



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes May 11th, 2021

Commissioners Present

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

Staff Present

Suzanne Wilcox, Director – Department of
Planning and Development
Jeffery Schiffman, Lead Planner
Bill Vandercook, Zoning Coordinator
Keizy Anpalagan, GIS Technician
Jonathon Mateen, Planner I
Joanne Gurley, Assistant City Attorney

Absent:

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.

Mrs. Thompson 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: appearing
remotely, City of Flint, MI
Commissioner Blower: appearing remotely,
City of Flint, MI
Commissioner Jewell: appearing remotely,
City of Flint, MI
8 yes – 0 no

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.

ADOPTION OF THE AGENDA:

Commissioner Jordan made a motion to approve the agenda for the April 27th, 2021 meeting.



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M/S – Jordan/Blower

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Minutes of April 27th, 2021.

Commissioner Campbell made a motion to approve the minutes of April 27th, 2021 with corrections.

Roll Call:

Commissioner Ryan, Yes

Commissioner Campbell, Yes

Commissioner Blower, Abstained

Commissioner Jewell, Yes

Commissioner Cook-Hawkins, Yes

Commissioner Sorenson, Yes

Commissioner Jordan, Yes

Chairman Wesley, Yes

M/S – Campbell/Cook-Hawkins

8 yes – 0 no

The motion carried.

Joanne Gurley asked Chairman Wesley if there were revised meeting minutes from the April 13th Planning Commission meeting. Commissioner Jewell noted that there were corrections made to the minutes for the April 13th meeting, however, the corrected minutes were not received from Planning staff. Commissioner Jewell asked Ms. Gurley if the corrected minutes should be redistributed to the Planning Commission. Chairman Wesley noted that the corrections are made before being saved into the official file. Commissioner Jewell asked Bill Vandercook if the minutes from the April 13th meeting have been corrected. Mr. Vandercook shared that the corrections are in process and once they are complete they will be uploaded to the City of Flint's website.

Commissioner Jewell noted that if there were additional items the Planning Commission needed to be sensitive to, these items should be shared with Chairman Wesley.

PUBLIC FORUM:

No one from the public spoke.

PUBLIC HEARINGS:

PC 21-401 – RACER Trust requests a rezoning at the NE corner of Hamilton Ave and North St., across from Lear Corp, Parcel ID 41-06-326-050 from C-1 Multi-Family Walk-up to G Heavy Manufacturing.

Mr. Vandercook shared staff findings which indicate that the property is located in the proposed zoning district commerce and employment within the City of Flint's Master Plan, which is a commercial and industrial designation. Approval of the zoning request will bring the parcel closer in line with the Master Plan.



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Steve Black, Transaction Manager for Racer Trust, presented the application. Mr. Black stated that the rezoning request is a fenced in 20-acre property across the street from Lear Corporation at the corner of North Street and Hamilton Avenue. Mr. Black noted that the bulk of the fenced in property is zoned industrial, as is a portion of property owned by Lear Corporation and believes that the rezoning request will maximize the opportunity to attract new jobs and investment to the City of Flint as well as increase the tax base.

Mr. Black shared that Racer Trust is an environmental response trust that was formed out of General Motor's bankruptcy with a very specific assignment to clean properties abandoned by General Motors and prepare them to be sold for economic development. Racer Trust is not associated with General Motors nor the United States Government.

Mr. Black noted that there is a deed restriction that prohibits the use of the property for residential use. As such, the existing use is not possible based on the deed restriction and Racer Trust will not sale the property for any kind of multifamily use.

Commissioner Ryan asked if the Racer Trust agreement required that nothing be built on the property to disturb the soil. Mr. Black stated that this was not the case. Racer Trust is actively working to remediate the site. As properties are cleaned, they are sold. Additionally, Racer Trust is selling properties that are actively being cleaned and retains the responsibility for General Motors Environmental Legacy. Commissioner Ryan asked if the property required land capping. Mr. Black stated that the property does not require land capping.

Commissioner Jewell asked if the fence being referenced by Mr. Black runs along North Street. Mr. Black confirmed that this was the case. Commissioner Jewell asked if the fence goes past Baker Street, further north, then down to Hamilton and then further south of Hamilton. Mr. Black stated that the property has an existing fence line along the Hamilton Avenue frontage, the fence then runs along North Street, runs around Oak Park, and then continues north along Industrial Avenue.

