



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

**Draft Meeting Minutes**  
**May 14th, 2024**

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### **Commissioners Present**

Robert Wesley, Chair  
Carol-Anne Blower, Vice-Chair  
Lynn Sorenson, Secretary  
Robert Jewell  
Nadia Rodriguez  
Mona Munroe-Younis  
Jeffrey Curtis Horton

### **Staff Present**

Dalton Castle, Planner I  
Tyler Bailey, Deputy Director of Business Services

### ***Absent:***

Joshua Brown

### **ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:44 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Zoning Division Conference Room and via Zoom.

### Roll Call:

Commissioner Brown: absent  
Commissioner Blower: present  
Commissioner Jewell: present  
Commissioner Rodriguez: present

Commissioner Sorenson: present  
Commissioner Munroe-Younis: present  
Commissioner Horton: present  
Chairperson Wesley: present

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

There were no requested edits or additions to the agenda.

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

Chairperson Wesley asked for a motion to approve the agenda. Commissioner Jewell motioned to accept the agenda as written. Commissioner Horton seconded the motion.

### ***M/S – Jewell/Horton***

***Unanimously carried by voice vote***



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

*April 23, 2024 Draft Minutes*

Commissioner Munroe-Younis asked that under public forum for PC 24-04 mention be made of the discussion between concerned residents and the applicants. She also asked that under discussion for PC 24-09 a line be added to acknowledge Mr. March's agreement to be more careful to not allow soil or mulch to overtake the sidewalk.

Commissioner Rodriguez noted a correction under the discussion of SPR 24-07 on Page 7 that it was her who had asked about designated parking for the upstairs office space.

Commissioner Sorenson made a motion to approve the minutes of April 23rd, 2024 as corrected. Commissioner Blower supported this motion.

Roll Call:

Commissioner Brown: absent  
Commissioner Blower: yes  
Commissioner Jewell: abstain  
Commissioner Rodriguez: yes

Commissioner Sorenson: yes  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairperson Wesley: yes

***M/S – Sorenson/Blower***

6 yes – 0 no – 1 abstain

***Unanimously carried by voice vote***

### **PUBLIC FORUM:**

Chairperson Wesley opened the floor for the public forum. Rodrick Lenoir stated that he is new to this process and has come here for general informational purposes regarding PUD 24-01. He clarified that he is in support of the Sacred Heart Veterans Village project.

### **PUBLIC HEARINGS:**

**PUD 24-01:** Applicant Catholic Charities of Genesee and Shiawassee Counties requests approval of a Planned Unit Development (PUD) application regarding the proposed tiny home community known as Scared Heart Veteran Village, located at 729 E Moore St (PID #47-31-301-003).

Dalton read the staff report. He noted the requested conditions of approval being proof of parcel combination and completion of departmental reviews from the Fire, Water, and City Engineering departments. Dalton then listed the three waivers requested by the applicant for Building Foundation Landscaping, Parking Lot Perimeter Landscaping, and Parking Lot Interior Landscaping.

Commissioner Jewell asked if the requested waivers could be included in the motion for the application or if they need to be motioned separately. Dalton clarified that they may include the waivers in a motion of approval or may vote on them separately as they deem appropriate.



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Katie Baxter of Flint Catholic Charities (FCC) presented the application. Also, in attendance are Joshua Stanton (FCC), Daniel Vela (FCC), Gerri Lajewski (FCC), Charles Loader (Disabled American Veterans), and Doug Scott (ROWE Professional Services) as well as Qiana William who is representing State Senator John Cherry.

Ms. Baxter expressed that Flint Catholic Charities has seen homelessness as a serious issue facing the community and that many homeless individuals are also veterans. They are seeking to remedy this issue by offering veteran housing along with other resources such as financial literacy training and mental health support.

Commissioner Jewell asked the applicant to walk him through the facility as though he were a veteran interacting with the development. Ms. Baxter explained that the main building will be the resource center which will contain the bulk of their services. She went on to explain that each veteran program will be individualized through assessments to determine their needs such as psychiatric or substance abuse care.

