



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### Meeting Minutes May 25th, 2021

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#### **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  
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.

City Attorney 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: 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:**

Commissioner Jordan asked to combine Flint Planning Commission Bylaws, Planning and Zoning Essentials Booklet with Planning Commission Member Orientation Binder.

Bill Vandercook stated that PC 21-403 has been postponed due to lack of documentation, PC 21-404 and PC 21-406 should use the term Growing instead of Processing, PC 21-407 was rescheduled to the July 13, 2021 meeting, and SPR 21-949 should have PID # 41-19-326-006).



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Commissioner Jordan noted that the Flint Planning Commission Bylaws state that an applicant who requests a postponement of a public hearing will cover the cost of the additional legal posting.

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

Commissioner Jordan made a motion to approve the agenda as amended for the May 25, 2021 meeting. Commissioner Blower supported this motion.

*M/S – Jordan/Blower*

*Unanimously carried by voice vote*

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

Minutes of May 11<sup>th</sup>, 2021.

Commissioner Campbell made a motion to approve the minutes of May 11<sup>th</sup>, 2021 with corrections. Commissioner Ryan supported this motion.

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 – Campbell/Ryan*

*The motion carried*

*8 yes – 0 no*

#### **PUBLIC FORUM:**

No one from the public spoke.

#### **PUBLIC HEARINGS:**

**PC 21-403** – Thanos, LLC, requests a Group F Special Regulated Use Permit for a (Growing / Processing) marihuana facility at 2632 Lippincott Blvd. (PID 41-21-101-047).

PC 21-403 is postponed due to a lack of documentation.

**PC 21-404:** Slanu Canna, LLC., requests a Group F Special Regulated Use Permit for a growing marihuana facility at 2010 N Dort Hwy, Unit 5A. (PID 41-04-352-031).

Mr. Vandercook stated that the applicant has provided all required materials and the facility meets the locational standards.



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Edward Collins presented the application. Mr. Collins shared that he is requesting to do a small-scale grow operation at the facility. Mr. Collins has leased the building over the last year. Craig Aronoff, the attorney for Slanu Canna was also present for the public hearing.

Commissioner Jewell asked for clarification on where the unit is within the complex. Mr. Collins stated that the unit is in between a vacant unit and another unit that is being leased. The entrance will lead directly into the facility through the front door with one exit in the back of the unit.

Commissioner Jewell asked Mr. Collins for a walk-through of the unit. Mr. Collins shared that an employee will walk through the front door into a security area. There are security offices to the right of the entrance, then a checkpoint and a clean room. Next, there is a vegetative growth area with cooler panels to seal the room. On each side of the six-foot hallway are 30' x 28' grow rooms. The plan is to have one vegetative room on the right side and two bloom cultivation rooms, a curing room, and a secure room for marihuana that is ready to be transported.

Commissioner Jewell asked for an overview of the security plan. Mr. Collins stated that he has hired a security chief. The security team will be present while the employees are in the building. Additionally, Mr. Collins stated that there will be around-the-clock security with ADT and security guards driving on the premises.

Commissioner Jewell asked if Mr. Collins has done any outreach with neighbors. Mr. Collins stated that he has spoken to neighbors next to the property and informed them of what is happening. Commissioner Jewell asked if outreach has been done with neighbors across the street from the property. Mr. Collins stated that he has not done any outreach with neighbors across the street.

Commissioner Ryan asked for an overview of air filtration and product waste. Mr. Collins stated he plans to use carbon filters and ozone scrubbers for air filtration. Marihuana waste will be mixed with bleach to render it unusable. The mixture will be kept in a locked dumpster on the property.

Commissioner Ryan asked for an overview of climate control plans and how Mr. Collins plans to start the growing process. Mr. Collins stated that he plans to use clones of his previously grown plants with the State of Michigan's approval. Alternatively, if Mr. Collins does not gain State of Michigan approval, he will start with seeds. Commissioner Ryan asked what growing medium will be used for the operation. Mr. Collins stated he will use coconut coir and Rockwool. Mr. Collins gave an overview of climate control plans stating that there are rooftop air conditioning units and he plans to use individual air handlers.

Commissioner Ryan asked if there will be a constant temperature in the grow rooms. Mr. Collins stated that he plans to use a temperature control system to manipulate the temperature.