Commissioner Campbell asked how far down North Street does the fence go. Mr. Black stated that the property is entirely within the fence perimeter of the historic Buick City site. All of the frontage of the property on North Street is fenced, all of the frontage on Hamilton Avenue is fenced with a small exception being that there is a small church that the fence runs around, then the fence continues on Hamilton Avenue to James P. Cole.

Commissioner Campbell asked if Union Hall 599 is included in the property. Mr. Black stated that the Union Hall was sold and that the fence runs around that property and it is not included. Commissioner Campbell asked if the fence ends at Stewart Street. Mr. Black confirmed that the fence of the entire Buick City Complex runs all the way to Stewart Street, which bisects the property. The property then continues north of Stewart Street and runs to the American Spiral Weld pipe facility. Mr. Black stated that the property seen on the other side of the Stewart Street bridge along Andrew Street has been leased on a temporary basis to American Spiral Weld for pipe storage.



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Commissioner Campbell asked what is the square footage of the property? Mr. Black stated that the property is approximately 20 acres and extends from Hamilton all the way to Oak Park.

Commissioner Ryan asked if the property will only be commercial property intended for industrial use. Mr. Black confirmed this and stated that the deed restriction prohibits residential use.

Commissioner Sorenson asked Mr. Black to share what his intentions were for the property. Mr. Black stated that Racer Trust's mission is to clean the property and prepare it to be sold. Racer Trust is marketing the property and during research while working with a prospective buyer, it was noticed that the property was zoned multifamily. Commissioner Sorenson asked what Mr. Black's association to Racer Trust was. Mr. Black stated that he is an employee. Commissioner Sorenson asked if Racer Trust is trying to attract business to the Flint community. Mr. Black confirmed this and as an example shared that the Lear Corporation was Racer Trust's project.

Commissioner Ryan asked how the waterways will be treated. Mr. Black asked Commissioner Ryan for clarity. Commissioner Ryan stated that the Flint River is east of the property. Mr. Black stated that there is a slope from the property that goes towards James P. Cole and eventually to the Flint River. Commissioner Ryan asked if the property were to be sold, would there be a plan or condition set up for the proper drainage. Mr. Black stated that this issue would be addressed during a site plan review for any future developments. There is an expectation for any development to manage storm water and not discharge it off on to neighbors.

Commissioner Sorenson asked what the agreement between Lear Corporation and Racer Trust is. Mr. Black stated that Racer Trust sold Lear Corporation the property.

Commissioner Campbell asked Mr. Black to state what his position with Racer Trust is. Mr. Black stated that his title is Transaction Manager. Mr. Black works on the management and marketing of real estate in the Racer Trust portfolio across 14 states. Commissioner Campbell asked if Mr. Black could be reached at the phone number listed on the application.

Commissioner Ryan asked if Racer Trust owns the property entirely or if it is partially owned by the City of Flint. Mr. Black stated that Racer Trust is the fee simple title owner.

Chairman Wesley open the floor to the public for anyone wanting to speak in favor. No public comments were given in favor of the application. Chairman Wesley opened the floor to the public for anyone wanting to oppose PC 21-401.

Alan Rob, counsel for the New Life Missionary Baptist Church on 931 East Hamilton, shared that they are against the rezoning request due to a surface water problem of the real estate under the control of Racer Trust. The surface water problem has negatively impacted the church property and Mr. Rob believes that the rezoning request will further contribute to damaging the church property. New Life Missionary Baptist Church is across the street from the property.



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Commissioner Ryan asked if there have been any letters received from the public wishing to oppose. Mr. Vandercook noted that there have been no communications received from the public in writing.

Commissioner Campbell noted that the New Life Missionary Baptist Church was once a Citizens Bank and asked what the water problem was. Chairman Wesley stated that this question could be sent to Racer Trust due to ongoing remediation of the site. Additionally, any business wishing to build on the property will need to ensure that the problem does not continue to occur.