Mr. Vela clarified that the service center is open to all veterans regardless of whether or not they are living on site. Ms. Lajewski explained that their model is not housing first, individuals requiring substance abuse and psychiatric treatment will be directed towards those specialized facilities. She further explained that to be able to live on site prospective residents need to show a willingness to show up to appointments.

Commissioner Blower asked what feedback they had received from their community engagement sessions. Ms. Baxter said that all feedback was positive and was largely inquisitive in nature. Mr. Vela added that many people had requested to be involved in some manner with the Veteran Village.

Mr. Stanton said that this project is very innovative and that they are working with universities to study its effectiveness. Mr. Vela reiterated that the project is intended to be transitional housing and no alcohol will be allowed on the premises.

Commissioner Jewell asked if the final development will be as shown in the provided renderings. The applicants stated they would. Commissioner Jewell asked about the landscaping plan. Mr. Stanton explained the intent of using many trees as their landscaping is to provide shading for walking paths and natural screening. Mr. Scott added that in regard to their requested landscaping waivers they have done their best to provide substitutes elsewhere. He further explained that perimeter landscaping around each home would require an unreasonable amount of maintenance.

Commissioner Blower requested to go over each of the requested waivers for landscaping requirements. Mr. Scott explained that they are trying to substitute perimeter landscaping around each building with perimeter landscaping around the entire property. Mr. Stanton explained residents will be encouraged to do their own gardening around each home.



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Commissioner Sorenson asked if the neighboring lot is owned by the Land Bank. Mr. Stanton said that the property to the west is owned by the Land Bank.

Mr. Stanton discussed how the homes were designed to go above and beyond the standards of the Americans with Disabilities Act to allow for disability accessibility and functionality.

Commissioner Munroe-Younis asked what considerations had been made for green energy in the design. Mr. Stanton stated there will be no gas, all electric appliances, and large green spaces on the property. He said that in their work with Consumers Energy and ROWE they are looking to be as energy efficient as possible.

Ms. Baxter said they have had conversations with Catholic Climate Covenant regarding the addition of solar panels and found that it was not affordable at this time, and that due to the innovative nature of this development they are unsure as to how much energy they would require at this time. She added that they have discussed with their architects to allow room in the design to integrate solar panels in the future.

Commissioner Horton expressed his excitement for the Sacred Heart Veteran Village project and asked what their timeline is for the project. Mr. Stanton said their goal is to construct the resource center and twelve housing units by Spring 2025 and to finish the additional twelve units throughout the remainder of 2025.

Commissioner Horton asked if they had done research on the impacts the project would have on the surrounding neighborhood. Mr. Stanton said they have not done research regarding the effects; however, they believe it will provide positive momentum to the community.

Chairperson Wesley asked if anyone from the public would like to speak on PUD 24-01. Mr. Lenoir again expressed his excitement for the project.

Commissioner Jewell asked staff if there had been any additional communication regarding PUD 24-01. Dalton said there had been no additional communications.

Commissioner Blower made a motion to conditionally approve PUD 24-01 pending receipt of parcel combination and completion of departmental reviews by the Fire, Water, and City Engineering Departments and additionally approve the requested waivers for Building Foundation Landscaping, Parking Lot Perimeter Landscaping, and Parking Lot Interior Landscaping. Commissioner Horton seconded the motion.

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### Roll Call:

Commissioner Brown: absent  
Commissioner Blower: yes  
Commissioner Jewell: yes  
Commissioner Rodriguez: yes

Commissioner Sorenson: yes  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairperson Wesley: yes

### *M/S – Munroe-Younis/Rodriguez*

7 yes, 0 no, 0 abstain

*The motion carried.*

### **SITE PLAN REVIEW:**

No site plan review applications were heard at this time.

### **CASE REVIEWS:**

#### **SPR 23-005: 529 MLK Ave., Conditional Approval Status**

Dalton explained that in the document provided to the Planning Commission they may see the status of each pending conditionally approved application.

