

PLANNING COMMISSION ANNUAL REPORT

2024



PLANNING COMMISSION ANNUAL REPORT – 2024

1. Introduction

The City of Flint Planning Commission is pleased to provide the following Annual Report for 2024. The Planning Commission is an appointed body that advises on an array of issues including but not limited to rezoning, ordinance and text amendments, developmental reviews, and other planning matters.

2. Purpose

The City of Flint Planning Commission is providing this report in fulfillment of Article II Section 19 of the Michigan Planning Enabling Act (Act 33 of 2008)(“MPEA”). The Michigan Planning Enabling Act states: “A *planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.*” This report was prepared to relay information to other boards, commissions, staff and the governing body in hopes to better illustrate the work done by the Planning Commission. This report should be used as a tool to prepare for the upcoming year in terms of priorities, possible issues, and budgeting.

3. Membership

<i>Commissioner</i>	<i>Ward</i>	<i>Attendance</i>	<i>Excused Absences</i>	<i>Term Expiration</i>
Joshua Brown	Ward 1	5/20	2	03/2025
Jeffrey Curtis Horton	Ward 2	11/20	2	03/2026
VACANT	Ward 3	N/A		03/2017
Carol-Anne Blower – Vice Chair	Ward 4	17/20	3	03/2027
Robert Wesley – Chair	Ward 5	19/20	1	03/2026
Robert V. Jewell	Ward 6	19/20	1	03/2026
Nadia Rodriguez	Ward 7	8/15	3	03/2025
Lynn Sorenson – Secretary	Ward 8	13/20		03/2026
Mona Munroe-Younis	Ward 9	15/20	3	03/2027

Per the Planning Commission’s bylaws, “the term of each member shall be for three (3) years”. Pursuant to MCL 125.3815(2), members whose terms have expired shall hold over and continue to serve as Commission members until a successor has been appointed.

4. Meetings

The Planning Commission met 20 times in 2024. The Planning Commission meets the second and fourth Tuesday of every month. The MPEA requires the Planning Commission to meet at least four times a year, the City of Flint Planning Commission is in compliance with the MPEA.

5. Trainings Attended

Staff provided an informational briefing on the format of staff reports and other changes to presented materials.

6. Comprehensive Plan Update

Please see the attached memorandum regarding the Comprehensive Plan Update Process at the end of this document.

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7. Zoning Ordinance Amendments

Map Amendments

<i>Location</i>	<i>Previous Zoning</i>	<i>Proposed Zoning</i>	<i>Recommended Action</i>	<i>Meeting Date</i>	<i>Status</i>
2525 Industrial Ave (PID # 41-06-179-044)	OS	PC	Approval	11/12/2024	City Council Pending
E Hamilton Ave, Flint, MI 48506 (PID # 41-05-355-003)	GN-1	NC	Approval	11/12/2024	City Council Pending
1410 E Hamilton Ave, Flint, MI 48506 (PID # 41-05-355-005)	GN-1	NC	Approval	11/12/2024	City Council Pending
1414 E Hamilton Ave, Flint, MI 48506 (PID # 41-05-355-006)	GN-1	NC	Approval	11/12/2024	City Council Pending
1418 E Hamilton Ave, Flint, MI 48506 (PID # 41-05-355-007)	GN-1	NC	Approval	11/12/2024	City Council Pending
E Hamilton Ave, Flint, MI 48506 (PID # 41-06-481-019)	GI-1	NC	Approval	11/12/2024	City Council Pending
E Hamilton Ave, Flint, MI 48506 (PID # 41-06-481-001)	GI-1	NC	Approval	11/12/2024	City Council Pending
1361 Broadway Blvd Flint, MI 48506 (PID # 41-06-481-025)	GI-1	NC	Approval	11/12/2024	City Council Pending
1357 Broadway Blvd Flint, MI 48506 (PID # 41-06-481-022)	GI-1	NC	Approval	11/12/2024	City Council Pending
1353 Broadway Blvd Flint, MI 48506 (PID # 41-06-481-021)	GI-1	NC	Approval	11/12/2024	City Council Pending
1349 Broadway Blvd Flint, MI 48506 (PID # 41-06-481-020)	GI-1	NC	Approval	11/12/2024	City Council Pending
Broadway Blvd Flint, MI 48506 (PID # 41-06-481-027)	GI-1	NC	Approval	11/12/2024	City Council Pending
1350 Bennett Ave Flint, MI 48506 (PID # 41-06-479-041)	GI-1	NC	Approval	11/12/2024	City Council Pending
1354 Bennett Ave Flint, MI 48506 (PID # 41-06-479-017)	GI-1	NC	Approval	11/12/2024	City Council Pending