Commissioner Campbell made a motion to approve PC 21-401 RACER Trust requests a rezoning at the NE corner of Hamilton Ave and North St., across from Lear Corp, Parcel ID 41-06-326-050 from C-1 Multi-Family Walk-up to G Heavy Manufacturing based on the findings that 1) the proposed G zoning designation is in keeping with the future land use of commerce and employment and, 2) that the designation of G would be in keeping with the existing zoning and adjacent parcels, and 3) the designation is in line with the future Master Plan.

Commissioner Jordan thanked the representatives from New Life Missionary Baptist Church and stated that the request for rezoning is separate from any obligations that the current landowner has in terms of addressing any issues regarding surface water. Chairman Wesley noted that if anything is built on the property in the future, the surface water problem will be explored extensively.

Roll Call:

Commissioner Ryan, Yes	Commissioner Cook-Hawkins, Yes
Commissioner Campbell, Yes	Commissioner Sorenson, Yes
Commissioner Blower, Yes	Commissioner Jordan, Yes
Commissioner Jewell, Yes	Chairman Wesley, Yes

M/S – Campbell/Ryan
The motion carried.

8 yes – 0 no

PC 21-399: QPS Michigan Holdings LLC requests a Group E Special Regulated Use Permit for a medical marihuana facility at Merrill St. and E. Wood St. (PID # 41-07-134-030 and 41-07-134-031)
*****Note Continuation from April 13th, 2021 Meeting.***

Ankur Rungta and Tim Zimmer were in attendance to present the application.

Mr. Vandercook shared that the applicant has provided all of the requested materials and the application is complete. The location complies with the locational standards for recreational marihuana. The applicant initially presented the application during the April 13, 2021 Planning Commission. The Planning Commission voted to continue the case at a date to be determined by the applicant and Planning staff pending the submission of the parcel combination application and site plan, which have both been submitted.



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Chairman Wesley asked if the applicant had any additional information to share. Mr. Rungta confirmed that the lot combination application and all associated materials and fees have been submitted to the City Clerk's office.

Commissioner Jordan moved to approve PC 21-399 QPS Michigan Holdings LLC requests a Group E Special Regulated Use Permit for a medical marihuana facility at Merrill St. and E. Wood St. (PID # 41-07-134-030 and 41-07-134-031) based on the fact that parcel combination application has been submitted and the public testimony was heard at the April 13, 2021 Planning Commission meeting.

Roll Call:

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

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

M/S –Jordan/Blower

The motion carried.

8 yes – 0 no

PC 21-400: QPS Michigan Holdings LLC, request a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at Merril St. and E Wood St. (PID# 41-07-134-030 and 41-07-134-031). *****Note continuation from April 13th, 2021 Meeting***

Mr. Vandercook shared that the applicant has provided all of the requested materials and the application is complete. The location complies with the locational standards for recreational marijuana. The applicant initially presented the application during the April 13, 2021 Planning Commission. The Planning Commission voted to continue the case at a date to be determined by the applicant and Planning staff pending the submission of the parcel combination application and site plan, which have both been submitted.

Chairman Wesley asked if there was anyone from the public on the line wish to speak in favor or against PC 21-400. Commissioner Jewell noted that the April 13, 2021 meeting was opened for public comment and closed with no public comments given for or against PC 21-400.

Commissioner Campbell moved to approve PC 21-400: QPS Michigan Holdings LLC, request a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at Merril St. and E Wood St. (PID# 41-07-134-030 and 41-07-134-031).

Roll Call:

Commissioner Ryan, Yes
Commissioner Campbell, Yes

Commissioner Cook-Hawkins, Yes
Commissioner Sorenson, Yes



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Commissioner Blower, Yes
Commissioner Jewell, Yes

Commissioner Jordan, Yes
Chairman Wesley, Yes

M/S –Campbell/Ryan
The motion carried.
8 yes – 0 no

SITE PLAN REVIEW:

SPR 21-948: QPS Michigan Holdings LLC is requesting a Site Plan Review at Merrill St. and E Wood St. (PID # 41-07-134-030 and 41-07-134-031).

