



**Sheldon Neeley
Mayor**

CITY OF FLINT FLINT PLANNING COMMISSION

**Meeting Minutes
July 23rd, 2024**

Commissioners Present

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

Staff Present

Shannon Morris, Assistant City Attorney
Montel Menifee, Marihuana Licensing Coordinator
Brian Acheff, Zoning Coordinator
Max Lester, Zoning Coordinator
Dalton Castle, Planner I

Absent:

Robert Wesley, Chair
Joshua Brown

ROLL CALL:

In the absence of Chairperson Wesley, Vice-Chair Commissioner Blower assumed the role of chair. Commissioner Blower called the meeting to order at 5:47 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 Sorenson: Present
Commissioner Blower: Present	Commissioner Munroe-Younis: Present
Commissioner Jewell: Present	Commissioner Horton: Present
Commissioner Rodriguez: Present	Chairperson Wesley: Absent

ADDITIONS/CHANGES TO THE AGENDA:

Brian announced that PC 24-15, the Thetford Rd vacation, has been postponed to a future date. Brian made note of an applicant request for a waiver from the Planning Commission under New Business.

Commissioners Blower, Jewell, and Munroe-Younis discussed where on the agenda it would be most appropriate to move up New Business out of consideration for the applicant. They decided to move New Business to be heard directly after the Site Plan Review section of the agenda.

ADOPTION OF THE AGENDA:

Commissioner Blower asked for a motion to approve the agenda. Commissioner Sorenson motioned to accept the agenda as amended. Commissioner Rodriguez seconded the motion.

***M/S – Sorenson/Rodriguez
Unanimously carried by voice vote***



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MINUTES OF PREVIOUS MEETINGS:

The minutes of July 9th, 2024 were not prepared at this time.

PUBLIC FORUM:

Commissioner Blower opened the floor for public forum. City Councilwoman Candice Mushatt spoke in favor of the Flint Housing Commission's landscaping waiver request at 902 E. Court St. She spoke of the benefits to residents and stressed the importance of this matter being addressed in a timely manner.

PUBLIC HEARINGS:

PC 24-17: Applicant Communities First, LLC requests approval of a Special Land Use application to allow for an expanded outdoor seating area at 402 W. Court St. Flint, MI 48503 (PID # 41-18-153-023).

Max read the staff report. Commissioner Jewell asked if the approval was for just the special land use or the site plan as well. Max said that approval of the special land use would approve the proposed plot plan as well. Max clarified that the change of use from a flower shop to a restaurant has been administratively approved and that the special land use is for the expanded outdoor seating area.

Kurt Neiswender, the project architect, presented the application. He explained that the applicant has combined all three parcels into one. He went on to discuss how the parking lot was designed to allow for dedicated food truck spaces. Commissioner Blower asked about traffic flow in relation to the proposed food truck parking. Mr. Neiswender explained that the ordinance requires 16 spaces while 27 have been provided with additional parking stalls along Grand Traverse. He went on to say that the food truck spaces have been placed in the back of the lot to allow customers to use the spaces closer to the entrance.

Commissioner Jewell complimented Mr. Neiswender's presentation as well as the provided renderings.

Commissioner Munroe-Younis asked if the proposed bike rack would only allow for three bikes, which is the minimum requirement. Commissioner Neiswender said the provided bike rack could likely fit five to six bikes, and the applicants are willing to add more if a demand is shown.

Commissioner Rodriguez expressed concern that a long line at one of the food trucks may disrupt traffic flow and cause a safety hazard. Joel Arnold of Communities First said that they would have temporary bollards to roll out to zone off any lines forming by the food trucks and redirect foot traffic.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-17. Max said there have been no additional communications.

Commissioner Jewell made a motion to approve PC 24-17 as presented. Commissioner Rodriguez 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: Absent

M/S – Jewell/Rodriguez

6 yes, 0 no, 0 abstain

The motion carried.

PC 24-18: Applicant Franko Sallaku / Evergrow, LLC requests approval and certification from the Planning Commission to City Council for two (2) "Group F", Class C (1,500 Plants) Commercial Marihuana Growing Center Additionally Regulated Use License Permits to operate at the property located at 3420 St John St., Flint, MI 48505 (PID # 47-31-487-015).

Brian read the staff report. Commissioner Jewell asked if staff recommendation is for conditional approval pending departmental reviews. Brian said that completion of departmental reviews is an optional condition the Planning Commission may wish to add if they deem it necessary. Commissioner Jewell asked what the status of the departmental reviews is. Brian said that he knows the Planning Department has signed off on it and deferred to Montel for additional information. Montel explained that they have also received routing approval from the Building & Safety Inspections Division but not Police, Legal, and Fire.

