



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
October 12, 2021

Commissioners Present

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

Staff Present

Suzanne Wilcox, Planning and Development Director
Bill Vandercook, Zoning Coordinator
Keizy Anpalagan, GIS Technician
William Balcer, Assistant City Attorney
Lauren Marshall, Planner I
Jonathan Mateen, Planner I

Absent:

ROLL CALL:

Chairman Wesley called the meeting to order at 5:33 p.m. Roll was taken, and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Assistant City Attorney William Balcer 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

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 remove Marihuana Related Revenue and City of Flint City Council Public Hearing Status of Planning Commission Recommendation for PC21-408 Shaltz Acquisition LLC requests a rezoning from D-4 to D-5 at 488 S Saginaw St (PID# 41-18-107-019 from reports.



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ADOPTION OF THE AGENDA:

Commissioner Campbell motioned to adopt the agenda as corrected. Commissioner Jordan supported the motion.

M/S – Campbell/Jordan
Unanimously carried by voice vote.

MINUTES OF PREVIOUS MEETINGS:

Minutes of September 28th, 2021.

Commissioner Jordan made a motion to adopt the minutes of September 28th as corrected. Commissioner Campbell supported the 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/Campbell
The motion carried

8 yes – 0 no

PUBLIC FORUM:

No one spoke for the public forum.

PUBLIC HEARINGS:

No public hearings.

SITE PLAN REVIEW:

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 Doug Scott, ROWE, is waiting to receive a draft lighting agreement from the City of Flint. Mr. Vandercook stated that he is working with Mr. Scott to get him the agreement.



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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 the architect would be dropping off plans this week for Chairman Wesley to sign.

REPORTS:

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

Suzanne Wilcox, Director of Planning and Development, stated that staff has put together an informational packet regarding the draft zoning ordinance for City Council. The packet includes a memo that discusses the status of the zoning code, the next 12 zoning articles in summary and in full, FAQs on the Master Plan and zoning ordinance, a PowerPoint presentation on the Master Plan, a map of the current zoning district and the proposed zoning districts according to the draft zoning code.

Ms. Wilcox stated that the City Administrator, Clyde Edwards, and staff will be having a meeting this week to discuss the packet. Ms. Wilcox stated that once the City Administrator approves the packet, it can be distributed to the Planning Commission and 2-on-2 meetings with City Council can be scheduled.

Ms. Wilcox stated that there was a special meeting on October 7th that was postponed until the meeting with the City Administrator. Ms. Wilcox stated that after the meeting with the City Administrator, staff can request a special meeting with City Council to take the draft zoning code to council to get the draft zoning code adopted. Ms. Wilcox stated the only concern is that the City Administrator mentioned administration potentially wanting changes to the draft zoning code before it goes to City Council.

Ms. Wilcox stated that Corey Christensen found language stating that the Commission shall continue reviewing applications received prior to the date of publication of the new ordinance, this date being July 21st, 2021.

Mr. Vandercook stated that additional information was sent to commissioners indicating what processes the Planning & Zoning Department can and cannot continue. Ms. Wilcox stated the information is an assessment of what work is done by the Planning and Zoning staff that is impacted by the lack of the adoption of the draft zoning code and having two conflicting zoning codes in place. Mr. Vandercook read the Memorandum of Affected City of Flint Zoning Processes.

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

Ms. Wilcox stated that the zoning ordinance needs to be adopted before the final permanent marihuana ordinance. This is due to integration of data between the draft zoning code and the marihuana ordinance, and technical issues that result from the adoption of the zoning code and the new zoning districts that need to be addressed in the permanent marihuana ordinance. Ms. Wilcox stated that as



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soon as the zoning ordinance is adopted, staff will be taking the permanent marijuana ordinance to City Council.

Staffing Update, Suzanne Wilcox, Director of Planning and Development:

Ms. Wilcox shared that the Planner I position has been filled by Lauren Marshall. A staff bio has been sent to the Commission with her background and contact information. Ms. Wilcox stated that applications are still being received for the Lead Planner position. Three of the nine applicants have met the minimum entrance requirements. Ms. Wilcox stated that Khalfani Stevens has been helping to fill HR positions and coordinating interviews for the Lead Planner position. Additionally, Ms. Wilcox stated that the Planning and Zoning Division may potentially hire an administrative staff person for clerical support.

Status of I-475 Committee:

Jonathan Mateen, Planner I, stated that the Planning and Environmental Linkages (PEL) study will be over a 12-month period from fall 2021 to fall 2022. This study seeks to gain input and analysis for the reconstruction of I-475. Mr. Mateen stated there will be a total of 3 public meetings where the public will be able to provide feedback on the options for I-475. Mr. Mateen stated that options for I-475 that MDOT has proposed include a boulevard, narrowing I-475 including the service drive, and incorporating a new type of interchange. Mr. Mateen stated that there are currently no evaluation criteria to weigh the three options. Mr. Mateen stated that a draft report will be completed fall of 2022.

Site Plan Review Overview/Process – Commissioner Jewell

Commissioner Jewell stated that this agenda item will be taken off. However, staff have identified topics to be added to the Reports section relating to educational components to the function and procedure of the Planning Commission.

RESOLUTIONS:

No resolutions.

OLD BUSINESS:

American Rescue Plan, Suzanne Wilcox, Director of Planning and Development

Ms. Wilcox stated she had a meeting with Robert Widigan, Chief Financial Officer, to discuss the integration of American Rescue Plan funds with the Strategic Plan that is included in the Master Plan. Ms. Wilcox stated the main priority for the American Rescue Plan is public safety and blight elimination, which is consistent with the priorities outlined in the Master Plan. Ms. Wilcox will continue to meet with Mr. Widigan to identify priority items that intersect. The administration will make sure the Master Plan's Strategic Plan is included.



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NEW BUSINESS:

Ms. Wilcox stated that the Choice Neighborhood team has been working on Truth, Racial Healing and Transformation (TRHT) exercises with the residents of Atherton East. The sessions focus on racial healing and accountability for the destruction of the St. John's and Floral Park neighborhoods due to the construction of I-475. These sessions will discuss how the Master Plan addresses this history. Ms. Wilcox stated they have been working in partnership with the Community Foundation of Greater Flint, Legal Services of Eastern Michigan, Sloan Museum, and University of Michigan-Flint. The next session will be October 27th, 2021. A link will be shared for commissioners who are interested.

ADJOURNMENT:

M/S – Campbell/Blower

Unanimously carried by voice vote.

Meeting adjourned at 6:30 PM.