**Draft Meeting Minutes**

**March 11th, 2025**

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| **Commissioners Present**  Robert Wesley, Chair  Carol-Anne Blower, Vice-Chair  Lynn Sorenson, Secretary  Robert Jewell  Rodrick Green  Edquan Dantzler  Mona Munroe-Younis  ***Absent:***  Nadia Rodriguez  Jeffrey Curtis Horton | **Staff Present**  Zach Huckabay Assistant City Attorney  Brian Acheff, Zoning Coordinator  Dalton Castle, Planner I |
|  |

**ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:41 p.m. Roll was taken, and a quorum was present.

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

Roll Call:

Commissioner Dantzler: Present

Commissioner Blower: Present

Commissioner Jewell: Present

Commissioner Rodriguez: Absent

Commissioner Green: Present

Commissioner Sorenson: Present

Commissioner Munroe-Younis: Present

Commissioner Horton: Absent

Chairperson Wesley: Present

**ADDITIONS/CHANGES TO THE AGENDA:**

No additions or changes to the agenda were requested.

**ADOPTION OF THE AGENDA:**

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

***M/S – Sorenson/Blower***

***Unanimously carried by voice vote***

**MINUTES OF PREVIOUS MEETINGS:**

***The minutes of February 11th, 2025, were presented***

Commissioner Jewell made a motion to approve the minutes of February 11th, 2025, as presented. Commissioner Munroe-Younis seconded the motion.

Roll Call:

Commissioner Dantzler: Abstain

Commissioner Blower: Abstain

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Abstain

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

***M/S – Jewell/Munroe-Younis***

4 yes – 0 no – 3 abstain

***Unanimously carried by voice vote***

**PUBLIC FORUM:**

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

**PUBLIC HEARINGS:**

**PC 25-****1:** Vito Pampalona on behalf of 3009 Saginaw Investments, LLC is seeking a positive recommendation from the City of Flint Planning Commission to Flint City Council to vacate the alley that is adjacent to 3009 N. Saginaw St and located between Leith St and E. McClellan St.

Brian read the staff report. Commissioner Jewell asked for clarification that all parcels adjacent to the subject alley are owned by the applicant. Brian confirmed Commissioner Jewell’s statement was correct. Commissioner Green asked for clarification of what would happen to the alley if vacated. Brian explained the alley would be split down the middle and combined with the four adjacent parcels.

Jason Fleis and Vito Pampalona presented their application. They explained the alley vacation is part of a larger plan to renovate the existing party store to be converted into a gas station. They then described the need for the additional area to allow for proper and safe ingress and egress onto the property once gas pumps and their associated canopy have been developed.

Commissioner Sorenson asked if they intend to have 18-wheeler fuel trucks be able to access the site. Mr. Fleis explained that no, there would not be enough space for an 18-wheeler, however smaller fuel trucks would have the space necessary for access.

Chairperson Wesley opened the floor for public comment on PC 25-01. Richard Jones, a resident of the 3rd Ward and a candidate for its associated City Council seat, stated he had spoken with nearby residents who expressed no opposition to PC 25-01. Mr. Jones expressed support for PC 25-01.

Commissioner Jewell asked staff if there had been any additional communications regarding PC 25-01. Brian stated there had not been any additional communications regarding PC 25-01.

Commissioner Blower made a motion to submit a positive recommendation to City Council for the vacation of the alley that is adjacent to 3009 N. Saginaw St and located between Leith St and E. McClellan St. Commissioner Sorenson seconded the motion.

Commissioner Jewell asked Commissioner Green as the representative of the 3rd Ward if he had any concerns regarding the application. Commissioner Green stated he had no concerns regarding PC 25-01.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

***M/S – Jewell/Munroe-Younis***

7 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

**SITE PLAN REVIEW:**

No Site Plan Review applications were seen at this time.

**CASE REVIEW:**

**Applicant Case Review**

Brian presented the following updates to the Planning Commission:

**SPR 23-05:** 529 ML King Blvd – Marian Hall Conditionally Approved on 11/28/2023

* Pending Water Department, and City Engineering approval.
* Six-month extension of approval granted; approval will expire on May 28, 2025.
* Site Plan Approval Expired Tuesday, January 23, 2025; no extension requested.

