



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Draft Meeting Minutes **June 11th, 2024**

Commissioners Present

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

Staff Present

Brian Acheff, Zoning Coordinator
Max Lester, Int. Zoning Coordinator

Absent:

Carol-Anne Blower, Vice-Chair
Joshua Brown

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:40 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom conferencing as approved.

Roll Call:

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

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

ADDITIONS/CHANGES TO THE AGENDA:

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Munroe-Younis motioned to accept the agenda as presented. Commissioner Rodriguez seconded the motion.

M/S – Munroe-Younis/Rodriguez
Unanimously carried by voice vote



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MINUTES OF PREVIOUS MEETINGS:

The minutes of May 14th, 2024, were presented

Commissioner Munroe-Younis asked that the case review updates on conditional approval status be updated to be formatted as they are in the minutes of May 28th, 2024. Commissioner Sorenson commented that it would be much easier to remember each project if a brief description was included with the address and case number.

Commissioner Jewell made a motion to approve the minutes of May 14th, 2024 as amended. Commissioner Sorenson supported this motion.

Roll Call:

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

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

M/S – Jewell/Sorenson

6 yes – 0 no – 0 abstain

Unanimously carried by voice vote

The minutes of May 28th, 2024, were presented

Commissioner Jewell said that it appeared the discussion under new business regarding the requested presentation on the reasoning for the department name change did not include the Planning Commission’s discussion on the expectations for the content and format of said presentation.

Commissioner Rodriguez noted a misspelling on page 3 where “Mike Judson” is incorrectly spelled “Mike Jetson”.

Commissioner Munroe-Younis made a motion to approve the minutes of May 28th, 2024 as corrected. Commissioner Sorenson supported this motion.

Roll Call:

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

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

M/S – Jewell/Sorenson

5 yes – 0 no – 1 abstain

Unanimously carried by voice vote



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PUBLIC FORUM:

Chairperson Wesley opened the floor for a public forum. No one spoke.

PUBLIC HEARINGS:

Text Amendments: The City of Flint is proposing text amendments to Articles 3, 4, 5, 6, and 16 of the City of Flint Zoning Ordinance regarding Group Living use classifications with a focus on Group Child Care Home, uses, location restrictions, and definitions.

Max presented a memorandum explaining the need for the proposed text amendments to the Planning Commission and gave an overview of the proposed updates to Article 3: Residential Zone Districts of the Zoning Ordinance.

Commissioner Jewell asked for a clarification on Page 1 which states “it will add the use as an option if approved by the Planning Commission”. Max explained that the MR-1 and MR-2 zonings would previously not allow the use of a Group Child Care Home but wanted to make clear that as a Special Land Use it would require approval from the Planning Commission.

Commissioner Jewell asked staff to elaborate on the line stating, “The Planning Commission may choose to allow the Special Land Use designation to remain, though additional conditions or review considerations should be included for these districts.”. Max said that staff does not have any additional conditions in mind, however the Planning Commission may wish to have additional regulations such as additional buffers or distance requirements to other uses in the way that many other uses have specific regulations. Commissioner Jewell asked if they are to discuss those additional regulations now. Max said that would only be necessary if the Planning Commission believes they should keep the Special Land Use designation for a commercial Childcare Center in residential districts.

Commissioner Jewell asked staff to elaborate on the line on Page 2 of the memorandum stating, “Unless reasoning can be fully determined as to why we should enforce the buffer, we don’t think it is beneficial to maintain, at least at the indicated 1,500 feet.” Max explained that the current standards of the Ordinance require a 1,500 foot buffer between Group Child Care Homes and that the staff’s proposal is to remove it entirely. Max clarified that the Planning Commission may determine that a buffer is needed and of what size.

Commissioner Rodriguez said that a buffer, not necessarily the current 1,500-foot buffer, may be helpful given that residential streets are generally narrower, and an excess of loading/unloading children may cause traffic issues. Commissioner Sorenson reiterated the issue of traffic congestion caused by Adult Group Homes and asked the purpose of having a buffer. Max clarified that the proposed language is specific to Group Child Care Homes. Max further clarified that the buffer requirement seems to be copied from previous Zoning Ordinance and Michigan Zoning Enabling Act (MZEA), however, under the MZEA this buffer applies to a county or township. The buffer applies alongside additional conditions as requiring a license to be issued if the standards are met but doesn’t prevent a county or township from approving locations if the buffer is not met.

Max gave an overview of the proposed updates to Article 4: Commercial Zone Districts & Article 5: Employment Zone Districts of the Zoning Ordinance.