Chairperson Wesley asked Tyler about the phone conversation he had with him regarding pending reviews. Tyler explained that he has been in contact with Kenneth Miller, the new DPW Director, and is hopeful he will help in managing review materials to allow for faster review timelines. Tyler then added that the City has been in contact with the Michigan Municipal League to assist with sourcing an engineer.

#### **SPR 23-005: 529 ML King Blvd – Marian Hall**

Pending Water Department, and City Engineering approval.

Fire has been approved with comments that have been provided to the applicant.

#### **SPR 24-02 3501 N. Saginaw – New Physical Therapy Building**

Pending City Engineering approval; currently being reviewed by ROWE as of 4/19/2024.

Received Water Department approval.

#### **SPR 24-03 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution**

Pending Water Department approval and receipt of parcel combination.

Received City Engineering approval; the site will be paved.

#### **SPR 24-01 1720 E. Carpenter Rd – New Gas Station and Convenience Store**

Pending Water Department, and City Engineering approval.

#### **SPR 24-04 2926 Robert T. Longway Blvd – CMFJ Marihuana Adult Use Retail Facility**

Pending City Council approval of Marihuana Facility Licensing application (PC 24-03)



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### **SPR 24-06 2730 S Dort Hwy - Crooked Ladder Inc. Marihuana Microbusiness**

Pending Fire Department, Water Department, City Engineering, and Zoning Approval (Alternative Landscaping)

### **SPR 24-06 4221 James P Cole Blvd – Commercial Marihuana Growing and Processing Facility**

Pending Water Department approval and rendering / picture of the site.

### **PC 24-06 4221 James P Cole Blvd - Commercial Marihuana Growing and Processing Facility**

Pending Certificate of Occupancy for final Marihuana Permit Application approval.

### **City Council Action on Planning Commission Recommendation**

Dalton explained the W. Fifth Ave. rezonings were on the agenda of the April 22, 2024 City Council meeting for introduction and first reading.

### **Zoning Board of Appeals (ZBA)**

Dalton explained that two cases will be heard at the May 21<sup>st</sup>, 2024, ZBA Meeting. Lisa Dawdy representing District Dort LLC dba JARS Cannabis is requesting two non-use variances. The first of which is for a 953 feet relief from the required 1,000-foot distance from a Group E Adult-Use Marihuana Retail use to a Substance Abuse Rehabilitation center and the second is a request for 142 feet of relief from the required 300-foot distance from a Group E Adult-Use Marihuana Retail use to a Residential Property or Residentially Zoned District.

Commissioner Munroe-Younis expressed concern with the density of marihuana facilities in Ward 9 as well as the ZBA's tendency towards approving variances for marihuana facilities. She then asked if it would be appropriate for her to attend the meeting. Dalton said that would be appropriate for her to attend as a citizen or submit a letter expressing her concerns.

Commissioner Blower stated the amount of marihuana variances the ZBA receives was a large motivator in her returning to the role of Planning Commission liaison to the ZBA. She asked if her voting on the project at the ZBA meeting would affect her ability to vote when and if they come before the Planning Commission.

Commissioner Munroe-Younis expressed that she found the request for significant relief for distance from a Group E Adult-Use Marihuana Retail use to a Substance Abuse Rehabilitation center to be ridiculous.

Commissioner Jewell discussed roles and responsibilities and the shift in applicants now going to the ZBA prior to going to the Planning Commission in order to get around locational requirements.

Commissioner Blower added that the applicants could have pursued a Blight Elimination Plan instead of a variance to get around the requirement for distance to a residential zoned district.

### **REPORTS:**

### **Public Hearing Request for Text Amendments – Residential Childcare and Senior Care – Staff Report**



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Dalton read the staff report. Staff requested the Planning Commission to schedule a public hearing to present proposed text amendments to bring the regulations for residential childcare and senior care in line with both State law and the goals of the Comprehensive Plan.

Commissioner Jewell asked the purpose of the update and if it will be handled similarly to past updates. Dalton explained that it is the opinion of Zoning staff that the current regulations for residential childcare are not in compliance with both State law and the goals of the Comprehensive Plan which has caused the need for several applicants to pursue variances, the recent of which was denied by the ZBA. He then clarified that the update would be handled similarly to past text amendments.