Text Amendments

<i>Description</i>	<i>Recommended Action</i>	<i>Meeting Date</i>	<i>Status</i>
Amendments to Article 18 Administration and Enforcement of the City of Flint Zoning Ordinance	Approval	4/9/2024	City Council Approved
City of Flint Zoning Ordinance Articles 3, 4, 5, 6, and 16 Text Amendments – Revised Language regarding Group Living and Child Care Standards	Approval	8/13/2024	City Council Pending

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8. Development Reviews

<i>Project Type</i>	<i>Location</i>	<i>Status</i>	<i>Meeting Date(s)</i>
PC 24-01: SLU – Sheet Metal Fabrication and Storage Facility	3711 Gorey Ave	Approved	1/23/2024
PC 24-02: SLU – Specially Designated Merchants liquor license	1720 E Carpenter Rd	Approved	1/23/2024 - 2/27/2024
SPR 24-01: Vehicle Fueling Staton and Convenience Store	1720 E Carpenter Rd	Conditionally Approved	1/23/2024 - 2/27/2024
SPR 24-02: Redevelopment of existing property as a Physical Therapy Center	3501 N Saginaw St	Conditionally Approved	1/23/2024
SPR 24-03: Cafe with Kitchen alterations	2112 Davison Rd	Conditionally Approved	1/23/2024
PC 24-03: “Group E” Adult-Use Marihuana Provisioning Center	2926 Robert T. Longway Blvd	Approved	2/27/2024
SPR 24-04: Adult-Use Marihuana Provisioning Center	2926 Robert T. Longway Blvd	Conditionally Approved	2/27/2024
PUD 24-01: Catholic Charities Tiny Home Veteran’s Village	729 E Moore St	Approved	2/27/2024 - 5/14/2024
PC 24-05: “Group G”, Class A Marihuana Microbusiness	2730 S Dort Hwy	Approved	4/9/2024
PC 24-06: “Group E”, Adult-Use Marihuana Retail Facility	408 S Center Rd	Approved	4/9/2024
PC 24-07: “Group F”, Class C Commercial Marihuana Growing Center and “Group F”, Commercial Marihuana Processing Center	4221 James P Cole Blvd	Conditionally Approved	4/9/2024
SPR 24-05: “Group G”, Class A Marihuana Microbusiness.	2730 S Dort Hwy	Conditionally Approved	4/9/2024
SPR 24-06: “Group F” Commercial Marihuana Growing Center and a “Group F” Commercial Marihuana Processing Center.	4221 James P Cole Blvd	Conditionally Approved	4/9/2024
PC 24-04: E Dewey St Vacation	E. Dewey St, between N. Saginaw St and North St	Recommendation of Approval submitted to City Council Approved by City Council	4/23/2024
PC 24-09: SLU for construction of three “Hoophouses”	701 Wolcott St, 633 Wolcott St, 625 Wolcott St, 621 Wolcott St, 617 Wolcott St, PID: 40-12-383-030	Approved	4/23/2024
SPR 24-07: Flint Children’s Museum	605 N Saginaw St	Conditionally Approved Applicant Withdrew	4/23/2024
PC 24-10: internal renovation of an existing Duplex apartment into a three-unit Multi-Family apartment	713 E Court St	Approved	5/28/2024
PC 24-08: Priority Waste Planned Sign Program	1420 E Pierson Rd, 5125 N Dort Hwy, PID 47-31-226-005	Conditional Approval	7/9/2024
PC 24-12: SLU Charitable Organization / Social Service Club	2902 Richfield Rd	Approved	7/9/2024