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Commissioner Ryan asked if there will be attendants employed to trim the plants. Mr. Collins stated that the plan is to hire two attendants to monitor each grow room. Mr. Collins has a plan to defoliate in 21-day intervals.

Commissioner Blower asked Mr. Collins how many employees he plans to hire and how many employees will be in the building during daily operations. There will be two security guards onsite. There will be two employees per grow room. Mr. Collins will employ people that he knows and trusts with plans to hire local Flint residents once the operation has expanded. After the operation has expanded, he expects to employ 20-30 people.

Commissioner Blower asked if Mr. Collins will eventually have 10 rooms. Mr. Collins shared he has the space for 10 rooms as the facility is 12,000 square feet.

Commissioner Ryan asked if Mr. Collins will hire a transporter. Mr. Collins confirmed that he will hire a state-run marihuana transporter.

Chairman Wesley opened the floor to the public for comment. No public comments were given. Mr. Vandercook noted that no communications from the public were sent via email.

Commissioner Blower made a motion to approve PC 21-404 Slanu Canna, LLC. requests a Group F Special Regulated Use Permit for a growing marihuana facility at 2010 N Dort Hwy, Unit 5A. (PID 41-04-352-031). Commissioner Ryan supported this motion.

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 – Blower/Ryan  
The motion carried.  
8 yes – 0 no***

***PC 21-406:*** Native X LLC requests a Group F Special Regulated Use Permit for an Adult-Use marihuana growing facility at 3039 Airpark Dr. (PID 40-34-100-031).

Mr. Vandercook stated that the applicant has provided all requested materials, the application is complete, and the facility meets locational standards. Additionally, Bishop International Airport is next to the property and there is no documentation that the Federal Government would not allow this facility to operate. Chairman Wesley shared the details of a letter from Bishop International Airport stating that Airpark Drive is not owned by the airport, does not have direct access to the airport, nor



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does it have a through the fence agreement for airport access. Mr. Vandercook noted that the letter was written for 3027 Airpark Drive, not 3039 Airpark Drive.

Austin Barr presented the application. Mr. Barr is working towards a Class C license and plans to grow at a slow pace. Native X plans to contribute to the development of the cannabis industry in Flint by working with local dispensaries and processors.

Commissioner Jewell asked if Mr. Barr owns or leases the property. Mr. Barr stated that Native X will lease the property from Chippewa Land LLC.

Commissioner Jewell asked Mr. Barr for a walkthrough of the facility. Mr. Barr stated that upon entry, there is a small security room. There are two security checkpoints, one outside and another leading into the grow rooms. Employees will then be able to access a locker room and offices. Employees will change into a uniform in the locker room. On the right of the hallway will be cooler walls for the individual grow rooms. There is a warehouse section separated by a brick wall which will have a secure access point on the outside of the building. The warehouse is approximately 2,600 square feet.

Commissioner Jewell asked for an overview of the security plan. Mr. Barr stated that Native X will utilize a 24-hour third-party monitoring system that will monitor every square inch of the space. There will be door sensors, advanced lock systems, and locks on the office space and grow space.

Commissioner Jewell asked if outreach has been done with neighbors. Mr. Barr stated that they do not have any neighbors close to the building.

Commissioner Ryan asked for an overview of air filtering, growing medium, and temperature controls. Mr. Barr stated carbon filter scrubbers will be added to the ventilation system. The destruction of the waste process will involve putting the product through a shredder followed by biomass reduction, which will make waste products unrecognizable. There are plans to install additional climate control alongside the existing climate control system in the main grow room. The warehouse will have rooftop units installed. There will be sealed cooler walls used for the grow rooms. There will be humidity measurements that are going to be controlled remotely. Mr. Barr will use a hydroponic grow method and will use coconut coir as a growing medium. There will be LED-powered lights used to grow the plants.

Chairman Wesley asked Mr. Barr about his business experience. Mr. Barr stated that he is new to the marijuana growing business. Mr. Barr is an attorney by trade and he holds a master's degree in Natural Resources and Environment.

Chairman Wesley stated that complaints have been shared previously about carbon filters not reducing the smell of the grow operation enough and asked Mr. Barr about contingency plans if the carbon filter does not work. Mr. Barr stated that Native X will have enough scrubbers installed and will use other filters as needed to reduce odors.