Franko Sallaku presented his application. He explained that during the past few years he has already gone through the process with the City to renovate the building, however, staff at the time did not take him before the Planning Commission for site plan approval. Commissioner Jewell asked the applicant to walk him through the site. Mr. Sallaku explained it will be a completely enclosed facility, not open to the public, with security lights and an alarm system set to activate upon the last employee leaving the site.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 24-17. Brian said there have been no additional communications.

Commissioner Munroe-Younis asked if the applicant had reached out to the St. John Street Historical Committee, as the site was previously a historic community center. Mr. Sallaku said that he has not contacted them and claimed that an individual who represents the St. John Street Historical Committee had contacted Suzanne Wilcox, the former director of Planning and Development, to set up a meeting, however, that meeting never occurred.



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Commissioner Jewell made a motion to conditionally approve PC 24-18 pending receipt of departmental reviews as to be reviewed by the Planning Commission chair. Commissioner Rodriguez seconded 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: Absent

M/S – Jewell/Rodriguez

6 yes, 0 no, 0 abstain

The motion carried.

SITE PLAN REVIEW:

SPR 24-09: Applicant Franko Sallaku / Evergrow, LLC requests approval of a Site Plan Review application regarding a proposed “Group F, Class C” Commercial Marihuana Growing Center located at 3420 St John St, Flint, MI 48505 (PID #47-31-487-015)

Brian read the staff report. Commissioner Jewell asked for more information regarding the recommended condition of approval of installation of required landscaping. Brian said there is not much to add, the redevelopment of the property requires additional landscaping per the Zoning Ordinance.

Mr. Sallaku presented his application. He said Evergrow has cleaned up and fenced in the property as well as remodeled the interior of the building. Commissioner Jewell asked if the building could comfortably hold up to 3,000 plants. Mr. Sallaku said yes. Commissioner Jewell asked about the ventilation system. Mr. Sallaku explained that there will be no exhaust to surrounding areas except in the event of an emergency. He elaborated that the air inside the building will be supplemented with CO2 to help grow the plants and the exhaust fans are only meant to turn on in the event the CO2 levels get too high. Commissioner Jewell asked what the building looks like on the outside. Mr. Sallaku explained that the building is painted white with no signage, very innocuous. Commissioner Jewell asked if the applicant would be comfortable supplying a photo of the property. Mr. Sallaku said yes.

Commissioner Munroe-Younis asked what would happen to water runoff on site. Mr. Sallaku said that all water runoffs would go down into the sewer system. Commissioner Munroe-Younis asked if there would be an odor issue. Mr. Sallaku said that outside of the emergency situations he described earlier, it would be very unlikely for anyone outside the building to notice the odor.

Commissioner Rodriguez asked if the individuals listed on the application would be the only employees or if this business would be hiring locally as well. Mr. Sallaku explained that their intent is to hire within the community but noted that individuals with growing experience are hard to come by.



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Commissioner Jewell made a motion to approve SPR 24-09 pending completion of the conditions of approval of PC 24-18, receipt of Fire Department approval, installation of all required landscaping, and receipt of a photo of the facilities exterior as to be reviewed by the Planning Commission chair. Commissioner Rodriguez seconded 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: Absent

M/S – Jewell/Rodriguez

6 yes, 0 no, 0 abstain

The motion carried.

NEW BUSINESS:

Planning Commission Waiver: Applicant Flint Housing Commission is seeking relief from the strict terms of Article 13 of City of Flint Zoning Ordinance requiring the installation of Building Foundation Landscaping, Parking Lot Interior Landscaping, Parking Lot Perimeter Landscaping and a Type 1 Transition Yard regarding the proposed site improvements at 902 E. Court St – Richert Manor.

Max read the staff report. Commissioner Jewell asked if approval of the waivers would mean there would be no landscaping on site. Max explained that the request is to add no additional landscaping in the specified areas, but it is up to the Commission to decide what they want to require whether it be the Ordinance as written or alternatives.

Doug Peters, representing the Flint Housing Commission, and Mark Cryderman, the project architect, presented the request. Mr. Peters explained the intent is to provide additional parking spots at the back of the property to eliminate the access issues caused by limited parking. He added that the portion of the lot that fronts Court St. has a small distance to the property line. Mr. Cryderman explained their intent is to add landscaping along the fence on the East side of the property as well as landscaping at the back of the new parking lot on the Northeast side to prevent soil erosion. He then pointed out the existing landscaping along Avon St. and around the building.