**SPR 24-03:** 2112 Davison Rd – Asbury Farms Kitchen and Produce Distribution | Conditionally Approved on 1/23/2024

* Pending Water Department approval and receipt of parcel combination.
* *Potential changes to the project may occur; the Commission will be notified if any formal action needs to be taken.*

**SPR 24-01:** 1720 E. Carpenter Rd – New Gas Station and Convenience Store | Conditionally Approved on 2/27/2024

* Pending City Engineering approval.
* Six-month extension of approval granted; approval will expire on August 25, 2025

**PC 24-08:** 1420 E. Pierson Rd – Priority Waste Planned Sign Program | Conditionally Approved on 7/9/2024

* Submittal of plans showing the specifications and method of construction, illumination, sign supports and any applicable client, manufacturing and/or installation notes.

**SPR 24-08:** 1420 E. Pierson Rd – Priority Waste Site Plan Review | Conditionally Approved on 7/9/2024

* The vacation of City of Flint owned right-of-way, needed for site control; the Commission made a positive recommendation with conditions to City Council for adoption by resolution.
* The applicant shall provide copies of all Environmental and Michigan Department of Transportation (MDOT) permits before final site plan approval.
* Conveyance and combination of the MDOT properties along E. Pierson Rd shall occur before final site plan approval is granted.
* Dedication of .039 acres of parcel 47-31-226-005 shall occur before 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 signed by the Planning Commission President.

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

* Pending receipt of Certificate of Occupancy for final Marihuana Permit Application approval.

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

* Site Plan approval will expire 4/9/2025 unless substantial progress has been made / building permits issued.

**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.
* The applicant has been required to complete a parks plan or must seek a variance due to the proximity to the Iron Bell Trail.

Commissioner Jewell asked if the applicants of SPR 24-06 may seek an extension for their Site Plan approval. Brian clarified that they may.

Commissioner Blower asked for clarification on PC 24-14 if a new application would be needed for them to obtain their license due to the license that was to be transferred having lapsed. Brian confirmed that yes, a new application with a new associated case number would be required.

Commissioner Sorenson asked if staff knows how many marihuana facilities approved by the Planning Commission are still active. Brian said that a list could be provided and he would correspond with Montel.

**City Council Action on Planning Commission Recommendations**

Brian presented the following updates to the Planning Commission:

**TXT 24-01 Child Care and Other Group Living Zoning Ordinance Text Amendments**

* Ordinance #240459-T, Articles 3, 4, 5, 6, 9, & 16, is pending second reading by City Council; the language was to be heard at the January 13, 2025, City Council meeting though no action was taken. *(Was recommended by Planning Commission on 8/13/2024)*

**TXT 25-01 Housing Readiness Text Amendments – Articles 3, 11, 12**

* Was accepted and recommended for approval by City Council at the February 11, 2025, Planning Commission meeting. The commission will be updated upon action taken by City Council.

**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. ***(Was recommended by Planning Commission on 7/9/2024 and approved by City Council on 2/10.2025)***

**PC 24-15 Thetford Rd Vacation** – Priority Waste Solid Waste Transfer Station and Materials Recovery Facility

* The Commission made a positive recommendation with conditions to City Council to adopt PC 24-15 by resolution at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

**PC 24-26 Baker St Vacation** | Flint Commerce Center – Building #2

* The Commission made a positive recommendation to City Council to adopt PC 24-26 by resolution at the November 12, 2024, Planning Commission meeting: the Commission will be updated upon action taken by City Council.

**RZ 24-01 2525 Industrial Ave Rezoning** | Flint Commerce Center – Building #2

* The Commission approved and positively recommend to City Council to adopt RZ 24-01 by ordinance at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

**RZ 24-02 Latinx District Parcels Rezoning**

* The Commission approved and positively recommended to City Council to adopt RZ 24-02 by ordinance at the November 12, 2024, Planning Commission meeting; the Commission will be updated upon action taken by City Council.

**PC 24-18, 3420 St John St:** A Marihuana Additionally Regulated Use application regarding two (2) "Group F, Class C" Commercial Marihuana Growing Center Additionally Regulated Use Permit Licenses were approved at the January 13, 2025, City Council meeting. *(Was recommended at by Planning Commission on 7/23/24)*

**Zoning Board of Appeals (ZBA)**

Brian announced that the March 18th, 2025, regular ZBA meeting will be held, and the following cases will be heard:

**ZBA 25-01:** Consumers Energy, represented by Amy Gilpin of Contract Land Staff, requests two Non-

Use Variances to provide relief from Article 8, §50-63(B)(3) and §50-63(C), to allow an eight

(8) ft. tall chain-link fence in the front yard area for the property located at 2802 Leith St.,

(PID # 41-04-153-016).

