot would be fenced in. Mr. Juncevic stated that the site would not be fenced in. Mr. Juncevic stated that fencing could potentially be installed in the back and contractors would be given access. This would reduce the amount of illegal dumping.

{Additional comments were made that were not captured by the recording }

Commissioner Jordan asked if a use variance could provide Mr. Juncevic with the ability to have contractor condos at the property. Mr. Juncevic stated that a use variance would not be all inclusive of the whole property and he would rather get a rezoning for the whole property.

Mr. Vandercook stated that a use variance could be applied to the entire property. Commissioner Jordan noted that a rezoning would allow for all of the permitted uses within the D-5. Some of these uses may conflict with neighbors. Commissioner Jordan further supported the fact that a use variance could provide an avenue to have contractor condos. Mr. Vandercook noted that a use variance was granted for three units for warehouse storage. There may be a perception that Mr. Juncevic wants a variance to do contractor condos for the entire property, this is not true. Mr. Juncevic would like a



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rezoning so that the property is available to house multiple businesses, including contractor condos. Mr. Juncevic confirmed Mr. Vandercook's explanation.

Commissioner Wesley noted that a use variance would give Mr. Juncevic multiple uses. Commissioner Wesley asked if this would be an avenue he wishes to pursue. Mr. Juncevic stated that a rezoning is the avenue he is currently requesting. Commissioner Wesley noted some uses such as light manufacturing, automotive, and others. These uses will be available to the next owner of the building, whether or not Mr. Juncevic will not permit those uses.

Commissioner Jewell noted the recommendation made by staff for denial and asked for Mr. Juncevic's comments regarding the recommendation. Mr. Juncevic stated that he does not know why the case is recommended for denial. He has not had a chance to read the staff report.

Commissioner Jordan further clarified the question and asked Mr. Juncevic to explain why he disagrees with the staff recommendation. Mr. Juncevic stated he disagrees with it because he has tried to bring in other businesses, however, the current zoning is making it difficult.

Mr. Vandercook noted that a proper notice was not sent to the applicant and asked the Commission to consider postponing a decision until the next meeting in order to allow the applicant to bring additional documents. Commissioner Wesley asked Mr. Juncevic if there would be anything different presented during the next meeting that was not presented tonight. Mr. Juncevic stated that there wouldn't be anything additional beyond signage renderings and videos of the property.

Commissioner Wesley opened the floor for public comments in favor. No public comments were made.

Commissioner Wesley opened the floor for public comments in opposition. No public comments were made.

Mr. Vandercook noted that no other written correspondence was received for this hearing or the previous hearing.

Commissioner Jordan noted that the future land use plan is CC – City Corridor and asked what in the new zoning ordinance is equivalent to D-5. Mr. Vandercook stated that this would need to be researched. Commissioner Jordan noted that it seems Commerce and Employment would be the closest equivalent. {Mr. Vandercook made a comment that was not captured by the recording }

Commissioner Jordan noted that this is a challenge with not having the draft zoning ordinance passed by City Council. Mr. Vandercook noted that a report should be written around this question. {Commissioner Wesley made a follow-up comment that was not captured by the recording }



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Commissioner Jordan noted that the closest equivalent in terms of size is where the Insight Center is located, which is zoned Commerce and Employment. Further noting that the current zoning ordinance has completely different zoning designations and uses. Commissioner Jordan noted that Commerce and Employment has residential uses built into it but takes out the industrial uses that conflict with residential properties.

Commissioner Jordan made a motion to recommend denial of PC 22-3: Deda Juncevic requests a rezoning from D-3 to D-5 at 4811 Fenton Rd. (PID 41-30-302-004) to City Council because it is inconsistent with the surrounding area in terms of the nearby residential area. Commissioner Blower supported this motion.

M/S – Jordan/Blower

Roll Call:

Commissioner Ryan: Yes
Commissioner Campbell: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes

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

The motion carried.
7 yes, 0 no, 1 absent

Commissioner Jordan made a motion to recommend to City Council as the new zoning code is adopted that this parcel is zoned Commerce and Employment because it is more in keeping with the intended use and maintains the compatibility with adjacent residential uses. Commissioner Ryan supported this motion.

M/S – Jordan/Ryan

Roll Call:

Commissioner Ryan: Yes
Commissioner Campbell: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes

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

The motion carried.
7 yes, 0 no, 1 absent

SITE PLAN REVIEW:

SPR 22-003: Whaley Children’s Center/Mindy Williams is requesting a Site Plan Review at 1201 N. Grand Traverse (PID 40-12-326-016).



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Mr. Vandercook read a staff report that was provided to the Planning Commission.

Commissioner Jewell asked Mr. Vandercook to clarify if the department comments have been satisfied. Mr. Vandercook confirmed these requirements.

Brianna Fuller, Architect, presented the application and stated that they are present for questions. Commissioner Wesley noted that Jeff Ferweda presented the application during the last meeting. Commissioner Jewell thanked the applicant for returning to the Planning Commission.

Commissioner Jewell made a motion to approve SPR 22-003 Whaley Children’s Center/Mindy Williams is requesting a Site Plan Review at 1201 N. Grand Traverse (PID 40-12-326-016) based on the review and revised update provided by staff.