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PC 24-13: Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility	<i>400 S Dort Hwy</i>	<i>Approved</i>	<i>7/9/2024</i>
PC 24-14: Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility	<i>1227 James P Cole Blvd</i>	<i>Postponed</i>	<i>7/9/2024</i>
PC 24-16: Robert St Vacation	<i>Roberts St, between E Stewart Ave and the North lot lines of Lot 234 (4401 Roberts St) and Lot 285 (4402 Robert St) of the Maplewood Plat.</i>	<i>Recommendation of Conditional Approval Submitted to City Council Approved by City Council</i>	<i>7/9/2024</i>
SPR 24-08: Priority Waste Solid Waste Transfer Station & Materials Recovery Facility	<i>1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Highway (PID #47-32-101-032), and 47-31-226-005 Thetford Rd</i>	<i>Conditionally Approved</i>	<i>7/9/2024</i>
PC 24-17: SLU - Expanded Outdoor Seating Area	<i>402 W Court St.</i>	<i>Approved</i>	<i>7/23/2024</i>
PC 24-18: Two (2) "Group F", Class C (1,500 Plants) Commercial Marihuana Growing Center Additionally Regulated Use License Permits	<i>3420 St John St</i>	<i>Conditionally Approved</i>	<i>7/23/2024</i>
SPR 24-09: “Group F, Class C” Commercial Marihuana Growing Center	<i>3420 St John St</i>	<i>Conditionally Approved</i>	<i>7/23/2024</i>
PC 24-21: Complete Transfer of Ownership & Marihuana Facilities License regarding the “Group E”, Marihuana Retail Facility, dba “Club Medz”	<i>2840 E Court St</i>	<i>Approved</i>	<i>9/24/2024</i>
PC 24-22: YMCA Planned Sign Program	<i>719 Harrison St</i>	<i>Approved</i>	<i>9/24/2024</i>
PC 24-23: SLU - Private Non-Profit Members Only bar and Tavern	<i>2407 Lewis St</i>	<i>Denied</i>	<i>10/22/2024 - 12/10/2024</i>
PC 24-24: SLU - Conversion of a Single-Family Home into a Duplex	<i>810 E Eighth St</i>	<i>Approved</i>	<i>10/22/2024</i>
PC 24-15: Thetford Rd Vacation	<i>1420 E. Pierson Rd (PID #47-32-101-033), 5125 N. Dort Hwy. (PID #47-32-101-032), and 47-31-226-005 Thetford Rd</i>	<i>Recommendation of Approval Submitted to City Council Pending City Council Action</i>	<i>11/12/2024</i>
PC 24-26: Baker St Vacation	<i>Baker Street, which lies between North St and Industrial Ave</i>	<i>Recommendation of Approval sent to City Council Pending City Council Action</i>	<i>11/12/2024</i>
PC 24-25: SLU - Emergency Transitional Shelter	<i>713 N Grand Traverse St</i>	<i>Postponed to the January 28th, 2025 Planning Commission Meeting</i>	<i>12/10/2024</i>