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Commissioner Ryan asked Mr. Barr how many people will Native X employ. Mr. Barr stated that there will be a limited number of employees during the initial build-out and plans to employ 15-20 people once Native X is at full capacity. There will jobs for trimmers at \$20 per hour and master growers that earn between \$60,000-\$100,000 per year. There are plans for additional employees to cover office work.

Commissioner Jordan asked for clarification on the rate of pay for trimmers as the materials state that trimmers will earn \$12-\$18 per hour. Mr. Barr stated that as of the last rate of pay evaluation, the estimate was \$15-\$20 per hour for trimmers.

Commissioner Ryan asked Mr. Barr for clarity on how the product will be created. Mr. Barr shared that he will begin by purchasing seeds either from a local grower in Flint or from the State of Michigan. The type of strain will be dictated by market demand. Once the seeds grow Native X will use clones to continue the operation.

Commissioner Campbell asked for an overview of the remote temperature system. Mr. Barr noted that lighting times will be pre-programmed. As such, the remote temperature system will be specifically for monitoring and not controlling.

Commissioner Campbell asked if cameras will be placed throughout the facility. Mr. Barr confirmed this.

Commissioner Jordan asked for the applicant to identify what the floor plans included in the packet are on pages 37 and 38 of the executive summary. Page 37 indicates the lighting and camera systems and shows the areas that will be covered. Page 38 shows where the product and plants are going to be located. Commissioner Jordan asked for clarity on the layout and labeling of the rooms as the rooms do not match from page 37 to page 38. Mr. Barr stated that the build-out has not begun and they are looking at a few options before making a decision. Commissioner Jordan stated that the floor plan is part of the application and it does not seem to be settled. Mr. Barr stated that the floor plan is settled, however, the size of some of the spaces are not finalized.

Commissioner Jordan asked for clarity on how the trim and grow room would be utilized, considering there is a brick wall separating the top grow room from the rest of the facility. Mr. Barr stated that they are debating on putting a door through the space instead of a brick wall for better access, otherwise, the plan will be to create a trimming and packaging room in the top space. Commissioner Jordan asked what the security plan is for transporting product from the grow room to the trimming and packaging room considering the access point requires the product to be transported outside. Mr. Barr stated that they will either place a door or remove the wall to allow for secure transfer from the growing room to the trimming and packaging room.



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Chairperson Wesley asked if these questions could be answered during a site plan review. Commissioner Jordan noted that the questions are related to the floor plan, which is a requirement for the application.

Commissioner Ryan asked if any nutrients will be used in the growing process. Mr. Barr stated that Native X will try to minimize chemical use and look for natural alternatives to pesticides. There will be a nutrient program facilitated through the hydroponic system.

Commissioner Jordan noted that the floor plan does not include a restroom and the locker room only has one door. Mr. Barr noted that there are two gendered bathrooms contained in the breakroom.

Commissioner Campbell asked if the floor plans are ideas or finalized plans. Additionally, Commissioner Campbell asked if a finalized floor plan would be included with the site plan. Mr. Barr stated that a finalized version of the floor plan could be provided during the site plan review.

Chairperson Wesley opened PC 21-406 to the public for comments of support. Steve Barr, Chippewa Land LLC, stated that there will be a truck propriety system implemented for security purposes.

Chairman Wesley opened the floor for public comment for those who wish to speak in opposition of PC 21-406.

Mark Krueger, E&L Construction Group, shared concerns of security citing possibilities of vandalism.

Todd Campbell, Richfield Industries, spoke in opposition of PC 21-406 noting that the project was not in the original vision or agreement of the airpark.

Commissioner Ryan asked if a marihuana facility at 3039 Airpark Drive is actually against the bylaws of Bishop International Airport. Chairman Wesley stated that he is not aware of the applicant being subject to their bylaws.

Commissioner Jordan noted that the floor plans contain multiple versions and there are decisions yet to be finalized. Commissioner Jordan stated that she would be more comfortable making a decision once a more finalized plan is provided by Mr. Barr.

Commissioner Campbell asked Steve Barr for clarity about the truck's proprietary system. Steve Barr stated that he was referencing technology used to protect a vault in a different company that they have been developing for the past 25 years. This same technology will be used at Native X. Commissioner Campbell asked if an armored vehicle would be moving in and out of the facility. Steve Barr stated that this was not the plan.

