

FLINT PLANNING COMMISSION

Meeting Minutes

February 26, 2008

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Commissioners Present

Robert Wesley
Jerri Howell
David Jackson, Sr.
Kay Kelly
Robert Jewell
Leora Campbell

Staff Present

Sheree Pierce, Zoning Coordinator
Daniel Klemptner, City Attorney
Justin Sprague, ROWE Inc.

Commissioners Not Present

Ward 2 – Vacant
Ward 4 – Vacant
Ward 9 – Vacant

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/S – Kelly/Campbell

The Planning Commission adopted the agenda as submitted.

Unanimously carried.

ADOPTION OF MINUTES:

M/S – Jewell/Jackson

Motion to adopt the minutes of January 8, 2008 as submitted.

Unanimously carried.

ADOPTION OF MINUTES:

M/S – Jewell/Jackson

Motion to adopt the minutes of January 22, 2008 as submitted.

Unanimously carried.

Chairman Wesley read a letter of resignation from Commissioner Daniel Smith effective January 25, 2008. The Chair stated that Commission Smith should be recognized for his outstanding service and that the Planning Commission will miss him. The Board agreed and expressed that he will be sorely missed.

SITE PLAN REVIEW:

SPR-745 Bishop Airport Intermodal Cargo Sorting Facility (new structure)

Location: Bishop Airport, G-3425 W. Bristol Rd.

Contact: Damian Gitchell, RS & H Inc.

Michael Vernich, RS&H, presented the site plan. The 65,000 sq. ft. facility will house Federal Express. There will be 13,000 sq. ft. of administration space. This is Phase 1 of 3 and will consolidate the sorting facility on the west end.

Discussion regarding the parking lots and which ones were in either the City of Flint's jurisdiction or Flint Township's jurisdiction. It was noted that the size of the handicap parking spaces needed to be changed to 9' x 20' per code. Also they will show the dumpster, dimensions of the truck docking, cut sheets for the lighting on the exterior building and the parking lot pole lights. Storm water management meets the city standards. They will recapture and rework a lot of the hard surface area. Flint Township will be reviewing and granting approval under their zoning ordinance for the retention ponds, fencing, and landscaping of the ponds.

M/S – Jewell/Campbell

Motion to approve SPR-745, Bishop Airport Intermodal Cargo Sorting Facility, conditionally with the revisions made to the size of the handicap parking spaces, the dumpster, truck docking dimensions, cut sheets for the lighting on the exterior building and the parking lot pole lights, and permits for the storm water. The revised site plan can be approved administratively by Ms. Pierce through the Planning & Zoning Office.

Ayes: Kelly, Howell, Jackson, Campbell, Jewell, Wesley

Nays: None

Motion carried 6-0

SPR-743 Bishop Airport Rental Car Facility (addition)

Location: Bishop Airport, G-3425 W. Bristol Rd.

Contact: Damian Gitchell, RS & H Inc.

Michael Vernich, RS&H, presented the site plan. This site is on the other side of the airport. The airport added Enterprise cars to their fleet. They are proposing an open-air structure for Enterprise cars only to do a quick clean out and vacuum. The cars are then taken to the other building to be washed. There is no water use in the new building and no storm or sewer for the facility. The parking area is only for the transient part of parking rental cars.

M/S – Jewell/Campbell

Motion to approve SPR-743, Bishop Airport Rental Car Service Facility as submitted.

Ayes: Howell, Jackson, Campbell, Jewell, Kelly, Wesley

Nays: None

Motion carried 6-0

SPR-746 Fritz Enterprise, Inc. (canopy shelter)

Location: 5130 N. Dort Hwy.

Contact: Terry Mayberry, Will Hall & Son, Inc.

Terry Mayberry addressed the Board and explained that the facility will be an open-air structure to disassemble automobiles for salvage. There will be a 500 gallon storage tank in the floor to catch any spillage and a 6" line to pump out the contents. No contaminants will get in the ground or water. There is no electrical, water, heat. Also, 2 parcels have been legally combined where the structure will be built.

M/S – Kelly/Campbell

Motion to approve SPR-746, Fritz Enterprise, Inc., 5130 N. Dort Hwy. as submitted.