**ZBA 25-02a**: Larry Moon of Lawrence E. Moon Funeral Home, represented by Charles Sawdon of AMAG LLC, requests a Use Variance to allow an expansion of the existing ‘Funeral Home’ use in a

GN-1 Green Neighborhood Low Density zone for the property located at 906 West Flint Park

Blvd., (PID # 46-35-277-030).

**ZBA 25-02b:** Larry Moon of Lawrence E. Moon Funeral Home, represented by Charles Sawdon of AMAG LLC, requests a Non-Use Variance to provide relief from Article 3, Table 50-24(A), to allow

an expansion within 6ft-5in. of the rear lot line for the property located at 906 West Flint

Park Blvd., (PID # 46-35-277-030).

**ZBA 25-03:** James Collins of NAIS LLC, represented by Nicholas Buzzetta of NAIS LLC, requests a Use Variance to allow for a new ‘Vehicle Import and Sales’ use in a GI-2 Green Innovation High

Intensity zone for the property located at 2525 S. Dort Hwy., (PID # 41-21-151-016).

Brian informed the Planning Commission that Commissioner Blower’s appointment as the Planning Commission Liaison to the Zoning Board of Appeals has lapsed and a new appointment must be made.

Commissioner Sorenson made a motion to nominate Commissioner Blower as the Planning Commission Liaison to the Zoning Board of Appeals for the February 2025 to February 2026 term and that it be forwarded to City Council for approval. Commissioner Munroe-Younis seconded the motion. Commissioner Blower accepted the nomination.

Roll Call:

Commissioner Dantzler: Yes

Commissioner Blower: Yes

Commissioner Jewell: Yes

Commissioner Rodriguez: Absent

Commissioner Green: Yes

Commissioner Sorenson: Yes

Commissioner Munroe-Younis: Yes

Commissioner Horton: Absent

Chairperson Wesley: Yes

***M/S – Jewell/Munroe-Younis***

7 yes – 0 no – 0 abstain

***Unanimously carried by voice vote***

**REPORTS:**

**Redevelopment Ready Communities (RRC)**

Brian presented the following updates on RRC certification.

The remaining items for certification include:

* **(1.1) Master Plan –** Update In-Progress
* **(1.3) Capital Improvement Plan –** To be completed during the Comprehensive Plan update process.

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

Max presented the following updates to the Planning Commission.

Memorandum of Understanding (MOU):

* Draft language regarding the City of Flint Planning Commission – City of Flint Memorandum of Understanding (MOU):
  + The MOU presented to City Council was denied at the March 5th, 2025, meeting.
  + The Commission will be responsible for selecting two (2) members of the Steering Committee; these two (2) members will be co-chairs that are responsible for selecting the duties and scope of the other Steering Committee members.

Chairperson Wesley asked that his fellow Planning Commissioners reach out to their City Councilors to explain the intent and purpose of the Memorandum of Understanding.

Commissioner Dantzler commented that to his recollection, City Council’s concern is that the proposed MOU gave the Mayor too much power. Commissioner Blower discussed the MOU’s importance and the checks and balances of power it provides.

**Text Amendment Updates (Have not been recommended to City Council)**

Brian presented the following update to the Planning Commission:

Article 19 Floodplain Development and Flood Hazard Management language was presented at the August 13, 2024, Planning Commission meeting for review, a public hearing was not scheduled; this proposed ordinance amendment is on hold until further notice. *(Tabled Indefinitely)*

Commissioner Jewell asked if it was a need to continue having the Article 19 text amendments included in Planning Commission materials as it was tabled indefinitely. Brian explained that it could be brought back before the Planning Commission, and it would be better to have it included.

**RESOLUTIONS:**

No resolutions were discussed at this time.

**OLD BUSINESS:**

No old business was discussed at this time.

**NEW BUSINESS:**

Chairperson Wesley welcomed Commissioners Green and Dantzler to the Planning Commission and thanked them for their service to the community.

**ADJOURNMENT:**

***M – Sorenson***

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

Meeting adjourned at 6:31 PM.