Commissioner Jewell stated that in past public hearings with documents required, the public hearing was continued to obtain the additional information. Commissioner Jewell asked if a continuation



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would be suited for this case. Commissioner Jordan stated that she would be comfortable with this decision. Additionally, Commissioner Jewell noted that clarification should be received from Bishop International Airport regarding the property at 3039 Airpark Drive about through the fence access.

Chairman Wesley asked for clarity on what further documentation needs to be provided by the applicant. Commissioner Jordan stated that the applicant needs to provide a finalized floorplan and finalized security plan.

Mr. Krueger stated that he could provide conveyances from the Airpark to the Planning staff for review. Chairperson Wesley stated that he is not sure if the applicant is required to adhere to the conveyances, however, the conveyances may be reviewed by the City of Flint legal department.

Commissioner Campbell asked for clarity on the through the fence agreement, noting that one letter from Bishop International Airport stated that there was a through the fence agreement while another stated there was not a through the fence agreement. Steve Barr stated that there is a runway behind the building that leads to a gate that can be opened by Bishop International Airport on request.

Commissioner Jordan asked Mr. Barr what a realistic timeline would be for the materials to be provided. Mr. Barr stated that the materials could be provided on the next meeting date. Commissioner Jordan noted that this may not provide the Planning staff adequate time to prepare. Mr. Vandercook recommended providing the documents before the June 22<sup>nd</sup> meeting.

Commissioner Jordan made a motion to postpone for continuation PC 21-406 Native X LLC requests a Group F Special Regulated Use Permit for Adult-Use marihuana growing facility at 3039 Airpark Dr. with the understanding that the applicant will provide a final floor plan and accompanying security plan to staff by June 16<sup>th</sup>. Commissioner Blower supported this motion.

#### ***M/S – Jordan/Blower***

Commissioner Jewell noted that included in the motion should be a clarification from Bishop International Airport.

Commissioner Jordan amended the motion to include Planning staff follow-up with Bishop International Airport to get additional information regarding the status of the property. Commissioner Campbell supported this amendment.

#### **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





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***M/S –Jordan/Blower***  
***The motion carried.***  
***8 yes – 0 no***

Commissioner Jordan shared that the applicant may extend the June 16 deadline if more time is needed.

Keizzy Anpalagan noted that the Planning staff will prepare Planning Commission packets on June 18<sup>th</sup>. The June 16<sup>th</sup> deadline would only give the Planning staff one day to review the documents. Ms. Anpalagan asked to have the deadline changed to June 9<sup>th</sup>. Suzanne Wilcox supported this deadline noting the time needed to prepare packets. Mr. Barr confirmed that this date was possible. Chairman Wesley advised Mr. Barr to notify the Planning staff in writing of an extension if necessary.

Commissioner Jewell made a motion to amend the previous motion’s timeframe for the applicant to submit requested materials by June 9<sup>th</sup> versus June 16<sup>th</sup> with the opportunity for an extension. Commissioner Campbell supported this motion.

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/Campbell***  
***The motion carried.***  
***8 yes – 0 no***

***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. (PID 40-23-101-010).

PC 21-407 was postponed to July 13<sup>th</sup>, 2021.

***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).

Mr. Vandercook shared that the property is currently zoned D-5 with the future zoning district being DC – Downtown Core. Mr. Vandercook noted that the applicant has disclosed the intention of using the property for an adult-use provisioning center. The DC zoning district does not allow for this type of use. Rezoning the property would not be in line with the future Master Plan. Additionally, Mr. Vandercook noted that the property is within 250 feet of the Salvation Army Flint Citadel, a place of worship. Rezoning this parcel would be considered spot zoning.



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Commissioner Jewell asked for clarification on the current use of the property, noting that the staff report indicates no current use. Commissioner Jewell asked Mr. Vandercook if it was correct to believe that the current use is Metropolitan Business Operation. Mr. Vandercook confirmed this.

Phil Shaltz presented the application. Mr. Shaltz shared that he is requesting a rezoning of the property from D-4 to D-5 in order to host a provisioning center. Mr. Shaltz shared that he assumes at some point in the future, there will be a provisioning center in downtown Flint. Mr. Shaltz would like to leverage the provisioning center for a social equity plan.