Commissioner Rodriguez expressed concern on the stability of the East side of the parking lot due to the hill. Mr. Cryderman explained that the hill is in good stable condition, and they will be adding ground cover to prevent soil erosion to maintain said good condition.

Commissioner Rodriguez asked how long the project would take. Mr. Cryderman explained the parking lot construction would take roughly three months and then plant the landscaping in the upcoming springtime. Commissioner Rodriguez clarified that her concern was that the heavy machinery would negatively affect parking in the interim. Mr. Peters said they are currently in



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communications with the church across the street to allow for temporary parking in their lot during construction.

Commissioner Jewell made a motion to approve the Flint Housing Commission's requested waivers with the condition that building foundation zone landscaping is provided along Avon St. Commissioner Rodriguez seconded 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: Absent

M/S – Jewell/Rodriguez
6 yes, 0 no, 0 abstain
The motion carried.

CASE REVIEW:

Brian presented the following updates on applicant case reviews:

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 City Engineering approval.

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

- City Council approval of Marihuana Facility Licensing application (PC 24-03) occurred at the July 17, 2024, City Council Government Operations Committee meeting.

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



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- 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 Fire Department approval and 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).

PC 24-14: 1227 James P Cole Blvd – Boutique Cannabis / Leaf & Bud Marihuana Facilities License Transfer

- Further information is needed from the City of Flint Law Department, and the Grantor party and Grantee party of the subject Transfer of Ownership & Marihuana Facilities License application.

PC 24-15: Roberts St Vacation – City of Flint Fire Department and Police Department Training Center Annex

- The Commission will be notified regarding City Council’s action taken on the Positive Recommendation with Condition to approve PC 24-15; proof of City site control will also be provided to the Commission if the recommended condition is regarded in Council’s decision.

PC 24-08: 1420 E. Pierson Rd – Priority Waste Planned Sign Program

- The applicant shall receive approval of a non-use variance from the Zoning Board of Appeals providing relief from **Article 9, §50-103(E)** of the Zoning Ordinance before issuance of final approval of the subject Planned Sign Program.
- Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.
- Conditional Site Plan approval received for SPR 24-08, regarding redevelopment of the subject properties into the new Priority Waste - Solid Waste Transfer Station & Materials Recovery Facility.

SPR 24-08: 1420 E. Pierson Rd – Priority Waste Site Plan Review

- The applicant shall receive approval of a non-use variance from the Zoning Board of Appeals providing relief from Article 9, §50-103(E) of the Zoning Ordinance before issuance of final site plan approval.
- The vacation of the two sections of City of Flint owned right-of-way, needed for site control, if necessary, shall occur before disposition of said sections of City of Flint owned right-of-way.
- The combination of the two sections of City of Flint owner right-of-way with the respective adjacent parcels shall occur before the issuance of the final Certificate of Occupancy.
- Before issuance of the final Certificate of Occupancy, the final parcel boundaries of the subject development shall be conveyed on the final submittal of revised plans that will be approved and



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signed by the Planning Commission President denied the applicant shall install all required Parking Lot Interior Zone Landscaping.

- If necessary, a survey and legal instrument regarding the perpetual Utility Easement regarding any City of Flint owned utilities under the vacated Thetford Rd shall be provided to the City of Flint Zoning Division before issuance of the final certificate of occupancy.
- The applicant shall receive City Engineering approval before final site plan approval.
- The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before issuance of the final Certificate of Occupancy
- The Planning Commission approved the requested waiver of the applicant seeking relief from Article 13, §50-156(C).
- The applicant has submitted revised plans that convey the reconfigured access limitations for Gate #2 along E. Pierson Rd, satisfying the requested change from Traffic Engineering.
- A Haul Route Map delineating the haul route for the proposed operation has been submitted to the Zoning Coordinator.

City Council Action on Planning Commission Recommendations

Brian presented the following updates:

Ordinance #240264 - Article 18: Administration and Enforcement Text Amendments will be heard for the first of two readings at the July 22, 2024, regularly scheduled City Council meeting.

Ordinance #240261 – Article XXX Flood Hazard Management - §50-172 Flood Insurance Analysis Text Amendment was scheduled to heard at the Special Affairs Committee on June 24, 2024, and moved to a future City Council meeting; this Article will need to be further amended into the current City of Flint Zoning Ordinance as a subsection to Article 14 Environmental Compliance or as an Appendix.

