

FLINT PLANNING COMMISSION

Meeting Minutes

June 12, 2007

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Commissioners Present

Robert Wesley
Jerri Howell
Robert Jewell
Daniel Smith
Kay Kelly
Leora Campbell

Staff Present

Sheree Pierce, Zoning Coordinator
Daniel Klemptner, Assistant City Attorney
Doug Piggott, Planning Consultant

Commissioners Not Present

Ward 2 – Vacant
Ward 9 – Vacant
David Jackson, Sr. – excused

ROLL CALL:

Chairman Wesley called the meeting to order at 6:00 p.m. Roll was taken and a quorum was present.

ADOPTION OF AGENDA:

M – Smith/Howell

The Planning Commission adopted the agenda as submitted with the following changes: Move “L. New Business after C. Adoption of Agenda.”

Unanimously carried.

NEW BUSINESS:

Land Bank presentations regarding Land Bank Greening Strategy and Brownfield Properties. Christina Kelly, Lead Planner and Teresa Gilotti, Research for Genesee Institute, addressed the Commission.

The Land Bank has over 3,000 properties and over 2,000 are vacant lots. There are many structures that are in need of demolition. To date they have demolished over 700 structures and have done 73 property improvements to rent or sell properties. They have no budget this year for mowing the grass as it is too costly. They are setting up a beautification bank (grant from Ruth Mott) that will give people trees or help with landscape designs for the vacant lots. They are encouraging people or organizations to adopt lots. The persons will not own the land but committed to care for them. Homeowners can purchase side yards for \$1.00. The Land Bank is exploring alternative greening strategies -- a phytoremediation project will explore the possibility of using plants to reduce the level of lead in the soil; tree nurseries; rain gardens with native plantings in low lying areas to minimize flooding; model gardens designed by a master gardener as means of community education; and vegetable gardens encouraging urban agriculture where appropriate.

Christina Kelly spoke about the brownfield properties. The City Of Flint received a \$200,000 EPA grant for site assessment and remediation. She spoke of the 5 mill brownfield bond proposal that would be used to return 400 properties back to use within a 3-4 year period. The property taxes are captured and used to pay back the bonds. They are proposing to amend the brownfield plan to add 700 new properties and refinance the bond at a lower rate. This would be a \$7.37 million bond and the Berridge Hotel and Durant Hotel would be included also.

Commissioner Kelly excused herself at 7:00 p.m. and left the meeting due to a work commitment.

ADOPTION OF MINUTES:

M/S – Smith/Campbell

Motion to adopt the minutes of March 27, 2007 as submitted.

Unanimously carried.

SITE PLAN REVIEW:

There was no site plan review on the agenda.

CASE REVIEW:

Food Bank of Eastern Michigan

Ms. Pierce relayed the changes to the amended site plan. The generator was eliminated, the proposed building addition width was reduced to 32 ft., a roof was placed over the walkway between the addition and vehicle storage building, building dimensions were corrected, and the existing parking area in front of the building will be re-striped to meet the ADA access aisle width of 8 ft.

PUBLIC HEARING:

There was no public hearing on the agenda.

REPORTS:

Ms. Pierce informed the Commission that ROWE will produce the Zoning Ordinance in a digital format and it will include all the amendments in a clean format. It can be put on the City web site and accessible directly on the Planning page. This way it can also be kept updated. Copies will be provided to the Commission in hard copy and/or CD.

RESOLUTIONS:

There were no resolutions on the agenda.

PUBLIC FORUM:

The Chair announced the rules of the public forum. No one from the public addressed the Commission.

OLD BUSINESS:

Outdoor Seating/Dining

Doug Piggott, ROWE, presented written examples of guidelines and requirements from other communities and pointed out various issues to discuss.

Outdoor Dining Issues: Use must be truly accessory; PA system; lighting; mosquitoes; trash, eating utensils; umbrellas; outside grills; pass through windows; alcohol; heaters; equipment and furniture design standards, etc.

Sidewalk Café Issues: clear area for pedestrians; clearance areas around doors to a facility; how is sidewalk tied to size of the building; menu and side boards; after hours outdoor furniture security; liability insurance; barriers on the sidewalk around seating areas; accessibility to area, etc.

Board discussion regarding various conditions, zoning districts and special conditions of each district, restriction of outdoor dining /seating to only the Downtown area, use variances, noise, parking, safety of children, traffic.

The Commission asked Mr. Piggott to draft some sample ordinance language regarding outdoor seating.

ADJOURNMENT:

M/S – Jewell

Motion to adjourn the meeting.

Meeting adjourned at 8:10 P.M.

Submitted by: Sheree J. Pierce