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9. ZBA Variances

Case	Location	Description	Status	Date
ZBA 23-17	245 Lorado Ave. PID # 46-25-251-029	Use Variance to allow for a 'Group Child Care Home' in a GI-1: Green Innovation Medium Intensity zoned district.	Approved	2/20/2024
ZBA 24-1	2730 S. Dort Hwy. PID # 41-20-278-019	Use Variance to allow a Group G – Class A Marihuana Microbusiness in a GN-1: Green Neighborhood zoned district.	Approved	2/20/2024
ZBA 24-2	2730 S. Dort Hwy. PID # 41-20-278-019	Non-Use Variance relief of 300 ft. from the 300 ft. required distance from a residential zone for a Group G – Class A Marihuana Microbusiness.	Approved	2/20/2024
ZBA 24-3	2730 S. Dort Hwy. PID # 41-20-278-019	Non-Use Variance relief of 10.7 feet from the required 15-foot smaller side yard setback and 15 feet from the required 50-foot aggregate side yard setback minimum in a GN-1: Green Neighborhood zoned district	Approved	2/20/2024
ZBA 24-4	920 Tower St. PID # 41-16-101-027	Non-Use Variance relief of 5.2 feet from the required 40-foot rear setback minimum for a structure in a CE: Commerce and Employment zoned district.	Approved	1/16/2024
ZBA 24-5	920 Tower St. PID # 41-16-101-027	Non-Use Variance from the Loading Zone Screening requirements of Section 50-158 A. 5.	Withdrawn	1/16/2024
ZBA 24-6	920 Tower St. PID # 41-16-101-027	Non-Use Variance from the Sidewalk Construction requirements of Section 50-68.	Approved	1/16/2024
ZBA 24-7	3113 Pencombe Pl. PID # 40-14-180-015	Use Variance to allow for a 'Group Child Care Home' in a TN-2: Traditional Neighborhood Medium-Density zoned district.	Denied	3/19/2024
ZBA 24-8	3316 S. Dort Hwy. PID # 41-20-476-045	Non-Use Variance to provide relief of 953 feet from the required 1,000-foot distance from a Group E Adult-Use Marihuana Retail use to a Substance Abuse Rehabilitation Center.	Denied	5/21/2024
ZBA 24-9	3316 S. Dort Hwy. PID # 41-20-476-045	Non-Use Variance to provide relief of 142 feet from the required 300-foot distance from a Group E Adult-Use Marihuana Retail use to a Residential Property or Residentially Zoned District.	Denied	5/21/2024
ZBA 24-10	808 S. Center Rd. PID # 41-09-483-034	Marihuana Facilities Variance to provide relief of 154 feet from the required 300-foot distance from a Group E Adult-Use Marihuana Retail business to a Residential Property or Residentially Zoned District.	Withdrawn	7/16/2024
ZBA 24-11	1420 E. Pierson Rd. PID 47-32-101-033 5125 N. Dort Hwy. PID 47-32-101-032 V/L Thetford Rd. PID 47-31-226-005	Non-Use Variance to provide relief of 404 ft. from the required 500 ft. distance between the activities of a materials receiving and recycling use to a residential use, per §50-103.	Approved	9/17/2024