Mr. Vandercook shared that the applicant has provided all of the requested materials and the application is complete. The location complies with the locational standards for recreational marihuana. The applicant initially presented the application during the April 13, 2021 Planning Commission meeting. The Planning Commission voted to continue the case at a date to be determined by the applicant and Planning staff pending the submission of the parcel combination application and site plan, which have both been submitted. Mr. Vandercook noted that Commissioners should have received a site plan from QPS Michigan Holdings LLC, dated September 11, 2020 with landscaping and lighting noted on page C3, additionally, the exterior of the building was noted on the last page. Commissioners also were given a supplemental document which includes the floor plan and security plan. The site plan was also revised on May 5th, 2021. The Commission may wish to ask the applicant to clarify the lighting and security cameras on the outside of the building and propose a description of lighting and landscaping on the overall plan.

Mr. Rungta stated that QPS Michigan Holdings is proposing a new building of approximately 3,300 square feet, as well as an associated parking lot with approximately 39 total parking spaces. A preliminary site plan for review has been provided as well as an interior floor plan that shows the interior layout of the space.

Mr. Zimmer, Livingston Engineering, shared that the plan includes a repaving of Merrill Street to City of Flint standards on the southern border of the property which opens into a parking lot to the North from Merrill Street with traffic circulation in both directions through the parking lot. There is a driveway on Wood Street and a driveway on Merrill Street. There is a delivery area on the South West end of Merrill Street where company deliveries will come and go. There is a parking lot in the front with a drainage system that will collect storm water on the area along the James P. Cole Blvd. The drainage system will be for both storm water volume and water quality and will discharge to the existing City of Flint system. Landscaping includes canopy trees along the frontages of Wood and Merrill Street, sod and grass in the greenspaces, concrete sidewalks accessing the building with proper American Disabilities Act (ADA) ramping for the appropriate barrier free parking space, and a proposed pole sign along the front of James P. Cole.



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Chairman Wesley asked the applicant to point out the lighting on the building. Mr. Zimmer stated that the plan is to include light poles on the east side of the parking lot. Mr. Zimmer stated that building mounted site lighting will consist of four recessed can lights mounted on the underside of the entrance canopy.

Commissioner Jewell asked Mr. Rungta to clarify what he meant by a preliminary site plan. Mr. Rungta stated that he used the wrong wording and simply meant that if there are comments from the Planning Commission, he can incorporate them as needed.

Commissioner Jewell noted that he cannot find where the lighting will be mounted on the building nor can he find any description or visual of what the lights will look like, including the lighting on the poles. Mr. Zimmer stated that because the lighting will be recessed under the canopy, they are not seen on the site plan. Commissioner Jewell reiterated that he cannot see the lights on the building nor can he see a description of the lights. Commissioner Jewell asked if there was no visual of the pole or light noted in the parking lot. Mr. Zimmer confirmed this.

Commissioner Jewell asked the applicant to point out where the security cameras would be placed on the outside of the building. Mr. Rungta stated that there is one security camera on each of the exterior four walls indicated on the floor plan that was provided.

Commissioner Jewell noted that there was a legend and description of landscaping with details indicated on the site plan, however, there was no description of the lights or location of the lights indicated on the site plan. Mr. Rungta stated they are willing to provide more details if needed and that they did not realize these items were required.

Commissioner Jewell asked the applicant for a rendering of what the building would look like when it is built. Mr. Rungta stated that they are willing to submit a rendering if required. Commissioner Jewell noted that the site plan review approval is specifically an approval for what is going to be built and asked Mr. Rungta if the site plan has not been finalized. Mr. Rungta stated that site plan is finalized, however, they do not have an artistic rendering of the building. The artistic rendering can be provided at a later date if required by the Planning Commission. Mr. Rungta stated that the site plan was initially provided to Planning Staff in September 2020 and they did not know that there was a need to provide a rendering of the building.

Commissioner Jewell asked the applicant how the builder will know what to build without a complete rendering. Mr. Rungta stated that QPS has submitted site plans with multiple municipalities and they all have slightly different requirements for the site plan approval. Mr. Rungta stated that receiving feedback from staff is an important part of their preparation process for site plans. Additionally, Mr. Rungta stated that if there are any additional requirements needed from the Planning Commission they can be provided. Commissioner Jewell asked what the time frame would be for QPS to provide additional documents which include updating the landscaping plan, the lighting plan, and a rendering of the building. Mr. Rungta stated that he will speak offline with Mr. Zimmer about a timeline.