Mr. Shaltz purchased the building from the previous owner with a request to use the building for something encouraging. Mr. Shaltz shared that he assessed potential businesses and found a provisioning center to be of best use for the property and community. Mr. Shaltz shared that he has held a virtual public forum to understand the needs of the local community and found that the needs can be met through a social equity plan with Lume Cannabis Company.

Mr. Shaltz shared that there is a legal lease agreement requiring that a minimum of 75%-90% of the 25 employees be Flint residents with a direct proportion to the demographics of the City of Flint. Employees will be paid \$18 per hour, 401k, competitive health benefits, and \$2,500 in higher education contribution.

Mr. Shaltz stated that Lume has contractually guaranteed 1% of the top line revenue to be redistributed to the community with 0.5% going to the Community Foundation of Greater Flint and 0.5% going to a different non-profit organization of Mr. Shaltz's and Lume's choosing.

Mr. Shaltz stated that he has collected 48 letters of support from business owners and residents in the vicinity of the property. Mr. Shaltz stated that he was not aware of the location of the place of worship nor was he aware of the future Master Plan.

Commissioner Jordan noted that the request is not for a special regulated use permit, rather, it is for a rezoning request. Additionally, Commissioner Jordan shared that the staff report indicates a church is within 250 feet of the property. Commissioner Jordan asked the applicant if he had any additional information to share. Mr. Shaltz stated he found out about the location of the church on Friday afternoon and it was his understanding that the location would be discussed during the special regulated use. Mr. Vandercook stated that the Salvation Army Flint Citadel was not a part of the GIS analysis but was determined with the City of Flint Assessor. Mr. Vandercook shared this information with Mr. Shaltz.

Commissioner Jewell noted that Mr. Shaltz did not address the request for rezoning as much of the information shared was about a special regulated use. Commissioner Jewell asked Mr. Shaltz to provide an update on rezoning. Mr. Shaltz stated that he spoke to details of the provisioning center in order to be transparent about his intentions for the property. Mr. Shaltz stated that if the property is rezoned, he plans to have a discussion with the Salvation Army Flint Citadel to garner support.



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Commissioner Jewell noted that the request for the property to be rezoned from D-4 to D-5 is defined as spot zoning, due to the property being in the D-4 Metropolitan Business District. Commissioner Jewell noted that there are a number of properties in Flint that meet the zoning requirements for a special regulated use and asked Mr. Shaltz if this was an avenue he would be pursuing. Mr. Shaltz stated that he would like to have the provisioning center in downtown Flint. Commissioner Jewell read the four criteria of spot zoning: The area is small compared to districts surrounding the parcel in question; The new district allows land uses inconsistent with those allowed in the vicinity; The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of the similar property; The existence of the spot zone conflicts with the policies in the text of the Master Plan and the future land use map. Commissioner Jewell stated that approving the rezoning of this property would set a precedent for individuals requesting spot zoning.

Mr. Shaltz stated that he would like to break the rules of zoning and the Master Plan because he believes the provisioning center would be of benefit to the community.

Commissioner Jordan asked Mr. Shaltz and Planning staff if a use variance has been considered. Mr. Shaltz stated that he followed the advice of the City of Flint which is why he is requesting a rezoning and stated that he was not aware of any other option.

Chairman Wesley asked Mr. Vandercook if he had any insight on a use variance as opposed to a rezoning request. Mr. Vandercook stated that he and Mr. Shaltz discussed a use variance, however, Mr. Shaltz had other advisors that suggested the rezoning. Mr. Vandercook noted that he did not advise Mr. Shaltz to request a rezoning. Mr. Vandercook shared that he is willing to meet with Mr. Shaltz to discuss accomplishing his goals through a use variance.

Attorney Gurley stated that the Planning Commission does not give legal advice. Additionally, the Planning Commission does not have the authority to revise the Master Plan without action from City Council.

Chairman Wesley stated that the Master Plan is under the purview of the Planning Commission. Ms. Wilcox stated that modifications to the Master Plan have to follow the process that is outlined under the Planning and Zoning Enabling Act.

Chairman Wesley opened the floor for public comment for those who wish to speak in favor of PC 21-408 and noted that there were 48 letters received in support of PC 21-408.