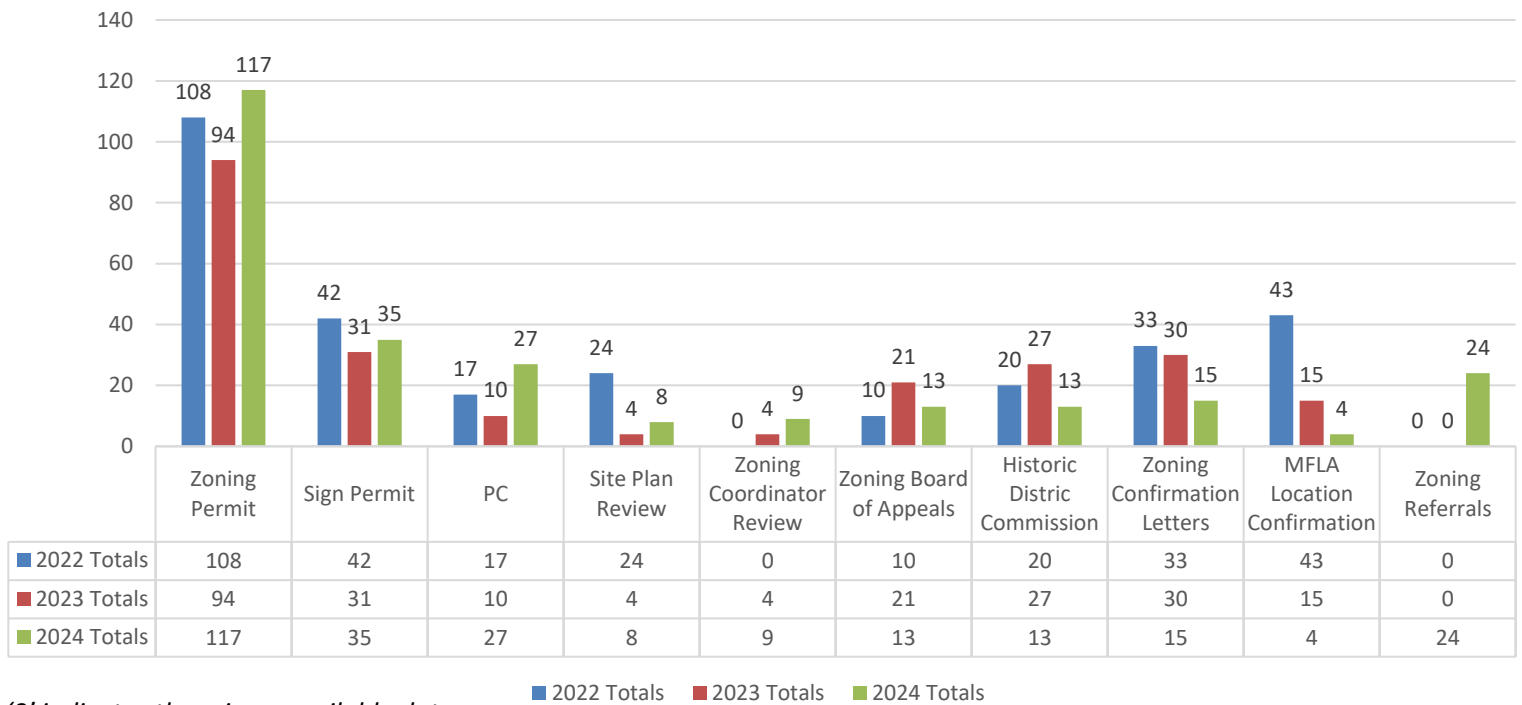
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ZBA 24-12	4121 MLK Ave. PID 46-36-326-001	Use Variance to allow the multi-family dwelling use for eight single-family apartment units in a GN-1 Green Neighborhood Low Density district.	Approved	9/17/2024
ZBA 24-13	2102 N. Saginaw St. PID 41-06-304-004	Two Non-Use Variances to provide relief of 8 ft. to Hamilton Ave. and 4 ft. to Saginaw St. for the required 15 ft. distance of fuel pumps and a detached canopy from a street right-of-way, per §50-121.	Approved	9/17/2024

Variance requests heard by the ZBA should be periodically reviewed by the Planning Commission to assess which provisions of the zoning ordinance are insufficiently serving the needs of the community. The table above can be used by the Planning Commission to identify those provisions that should be reviewed and possibly amended. The ZBA may also make requests to the Planning Commission if it is felt that certain provisions are inadequate.