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Commissioner Jewell asked if it would be realistic to have an update within 2-4 weeks. Mr. Rungta stated that he can provide the required updates and documents possibly sooner.

Chairman Wesley asked the applicant what the model of the building would look like. Additionally, Chairman Wesley stated that the landscaping and lighting plan can be administratively reviewed. Commissioner Jewell asked Mr. Rungta if he would accept an administrative review. Mr. Rungta stated that he would accept this.

Commissioner Jordan noted that the item number 26 on the site plan checklist requires the location and detail of site lighting, including location, type and height of existing and proposed exterior lighting. Similarly, item number 35 on the site plan checklist requires a detailed planting plan and schedule of plant materials, including an inventory of existing and proposed vegetation on the site. Commissioner Jordan noted that there is not a requirement of a rendering within the site plan review checklist. Chairman Wesley shared that most applicants have a rendering, however, there is not an item on the checklist that requires one.

Commissioner Ryan asked if in the future, if site plans are missing a rendering or landscaping descriptions, will this automatically lead to an administrative review. Commissioner Jordan stated that concerns around getting a landscape plan or lighting plan could be addressed through administrative review.

Commissioner Jewell noted concerns including determining what an appropriate site plan is, ensuring a timeline with the applicant to provide required information, and the backlog of site plans that have been approved with conditions in the past that have not been updated. Chairman Wesley noted that if a timeframe is set that the applicant agrees to in regards to providing the required information, and that timeframe is not followed, then construction cannot start.

Commissioner Jewell asked Mr. Vandercook and Attorney Gurley what the parameters were in regards to a timeframe. Mr. Vandercook stated that after an approval with conditions, applicants have 90 days to commence activities. Commissioner Jordan noted that the Planning Commission could set a timeline and make it part of the motion. Commissioner Jewell asked what happens if the timeframe that is agreed upon is not met. Attorney Gurley stated that she will look into what the consequences are if the timeframe is not met. Mr. Vandercook noted that if there is a condition that is given along with a timeframe, and the timeframe is not met, then the condition would expire. Chairman Wesley asked if this means that the applicant would need to reapply. Mr. Vandercook stated that he believes this is the case.

Commissioner Jewell asked what timeframe would the applicant be comfortable with. Mr. Rungta stated that his intention is to meet the conditions as soon as possible and a four-week period is acceptable. Mr. Vandercook stated that the ordinance allows for the applicant to return to the Planning Commission and ask for an extension if the deadline cannot be met.



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Commissioner Jewell noted that the location is Merrill Street and East Wood Street because there is no address. Mr. Vandercook confirmed this and stated that once the properties have been combined the location will be known as 1809 James P. Cole.

Commissioner Jewell made a motion to approve SPR 21-948 QPS Michigan Holdings LLC is requesting a Site Plan Review at Merrill St. and E Wood St. (PID # 41-07-134-030 and 41-07-134-031) with the conditions of an updated exterior detailed lighting and landscaping plan as noted in the site plan checklist items 26 and 35, and the submittal of an exterior rendering of the building with the conditions to be reviewed in consultation with Chairman Wesley by June 8th, 2021.

Commissioner Campbell asked if the administrative review will be conducted with the planning staff and the Chairman. Chairman Wesley confirmed this.

Roll Call:

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

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

*M/S –Jewell/Ryan
The motion carried.
8 yes – 0 no*

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 are no updates at this time.

Chairman Wesley asked what the desire of the Commission was. Commissioner Jewell noted that the case will stay on the agenda until Planning staff informs the Commission that the conditions have been fulfilled.

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 shared that there are no updates at this time.



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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 he has been in contact with Berton Brown. Mr. Brown has been in contact with the City of Flint Engineer Mark Adas and Lieutenant Michael Cochran of the Fire Department to make sure that he is getting the correct documentation on the site plan.

Commissioner Campbell asked how long by law can a business stay on an agenda with no updates. Chairman Wesley stated that the applicant has one year.

REPORTS:

Status of Permanent Marihuana Ordinance:

Attorney Gurley stated that the permanent marihuana ordinance is under review and the legal team is attempting to come up with clear and concise protocols.