Commissioner Blower expressed her opinion that the applicant who was most recently denied by the ZBA was unduly burdened by needing to pursue a variance and that the ZBA did not have appropriate standards to work off and voted emotionally.

Tyler added that the applicant does have the opportunity to appeal, however, may not be able to afford an attorney and associated court costs.

Commissioner Munroe-Younis made a motion to schedule a public hearing for the June 11<sup>th</sup>, 2024 Planning Commission meeting for staff to present proposed text amendments to allow for residential childcare homes. Commissioner Rodriguez supported the motion.

### Roll Call:

Commissioner Brown: absent  
Commissioner Blower: yes  
Commissioner Jewell: yes  
Commissioner Rodriguez: yes

Commissioner Sorenson: yes  
Commissioner Munroe-Younis: yes  
Commissioner Horton: yes  
Chairperson Wesley: yes

### ***M/S – Munroe-Younis/Rodriguez***

7 yes, 0 no, 0 abstain

***The motion carried.***

### **Redevelopment Ready Communities**

Tyler explained that the City is in budget season with each department presenting to City Council justifying their budget allocations. He said online payments are hoped to be made available this month. He explained that RRC is designed to bolster suburbs not cities such as Flint. Tyler said he has reached out to colleagues in similar cities to form their own opportunities. He added that a big hurdle for RRC Certification is they must provide onboarding and training materials for each of their boards and commissions of which there are many.

Commissioner Jewell asked for a comprehensive report of steps taken towards RRC certification.

### **5-Year City of Flint Comprehensive Plan**

Tyler explained the City has been in contact with the County who are also updating their comprehensive plan to work collaboratively on the individual updates. He then announced that there will be a public



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information session held in each ward in which Emily Doer will announce the Comprehensive Plan update and answer general questions, as listed below:

- Ward 1** - Monday, June 3rd, 2024 - 5:30 PM to 6:30 PM - Hasselbring Senior Center
- Ward 2** - Monday, June 10th, 2024 - 5:30 PM to 6:30 PM - Berston Field House
- Ward 3** - Monday, June 24th, 2024 - 5:30 PM to 6:30 PM - Kearsley Lake Golf Course Clubhouse
- Ward 4** - Tuesday, June 4th, 2024 - 5:30 PM to 6:30 PM - LatinX Technology and Community Center
- Ward 5** - Wednesday, June 26th, 2024 - 5:30 PM to 6:30 PM - Community Enrichment Center
- Ward 6** - Wednesday, June 12th, 2024 - 5:30 PM to 6:30 PM - Mott Park Clubhouse
- Ward 7** - Tuesday, June 11th, 2024 - 5:30 PM to 6:30 PM - Flint Public Library
- Ward 8** - Monday, June 17th, 2024 - 5:30 PM to 6:30 PM - Swartz Creek Golf Course Clubhouse
- Ward 9** - Tuesday, June 25th, 2024 - 5:30 PM to 6:30 PM - McKinley Community Center

Commissioner Munroe-Younis raised the issue of the City selling eight acres of Oak Park to Ashley Capital for new construction. She expressed her belief that Ashley Capital should seek an alternative site.

Tyler noted the City will not be hiring a third-party contractor to write the Comprehensive Plan update.

#### **RESOLUTIONS:**

No resolutions were discussed at this time.

#### **OLD BUSINESS:**

No old business was discussed at this time.

#### **NEW BUSINESS:**

##### **Discussion of required standards for review findings and transmittal regarding PUD 24-01**

Dalton explained that as part of the PUD application process the Planning Commission is required to submit in writing their findings for how the applicant has met each of the standards for review. Staff recommendation is for the Planning Commission to delegate this requirement to staff based on their discussion of PUD 24-01.

The Commission agreed to delegate this requirement to staff based on their discussion of PUD 24-01.

#### **ADJOURNMENT:**

***M/S – Sorenson/Blower***

***Unanimously carried by voice vote.***

The meeting adjourned at 8:31 PM.