10. Planning and Zoning Division: Total Applications Processed

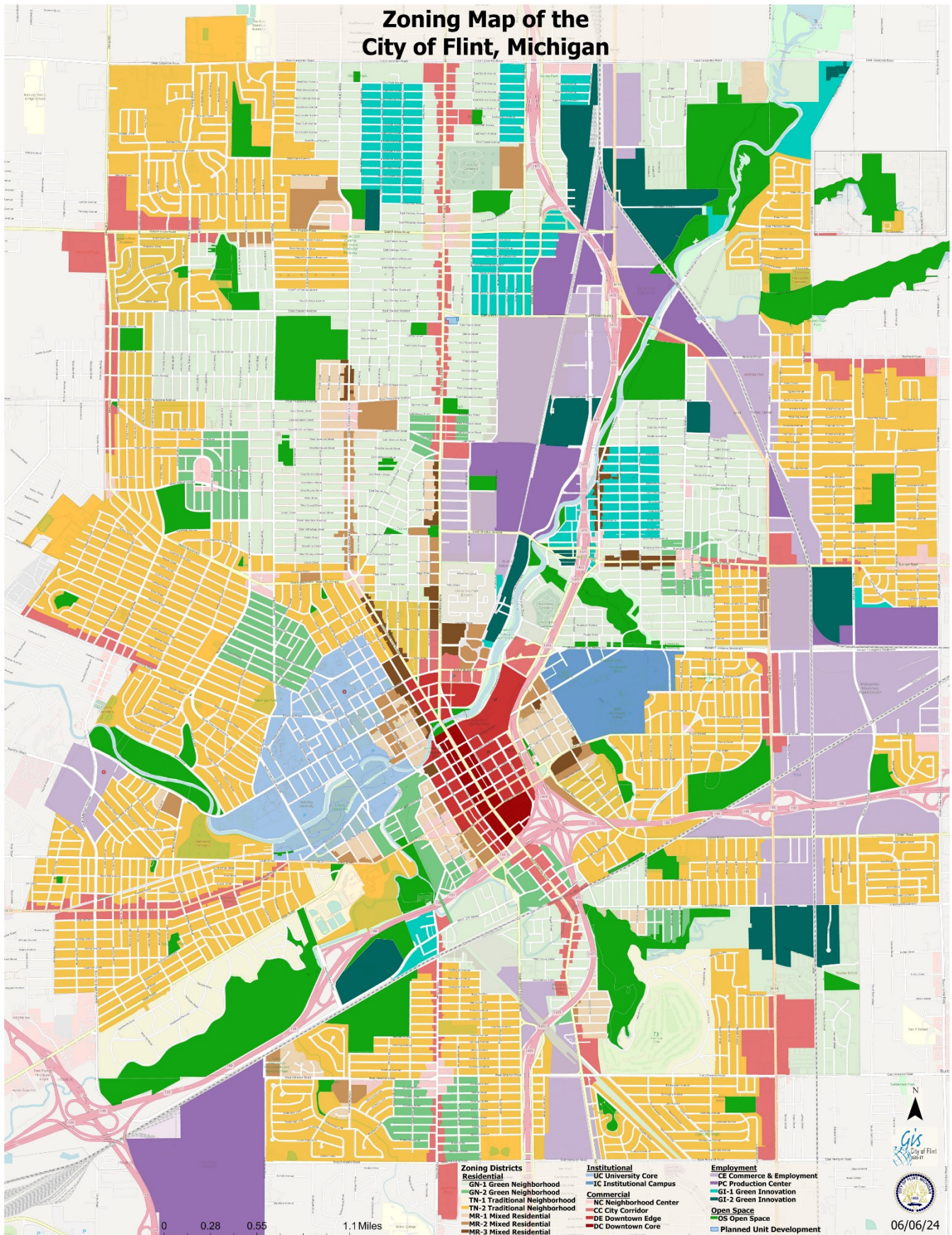
Total Applications Completed



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11. Approved Zoning Map – Amended June 6th, 2024



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12. 2025 Planning Commission Meeting Schedule



CITY OF FLINT
 FLINT PLANNING COMMISSION
 Robert Wesley, Chair

2025 Meeting Schedule

Meetings will be held at Flint City Hall
 Council Chambers, 1101 South Saginaw St., Flint, MI 48502.
 Alternative Location in the Dome Auditorium as noticed.

Meetings will convene at 5:30 P.M on the 2nd and 4th Tuesday of every month.