A number of residents spoke in favor of the rezoning request citing the creation of jobs, economic diversity, downtown development, and increased tax revenue for the City of Flint.

Chairman Wesley opened the floor for public comment for those who wish to speak in opposition of PC 21-408.



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A number of residents spoke in opposition of the rezoning request citing concerns about the validity of the social equity plan, proof of data regarding increased foot traffic, the proximity of housing to the location, and the validity of the number of employees.

Commissioners shared concerns regarding the rezoning request that include the proximity to the Salvation Army Flint Citadel, a lack of residential input, inadequate parking for the intended use, the issue of spot zoning, and the fact that the presentation did not address the rezoning request as it rather addressed a special regulated use.

Commissioner Jordan made a motion to recommend to the City Council a denial of 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) based on the findings of it being spot zoning and incompatible with the Master Plan. Commissioner Ryan supported this motion.

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

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

**SPR 21-949:** 620 Bloor St. is requesting a Site Plan Review at 620 Bloor St. (PID# 41-19-326-006).

Mr. Vandercook stated that the applicant submitted a site plan for a 2,800 square foot storage building to use for the current business on site. The site plans have been reviewed by the required departments and there were no conditions required in the development of the building.

Commissioner Jewell asked for clarification regarding site plan review checklist item #11 stating the information does not appear to be provided. Mr. Vandercook stated that this was an oversight as the information is provided on the front page of the site plan. Additionally, Commissioner Jewell asked if the applicant planned only to add a couple of lights onto the proposed building and if the landscaping being done is existing. Mr. Vandercook confirmed both of these questions.

Gretchen Knoblock presented the application stating that the plan is to build a pole barn.

Commissioner Jordan made a motion to approve SPR 21-949 620 Bloor St. is requesting a Site Plan Review at 620 Bloor St. (PID# 41-19-326-006). Commissioner Campbell supported this motion.



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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/Campbell***

***The motion carried.***

***8 yes – 0 no***

Commissioner Jordan noted that the Planning Commission bylaws indicate that if a meeting exceeds three hours, the commission can vote to postpone the remaining agenda items. Chairman Wesley took note of this statement and allowed for Commissioner Jewell and Ms. Wilcox to give brief updates before voting on a motion to adjourn the meeting.

Commissioner Jordan exited the meeting at 9:25 pm.

#### *Planning Commission Recommendations for Site Plans*

Commissioner Jewell recommended postponing this agenda item to the June 8<sup>th</sup> Planning Commission meeting and asked commissioners to think about what they see as important and expected for site plans.

#### **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)**

This item was postponed.

**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).**

This item was postponed.

**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).**

This item was postponed.



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**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).**

This item was postponed.

### **REPORTS:**

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

This item was postponed.

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

This item was postponed

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

Ms. Wilcox shared that the Lead Planner position has been posted and the department is working with Human Resources in recruiting efforts. Additionally, the Planner I position has been posted and the contract for ROWE to provide zoning consultation has been approved and a resolution is being prepared.

### **RESOLUTIONS:**

No resolutions.

### **OLD BUSINESS:**

*Planning Commission Member Orientation Binder (Flint Planning Commission Bylaws, Planning and Zoning Essentials Booklet):*

This item was postponed.

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

Ms. Wilcox shared that Jonathon Mateen has been appointed to the I-475 steering committee.

*American Rescue Plan*

Ms. Wilcox stated that she has reached out to Shelbi Frayer regarding American Rescue Plan funds and plans to have a discussion regarding recommendations on how to use the Master Plan as a strategic framework.

### **NEW BUSINESS:**

No new business.

### **ADJOURNMENT:**



**Sheldon Neeley  
Mayor**

## **CITY OF FLINT**

### **FLINT PLANNING COMMISSION**

Commissioner Ryan made a motion to adjourn the meeting and move the postponed agenda items to the June 8<sup>th</sup> Planning Commission meeting. Commissioner Campbell supported this motion.

***M/S – Ryan/Campbell  
Unanimously carried.***

Roll Call:

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

Commissioner Cook-Hawkins, Yes  
Commissioner Sorenson, Yes  
Commissioner Jordan, Absent

Meeting adjourned at 9:30 P.M.