Resolution #240273 regarding the “Group E” Marihuana Retail Facility Additionally Regulated Use Permit License application, PC 24-03 (2926 Robert T Longway Blvd) was approved at the July 17, 2024, City Council Government Operations Committee meeting; approval of the resolution has satisfied the remaining condition of approval regarding SPR 24-04, reference the Conditional Approvals section on page one (1) of this report.

Zoning Board of Appeals (ZBA)

Max presented the following updates on ZBA action:

ZBA 24-10 was heard at the July 16, 2024, Zoning Boards of Appeals meeting, where the applicant withdrew their application for a locational standards variance in order to pursue a Blight Elimination Plan exemption.

There are currently two applications to be heard at the August 20, 2024, Zoning Board of Appeals meeting; the applications are as follows:



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ZBA 24-11: 1420 E Pierson Rd, Priority Waste is requesting relief from **Article 9, §50-103(E)** of the City of Flint Zoning Ordinance regarding the proposed Solid Waste Transfer Station and Materials Recovery Facility being within 500 linear feet or less of a residence.

ZBA 24-12: Flint Development Center is seeking a Use-Variance in order to add the multifamily dwelling use component to the exiting mixed-use development.

Commissioner Blower expanded on the withdrawal of ZBA 24-10 saying that the ZBA advised the applicants to think more broadly on what to do for a Blight Elimination Plan, and noted that the Marihuana Ordinance does not limit a Blight Elimination Plan to the immediate 300 ft. area around the property.

REPORTS:

Redevelopment Ready Communities (RRC)

Brian presented the following updates on RRC Certification:

No update at this time; any milestones or pertinent information regarding RRC Certification that the Commission should be aware of, which is realized before the August 13, 2024, Planning Commission meeting will be transmitted to the Commission via email; RRC Certification will not be completed until the update to the Comprehensive Plan is completed.

5-Year City of Flint Comprehensive Plan Review

Max presented the following updates on the 5-Year City of Flint Comprehensive Plan Review:

Staff have begun meeting with community partners to determine which areas of the Comprehensive Plan can be completed in cooperation with the City, and which areas still need to be determined. The staff is currently corresponding with the Communications Director regarding options for notifying the public and providing information via the City Website.

All community engagement meetings held in all nine (9) wards throughout the month of June have been completed; an additional Community Engagement meeting was held for the 2nd Ward on July 16, 2024, at 4535 ML King Ave (City of Flint Mini Police Station).

Two Draft Memorandums of Understanding (MOU) are in progress to be presented at a future Planning Commission meeting. Public and stakeholder engagement meetings targeted towards community partners will be held in July and August at the Flint Public Library, see the following list of topics and meeting dates.

- o Economic Development - July 11, 2024
- o Parks & Environment - July 18, 2024
- o Infrastructure & Transportation - July 25, 2024
- o Public Health & Safety - August 1, 2024



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- o Housing & Neighborhoods - August 8, 2024
- o Land Use - August 15, 2024

RESOLUTIONS:

No resolutions were reviewed at this time.

OLD BUSINESS:

City of Flint Zoning Ordinance Articles 3, 4, 5, 6, and 16 Text Amendments – Revised Language regarding Group Living and Child Care regulation in the City of Flint.

Max clarified that the focus of the language changes is regarding where child care uses are permitted with slight changes to where adult foster care uses are permitted. Max presented the revised language.

Commissioner Rodriguez suggested that a buffer would be a good idea with an optional waiver. She expressed concern that certain neighborhoods have a lack of street parking. Max noted that several applicants seeking approval for residential child care uses have said that drop-offs are usually staggered such that no traffic issues are caused.

Commissioner Munroe-Younis recommended that child care centers be allowed as a Special Land Use in GI-2 and PC zoned districts. Commissioner Munroe-Younis expressed concern that limiting hours of operation of child care could have a negative impact on parents who may work night shifts.

Commissioner Blower asked the Commissioners how they felt about the 1,500 ft buffer between State licensed residential child care facilities. Brian noted that the City of Birmingham has a 750 ft buffer. Commissioners Rodriguez and Sorenson recommended that they split the difference and make it a 1,000 ft buffer that can be reviewed under a Planning Commission waiver.

Commissioner Jewell recommended that they postpone action on the proposed text amendments to the next scheduled Planning Commission meeting to allow staff to make edits as discussed by the Planning Commission. Commissioner Blower agreed.

Discussion and Planning Commission action would be continued at the August 13th, 2024, Planning Commission meeting.

ADJOURNMENT:

M/S – Sorenson/Rodriguez

Unanimously carried by voice vote.

Meeting adjourned at 8:51 PM.