M/S – Jewell/Sorenson

Roll Call:

Commissioner Ryan: Yes
Commissioner Campbell: Absent
Commissioner Blower: Yes
Commissioner Jewell: Yes

Commissioner Cook-Hawkins: Absent
Commissioner Sorenson: Yes
Commissioner Jordan: Yes
Chairman Wesley: Yes

The motion carried.
7 yes, 0 no, 1 absent

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)

Keizy Anpalagan, GIS Administrator, stated that the final version of the lighting agreement is being sent out to Maryum Rasool, Suzanne Wilcox, and the Legal Department. Commissioner Wesley asked how long it would take to get the agreement back. Ms. Anpalagan stated that the agreement would be sent the following day, Wednesday March 23rd. Commissioner Jewell recommended keeping this on the agenda and during the next meeting for confirmation that all other conditions have been met.



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REPORTS:

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

Mr. Vandercook noted that we are getting close to having a draft ordinance presented to City Council. Mr. Vandercook stated that once the ordinance is rewritten, it would be presented. It is Mr. Vandercook's understanding that the special meeting could be happening within a month.

Commissioner Jewell stated that it was his understanding that during the last meeting, it was presented that a meeting with the Clerk would take place, Corey Christensen would reformat the ordinance, and a special meeting would take place during the end of March.

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

Attorney Gurley stated that she is continuing to review the marihuana ordinance changes and expects to have the review completed by Friday, March 25th.

Commissioner Jewell thanked Attorney Gurley for the continued effort to maintain the timeline of March 25th.

Choice Neighborhoods Initiative Update, Suzanne Wilcox, Director of Planning and Development.

No report was given on behalf of Suzanne Wilcox.

Commissioner Jewell noted that an additional update was supposed to be given at the end of March.

American Rescue Plan/Capitol Improvement Plans, Suzanne Wilcox, Director of Planning and Development

No report was given on behalf of Suzanne Wilcox.

Commissioner Jewell asked how long it will be before a presentation regarding ARPA funding would be given to the Planning Commission, for the record.

Marihuana Applications Requiring City Council Approval

Mr. Vandercook stated that resolutions were drafted for City Council. Thirteen new applications are in the queue to be presented to the Planning Commission once all applications are heard by City Council.

Commissioner Jewell noted that Ms. Wilcox stated new applications would be presented to the Planning Commission at the end of April. Mr. Vandercook stated that the Zoning Division will be bringing two applications every two weeks to stay on track.



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Marihuana Application Process Flyer

Ms. Anpalagan noted that the flyer is intended to inform applicants of the marihuana application process. There is an additional packet that contains information regarding specifics such as license expiration dates and routing procedures. Ms. Anpalagan asked for feedback on the flyer. Additionally, Ms. Anpalagan stated that the font size is small, and she is thinking about expanding the document to an 11x17 size.

Commissioner Jewell noted that the documents should be reviewed by people who are not involved in the process. Items regarding edits include that the font is too small, and the color is too contrasting.

Zoning Board of Appeals Meeting – Commissioner Blower

Commissioner Blower shared that there was a meeting last Tuesday with one use variance on the agenda. Commissioner Blower noted that there was a memo attached to the packet regarding the legal opinion on the role of the PC representative to the ZBA.

Attorney Gurley noted that a new email address is needed from Commissioner Ryan so that he can get the memorandum.

Commissioner Jewell noted concerns regarding representation as part of an appeal presentation. Commissioner Jewell stated that the ZBA acts as the entity for applicants to appeal decisions made by the PC, among other functions. It is the role of the PC to present their effort in the decision-making process. The normal appeal process involves both entities presenting to the ZBA, in which the ZBA decides regarding the appeal. Commissioner Jewell has an issue with the fact the PC representative cannot provide information regarding appeals. Commissioner Jewell noted an understanding of the fact that the representation cannot vote. Commissioner Jewell noted that he does not understand the conflict of interest in presenting findings. Commissioner Jewell stated that he asked during the last meeting what occurs in other ZBAs. Commissioner Jewell recommended for the Chair to seek further clarification.

Commissioner Blower noted that she has never voted on a ZBA case that was an appeal of a PC decision.

Commissioner Wesley stated that clarity is needed around the role of the PC representative to the ZBA if they cannot speak or provide additional information.

I-475 Update

Jonathon Mateen, Planner I, provided an update on the I-475 PEL study. Mr. Mateen stated that a public meeting took place at the Whiting Auditorium tonight, March 22nd, at 6:15 pm. The meeting is available virtually. There will be two more meetings which include a Land and Business Advisory



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Council meeting in the spring and a public meeting in late summer. A final study report will be provided in September.

Feedback provided includes the addition of noise barriers, improved connectivity to the Cultural Center area from downtown, improved active transportation and safety features, and aesthetic improvements such as lighting, historical markers, and murals. Residents also shared a preference in keeping I-475 as a highway.

MDOT is considering alternatives such as a no build option, a modified existing freeway alternative, a reduced freeway alternative, and an urban boulevard.

The virtual presentation can be accessed via a link, which will be sent via email to the Commission. This is available until April 4th. Mr. Mateen referenced I-375 in Detroit, noting that this was turned into a Boulevard.

Staffing Update

Mr. Vandercook stated that a new Planner I was hired and will start on April 5th. Interviews are continuing for other available positions.

RESOLUTIONS:

No resolutions.

OLD BUSINESS:

No old business.

NEW BUSINESS:

Planning Commission Elections

Mr. Vandercook stated that the elections will take place on April 26th.

Commissioner Jordan

Commissioners expressed thoughts of appreciation for Commissioner Jordan, who will be resigning from the Planning Commission following this meeting.

ADJOURNMENT:

M/S – Jordan/Jewell

Unanimously carried by voice vote.

Meeting adjourned at 8:30 PM.