Ayes: Jackson, Campbell, Jewell, Kelly, Howell, Wesley

Nays: None

Motion carried 6-0

SPR-747 Auto Zone, Inc. (addition)

Location: 4025 N. Dort Hwy.

Contact: Phillip Pecord, Auto Zone

Robert Wagner, Professional Engineering Assoc. made presentation to the Board. He explained that there are 4 stores in Flint and most are 7,000 sq. ft. The subject site location is doing very well and the 3,000 sq. ft. addition will be for storage for this facility and the other 3 in Flint. This location will be called a hub store. The addition will be on the back of the existing building and there will also be some additional parking. The entire building will also be repainted. There are no sidewalks shown on the plan because there are no sidewalks along Dort Hwy. at this location.

M/S – Kelly/Campbell

Motion to approve SPR-747, Auto Zone, Inc., 5025 N. Dort Hwy. as submitted.

Ayes: Jackson, Campbell, Jewell, Kelly, Howell, Wesley

Nays: None

Motion carried 6-0

Commissioner Kelly expressed how wonderful it is they need to expand the business.

CASE REVIEW:

There was no case review case on the agenda.

PUBLIC HEARING:

PC-200 Danny Meekins requests a zoning change to the property located at 1207 N. Ballenger Hwy., parcel # 40-11-155-014 from “D-1” Office District, “B” Two Family District, and “A-2” Single Family Medium Density to “D-2” Neighborhood Business District. Ward 6

Danny Meekins on behalf of the property owner, Abundant Life Ministries, explained that there are multiple zoning districts on the parcel of land. The request is to create one consistent zoning district on the parcel and enable them to attract more types of businesses for tenant space to serve the community. Currently the building is occupied and leased for office space and a hair salon. The D-2 zoning district is needed for the hair salon to be a permitted use. The structure is made up of 4 buildings that are connected and there are 4 separate entrances in the back. Fencing is along the adjoining residential properties. It is in disrepair and the applicant stated they will do the repairs.

The Chair asked if there was anyone to speak in opposition of the application. Hearing none, the Chair closed this portion of the public hearing.

The Chair asked if there was anyone to speak in favor of the application. Hearing none other, the Chair closed this portion of the public hearing.

Ms. Pierce stated that no correspondence or communication was received in the Planning & Zoning Office regarding this case.

M/S – Jewell/Howell

Motion to recommend approval to City Council for PC-200, Danny Meekins request for a zoning change to the property located at 1207 N. Ballenger Hwy., parcel # 40-11-155-014 from “D-1” Office District, “B” Two Family District, and “A-2” Single Family Medium Density to “D-2” Neighborhood Business District. Ward 6

Discussion: All Commissioners stated that they were favorable and that the rezoning will create a consistent zoning on the parcel and will be more compatible with the area.

Ayes: Jewell, Kelly, Howell, Jackson, Campbell, Wesley

Nays: None

Motion carried 6-0

The Chair stated that the recommendation shall be forwarded to City Council.

REPORTS:

Justin Sprague, ROWE Inc., reported that his firm along with Project for Public Spaces have been commissioned by Ruth Mott Foundation to create plans and designs for Buckham Alley and Riverbank Park. There will be a shareholder's meeting to discuss the concept plans at the end of March.

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:

Commissioner Kelly informed the members that at the last City Council meeting she was in attendance the subject of the vacant appointments on the Planning Commission was discussed. Councilman Kincaid stated that he had sent a referral to the Administration several times for an appointment to the Planning Commission for his ward and no action was taken. President Sims also noted the concern and the handicap of the Planning Commission with the vacant seats.

Commissioner Kelly noted that David Rose has been appointed in the Administration Office as a liaison to City Boards and Commissions.

Commissioner Kelly updated the Board that she was requested by Councilman Lloyd to make a report as a Parks Dept. employee at the City Council meeting regarding Clara Hilbourne Park and the proposed removal of it as a park (de-parking). There was discussion on procedures and status of an amendment to the master plan and removing parks.

NEW BUSINESS:

There was no New Business on the agenda.

ADJOURNMENT:

M – Jackson

Motion to adjourn the meeting.

Meeting adjourned at 7:25 P.M.

Submitted by: Sheree J. Pierce