



Sheldon Neeley  
Mayor

# CITY OF FLINT

## FLINT PLANNING COMMISSION

### AGENDA

### FLINT PLANNING COMMISSION

December 10<sup>th</sup>, 2024, at 5:30 p.m.  
The Dome Auditorium  
(Flint City Hall, 1101 S. Saginaw St., South Building)

*Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.*

**A. Roll Call**

**B. Additions or Changes to the Agenda**

**C. Adoption of Agenda**

**D. Minutes of previous meetings**

- Minutes of October 22nd, 2024
- Minutes of November 12th, 2024

**E. Public Forum**

**F. Public Hearings**

- **PC 24-26:** Applicant Delean Burnett, requests approval of a Special Land Use application to allow for the operation of a Temporary Emergency Shelter for Women and Children at the property located at 713 N Grand Traverse St, Flint, MI 48503 (PID #40-12-452-015).

**G. Planning Commission Waivers**

- **PCW 24-03:** Applicant Raidh Dado is petitioning the City of Flint Planning Commission for approval of a waiver providing relief from **Article 13, §50-155 Building Foundation Zone Landscaping** of the City of Flint Zoning Ordinance (Ordinance)

**H. Site Plan Review**

- There are no Site Plan Review applications to be heard.

**I. Applicant Case Review**

- Conditional Approval Updates



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J. City Council Action on Planning Commission Recommendations

K. Zoning Board of Appeals

L. Reports:

M. Text Amendment Updates

N. Old Business

- **PC 24-23 (Continuance from October 22, 2024, Planning Commission):**  
Applicant Kevin Wilson / Twin Peaks 28 INC, requests approval of a Special Land Use application to renovate and operate a Private Non-Profit Members Only Bar and Tavern for the property located at 2407 Lewis St, Flint, MI 48506 (PID #41-06-429-035).

O. New Business

- Staff Report Overview
- Waivers Overview
- Motions and Findings Overview

P. Resolutions

Q. Adjournment

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## **CITY OF FLINT**

### **FLINT PLANNING COMMISSION**

#### **Rules of the Public Forum:**

- A. The public will be allowed to address the Planning Commission on any item on the agenda.
- B. During this time, the speaker will address the Planning Commission.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

#### **Public conduct during a Public Hearing:**

- A. All speakers will address the Planning Commission and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Planning Commission may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.