MEETING DATES	COMPLETE APPLICATION DEADLINES¹
Tues. January 14, 2025	Mon. December 2, 2024²
Tues. January 28, 2025	Mon. December 16, 2024²
Tues. February 11, 2025	Fri. January 17, 2025
Tues. February 25, 2025	Fri. January 31, 2025
Tues. March 11, 2025	Fri. February 14, 2025
Tues. March 25, 2025	Fri. February 28, 2025
Tues. April 8, 2025	Fri. March 14, 2025
Tues. April 22, 2025	Fri. March 28, 2025
Tues. May 13, 2025	Fri. April 18, 2025
Tues. May 27, 2025	Fri. May 9, 2025
Tues. June 10, 2025	Fri. May 16, 2025
Tues. June 24, 2025	Fri. May 30, 2025
Tues. July 8, 2025	Fri. June 13, 2025
Tues. July 22, 2025	Fri. June 27, 2025
Tues. August 12, 2025	Fri. July 18, 2025
Tues. August 26, 2025	Fri. August 1, 2025
Tues. September 9, 2025	Fri. August 15, 2025
Tues. September 23, 2025	Fri. August 29, 2025
Tues. October 14, 2025	Fri. September 19, 2025
Tues. October 28, 2025	Fri. October 3, 2025
Tues. November 11, 2025	Fri. October 17, 2025
Tues. November 25, 2025	Fri. October 31, 2025
Tues. December 9, 2025	Fri. November 14, 2025
Tues. December 23, 2025	Fri. November 28, 2025
Tues. January 13, 2026	Mon. December 1, 2025²
Tues. January 27, 2026	Mon. December 15, 2025²

1. Estimated deadlines are dependent on staff receiving a full application with supporting materials and does not guarantee placement on any specific agenda.
2. January meeting deadlines differ based on the December holiday schedule.

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13. 2025 Planning and Zoning Goals

- Review by-laws and make any desired amendments.
- Fill vacancies on the commission.
- Continue work on the Imagine Flint Comprehensive Plan Update
- Develop and implement housing readiness policies for the City of Flint.
- Review and update the Capital Improvement Plan.
- Make the application processes easier to navigate and track.

14. 2024 Planning and Zoning Goals Review

- “Cut down on average review times.”
 - Staff have begun to review more applications administratively and the Planning Commission has started granting conditional approvals where minor items can be submitted later, where they do not significantly impact the approved site.
- “Conduct a Comprehensive Plan review and update if needed.”
 - Staff reviewed the objectives of the Imagine Flint Plan and presented the findings to the Planning Commission. The Planning Commission motioned to begin the comprehensive planning process to update the Imagine Flint Plan as recommended by staff.
- “Make the application processes easier to navigate and track.”
 - Staff have worked on improving internal tracking methods and a new platform for application submittal and tracking is expected to release in 2025.



CITY OF FLINT
 Department of Business and Community Services
 IMAGINE FLINT COMPREHENSIVE PLAN

DATE: January 6th, 2025
TO: City of Flint Planning Commission
FROM: Max Lester, Zoning Coordinator
SUBJECT: Imagine Flint Plan Activity Update

INTENT TO PLAN AND NOTIFICATIONS:

Official notification of the City’s Intent to Plan was provided to the entities outlined in the Michigan Planning Enabling Act on August 7th, 2024. Thirty-nine letters were sent to municipalities, transportation entities, and other entities within Genesee County.

Genesee County Planning Commission
Flint Township Planning Commission
Mt. Morris Township Planning Commission
Genesee Charter Township Planning Commission
City of Burton Planning Commission
Mundy Township Planning Commission
Grand Blanc Township Planning Commission
City of Grand Blanc Planning Commission
Atlas Township Planning Commission
Village of Goodrich Planning Commission
Davison Township Planning Commission
City of Davison Planning Commission
Richfield Township Planning Commission
Forest Township Planning Commission
Village of Otisville Planning Commission
Thetford Township Planning Commission
Vienna Township Planning Commission
City of Clio Planning Commission
Montrose Township Planning Commission
City of Montrose Planning Board

Flushing Township Planning Commission
City of Flushing Planning Commission
Clayton Township Planning Commission
City of Swartz Creek Planning Commission
Gaines Township Planning Commission
Village of Gaines Planning Commission
Argentine Township Planning Commission
Fenton Township Planning Commission
City of Fenton Planning Commission
City of Linden Planning Commission
MTA Flint
Bishop Airport Authority
Amtrak
CSX Transportation
Canadian National Railway
Consumers Energy
Michigan Department of Transportation
Genesee County Road Commission
Federal Highway Administration

Additionally, an email was sent on September 16th, 2024 to thirty-six residents registered as contacts for Neighborhood Groups, collected from the Flint Neighborhood Mapping Tool.