Mr. Vandercook noted that updated applications for Group E, Group F, and Group G were sent to commissioners with updated checklists.

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

Commissioner Jordan noted that during the last meeting, Ms. Wilcox shared that revenues related to marihuana fees were restricted for use in covering the City of Flint's processing costs related to the marihuana applications. Ms. Wilcox confirmed this and stated that the \$84,000 that have been received are in an account while her, Attorney Gurley, and the Finance Department discuss exactly how it will be used. Additionally, Ms. Wilcox stated that during a discussion with Mayor Neeley, that the funds could be made available for staffing costs. If the funds are to be allocated for processing or staffing, there will need to be a resolution made.

Status of Draft Zoning Ordinance and Staffing Update

Ms. Wilcox stated that the first six ordinances were adopted by City Council and the next six ordinances are expected to be put on the May 24th City Council agenda pending the approval of the City of Flint. Attorney Gurley confirmed this and stated that she will speak offline with Ms. Wilcox and Attorney Angela Wheeler about when the next six ordinances will be presented by City Council.

Ms. Wilcox stated that Jeffery Schiffman is continuing to work part-time on organizational items and with neighborhood planning initiatives. The position for the Lead Planner will be posted on May 12th and the Planning Department is working with Human Resources to support recruiting efforts. Ms. Wilcox has submitted a requisition for an additional Planner I to assist specifically with marihuana applications and ancillary zoning issues. A contract with ROWE Incorporated for comprehensive zoning services was postponed by City Council. Ms. Wilcox noted that they are looking at another option to execute a contract change order more quickly. The Planning Department is also pursuing an intern.



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Mr. Vandercook noted that commissioners were provided with an updated employee bio for Jonathon Mateen that includes his contact information.

RESOLUTIONS:

No resolutions.

OLD BUSINESS:

Planning Commission Member Orientation Binder:

Commissioner Jordan stated that a strategy to cover the materials included in the Planning Commission Member Orientation Packets is to select a couple of articles from the packet to focus on over the next several meetings. Commissioner Jordan asked commissioners for input regarding this strategy.

Commissioner Cook-Hawkins shared that this strategy will work well. Commissioner Sorenson agreed with this strategy as well.

Commissioner Jordan recommended start with reviewing the Planning and Zoning Essentials from the Michigan Association of Planning and the Planning Commission Bylaws. Commissioner Jordan noted the Commissioners may send questions to her regarding the review.

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

Ms. Wilcox shared that an update will be provided to her by Khalfani Stephens following the Planning Commission meeting. Additionally, Ms. Wilcox noted that she will review designation of a Planning staff representative to the I-475 committee. An announcement will be made at the next Planning Commission meeting.

NEW BUSINESS:

American Rescue Plan

Chairman Wesley stated that the City of Flint is receiving a large sum of money and that Mayor Neeley is looking for ways to use the money. Chairman Wesley welcomed input from the Planning Commission on recommendations on how to use the funds. Commissioner Jordan noted that there may be restrictions on how the funds could be used and that there have been efforts made from the Administration to get input from the community. Additionally, community input has been received from residents regarding the Master Plan. Commissioner Jordan recommended reviewing the implementation matrices for the Master Plan considering the input residents have already provided regarding the usage of funds received by the City of Flint.

Ms. Wilcox noted that there have been discussions about the requirement of a formula that must be used in the allocation of the funds and that it may be helpful for Shelbi Frayer, Chief Financial Officer, to attend a Planning Commission meeting to provide an overview of the process. Commissioner Jewell



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shared that it may be appropriate for Ms. Wilcox, Chairman Wesley, and Commissioner Jordan to meet with Ms. Frayer outside of the Planning Commission to look at a framework of what can be done.

Commissioner Jordan stated that if a meeting is helpful to ensure alignment with implementation of the Master Plan, she is willing to do it. However, if there is a public meeting where this information is already being shared, that would be preferred.

Ms. Wilcox shared that she will follow-up with Ms. Frayer and update Chairman Wesley.

ADJOURNMENT:

M/S – Sorenson/Blower

Unanimously carried.

Meeting adjourned at 7:52 P.M.