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Commissioner Jewell asked how the Planning Commission is supposed to determine if a Special Land Use would be a more appropriate designation in a given zoning district than being permitted by right in reference to the last two paragraphs in the staff memorandum regarding edits to Article 5 of the Zoning Ordinance. Max explained that the Special Land Use designation may be used as an alternative to having additional requirements in the Ordinance.

Commissioner Munroe-Younis asked the rationale for allowing Daycare Centers as permitted by right in the Production Center zoning district. Max explained that the idea was that the State would review the location and determine whether it would be safe while the permitted use would allow for expanded access to care and reiterated that the Planning Commission may request it to be changed to a Special Land Use. Commissioner Munroe-Younis requested further discussion on this topic and indicated she leans toward maintaining the use as a Special Land Use to allow for local control and ensure safety.

Max gave an overview of the proposed updates to Article 6: Institutional/Innovation Zone Districts and Article 16: Definitions of the Zoning Ordinance.

Chairperson Wesley asked if there were any members of the public in attendance wishing to speak on the proposed text amendments. Adelia Jones discussed the difficulty she has had having to work with the city and the State to allow for her to transition from a Family Child Care Home of 1-6 children to allow for a Group Child Care Home of 7-12 children. She further discussed how the concerns regarding increased traffic are functionally nonexistent as children are generally dropped off and picked up at staggered times due to the parent's/guardian's individual schedules.

Commissioner Jewell asked that staff provide a presentation/tutorial to the Planning Commission on a future date explaining why the Commission may elect to allow for a Special Land Use as opposed to either not permitted or permitted by right, the rationale for why the Commission would elect to request additional regulations such as buffers, as well as define buffers and the differences between various child care use classifications.

Max discussed the intents of the text amendments being to bring the Ordinance more in line with the Zoning Enabling Act, Planning best practices, and the goals of the City of Flint Comprehensive Plan.

Commissioner Jewell made a motion to postpone the hearing to the June 25th meeting where additional clarifications will be provided by staff. Commissioner Sorenson supported this motion.

Roll Call:

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

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

M/S – Jewell/Sorenson

6 yes – 0 no – 0 abstain

Unanimously carried by voice vote



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SITE PLAN REVIEW:

No site plan review applications were seen at this time.

CASE REVIEW:

Brian communicated the status updates below regarding conditional approvals given by the Planning Commission.

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

Pending Water Department, and City Engineering approval.

SPR 23-006: 3248 Van Slyke Rd – General Motors Addition

Pending Water Department approval.

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

Pending City Engineering approval

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

Pending Water Department approval and receipt of parcel combination.

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).

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

Pending City Engineering approval.

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.

PUD 24-01 729 E Moore St – Sacred Heart Veteran Village

Pending Water Department and Fire Department approval.

Pending proof of lot combination for property located at 738 E Stewart St (47-31-301-004) with 729 E Moore St (47-31-301-003)

Pending Transmittal of Written Findings

City Engineering approval.



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City Council Action on Planning Commission Recommendations

Brian explained that the West Fifth Ave rezonings were adopted at the May 28th, 2024, City Council meeting.

Zoning Board of Appeals (ZBA)

Brian explained that the June 18th, 2024, Zoning Board of Appeals Meeting was cancelled due to lack of complete applications, though it should be noted that there are pending variance applications that will be heard in the coming months; the Commission will be provided updates when said application have been noticed and heard before the ZBA.

REPORTS:

Redevelopment Ready Communities (RRC)

Brian said that online payments are scheduled to be available June 12th, 2024. Additionally, the City is eligible to apply for funding for assistance in completing RRC Certification in the next fiscal year.

Commissioner Jewell questioned a note in the provided memo from staff regarding RRC Certification which states that the Planning Commission is not an approving body for RRC Certification despite the Planning Commission having previously approved components of RRC certification. Max explained there are individual components that the Planning Commission approves, however, the Planning Commission will not review all items together to determine eligibility for RRC Certification. Brian added that notes on RRC Certification may not be present on future agendas assuming there are no updates.

5-Year City of Flint Comprehensive Plan

Brian explained that staff has been conducting neighborhood engagement meetings in each Ward throughout the month of June to introduce residents to the upcoming update process.

Commissioner Jewell asked how he and the other Commissioner should participate in the engagement meetings. Commissioner Munroe-Younis said they should simply encourage others to share their thoughts as these early meetings are meant to introduce the Comprehensive Plan update and receive feedback.

RESOLUTIONS:

No resolutions were discussed at this time.

OLD BUSINESS:

PUD 24-01: 729 E Moore St Written Findings Briefing

Brian presented the written findings for PUD 24-01 to the Planning Commission.

NEW BUSINESS:

No new business was discussed at this time.



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ADJOURNMENT:

M/S – Sorenson/Munroe-Younis
Unanimously carried by voice vote.
The meeting adjourned at 7:42 PM.