MEETINGS:

There were eighteen meetings held with the community as of September 27th.

Date	Topic	Goal	Host	Location	Attendance
6/3/2024	Ward 1 Kickoff	Informational	DBCS	Hasselbring Senior Center	36
6/4/2024	Ward 4 Kickoff	Informational	DBCS	Latinx	13
6/10/2024	Ward 2 Kickoff	Informational	DBCS	Berston Field House	21
6/11/2024	Ward 7 Kickoff	Informational	DBCS	Flint Public Library	41
6/12/2024	Ward 6 Kickoff	Informational	DBCS	Mott Park Clubhouse	41
6/17/2024	Ward 8 Kickoff	Informational	DBCS	Swartz Creek Golf Course Clubhouse	25
6/24/2024	Ward 3 Kickoff	Informational	DBCS	Kearsley Lake Golf Course Clubhouse	5
6/25/2024	Ward 9 Kickoff	Informational	DBCS	McKinley Community Center	11
6/26/2024	Ward 5 Kickoff	Informational	DBCS	Community Enrichment Center	13
7/11/2024	Economic Development	Input	DBCS/Crim	Flint Public Library	47
7/18/2024	Environment/Parks/Open Space	Input	DBCS/Crim	Flint Public Library	32
7/25/2024	Infrastructure/Transportation	Input	DBCS/Crim	Flint Public Library	36
8/1/2024	Public Health/Safety	Input	DBCS/Crim	Flint Public Library	27
8/8/2024	Housing	Input	DBCS/Crim	Flint Public Library	34
8/15/2024	Land Use	Input	DBCS/Crim	Flint Public Library	38
9/12/2024	Environment/Parks/Open Space	Input	DBCS/Crim	Hasselbring Senior Center	18
9/19/2024	Public Health/Safety	Input	DBCS/Crim	Hasselbring Senior Center	18
9/26/2024	Education & Workforce	Input	DBCS/Crim	Hasselbring Senior Center	22

MEMORANDUMS OF UNDERSTANDING (MoU):

Two MoUs were completed and another is pending with City Council.

- **City of Flint & The Crim Fitness Foundation** – Completed September 11th, 2024
To provide operational and staffing support throughout the public engagement process.
- **City of Flint & Communities First, Inc.** – Completed July 9th, 2024
To provide support with updating Census data for the Plan.
- **City of Flint Planning Commission, City Council, & Administration** – In-Progress
Currently pending City Council action.

STEERING COMMITTEE:

Staff received twenty-one completed interest forms in 2024. The Planning Commission will need to determine two members who will serve as co-chairs of the Steering Committee prior to selecting members from those noting interest.

OBJECTIVES ANALYSIS:

Staff have been working on analyzing the objectives and subobjectives outlined in the Imagine Flint Plan. The data is not fully conclusive, and more cooperation is needed to determine progress for items not under the control of the Department of Business and Community Services. Additionally, many subobjectives use passive language which do not give clear goals to achieve.

CENSUS DATA:

Updated Census data was received by Communities First, Inc. and is ready for review by the Steering Committee at a future date. Not all data presented in the original Plan could be located at this time and may require more local data collection.

FEEDBACK:

The feedback given by residents so far seemed to indicate that most of the overall objectives are still relevant to Flint today, but some may need consideration for re-wording/reframing, and that the subobjectives need to be updated to match the conditions faced today.

MOVING FORWARD:

Moving forward there are several items to keep in mind for 2025

- Complete the internal MoU and organize the Steering Committee
- Staff to discuss the Capital Improvement Plan update with City Departments
- Determine the goals and objectives for future meetings with the Steering Committee
- Continue to encourage residents to engage and participate in the Plan update
- Consider the format and content for the future updated Plan document