

FLINT PLANNING COMMISSION

Meeting Minutes

April 8, 2008

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Commissioners Present

Robert Wesley
Jerri Howell
Kay Kelly
Robert Jewell
Leora Campbell

Staff Present

Sheree Pierce, Zoning Coordinator
Daniel Klemptner, City Attorney

Commissioners Not Present

Ward 2 – Vacant
Ward 4 – Vacant
Ward 9 – Vacant
David Jackson, Sr.

ROLL CALL:

Chairman Wesley called the meeting to order at 6:05 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 – Kelly/Jewell

Motion to adopt the minutes of March 11, 2008 as submitted.

Unanimously carried.

SITE PLAN REVIEW:

There was no site plan review on the agenda.

CASE REVIEW:

There was no case review case on the agenda.

PUBLIC HEARING:

PC-206 – Harmony Manor LLC is requesting a conditional use for an adult foster care group home with more than 6 adults in a “B” Two Family Zoning District located at 903 E. Court St., parcel # 41-18-226-008. WARD 7

Elmer and Juanita Smith addressed the Commission and explained that they purchased the property from the previous owners who ran a small adult foster care facility for 5 patients at this location and that many years ago the structure was used as a nursing home. They are currently licensed for a small group home and would like to expand and be licensed for a large group home with 15 beds. They have remodeled the home and will continue to make further updates to the exterior and outside areas. They plan to house all women in this house. They also own the small house next door that is licensed as a small group home and is for male patients. The 6 men are ambulatory and are picked up during the day

to attend programs. There is an adult condominium next door to the subject site and the residents had concerns about this request. Mr. and Mrs. Smith invited them over and showed them the premises, informed them of what they were seeking to do and had open discussion.

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.

Commissioner Kelly noted that the owners purchased the property in 2005 and that she had noticed that the property was being improved.

M/S – Kelly/Howell

Motion to approve PC-206 – Harmony Manor LLC is requesting a conditional use for an adult foster care group home with more than 6 adults in a “B” Two Family Zoning District located at 903 E. Court St., parcel # 41-18-226-008. WARD 7

Chairman Wesley stated that the request would be consistent with the old comprehensive plan and will make a positive impact on the neighborhood. There is an adult foster care down the street from his residence and it is very well run and there are no problems. Commissioner Kelly noted that she thinks it is wonderful that someone offers a home atmosphere. Commissioner Howell stated that the property looks very nice and that she had noticed they had held an open house.

Ayes: Howell, Campbell, Jewell, Kelly, Wesley

Nays: None

Motion carried 5-0

REPORTS:

Ms. Pierce inquired who will be attending the upcoming workshop sponsored by ROWE. It is the next in their series of free informational planning & zoning workshops. The topic is on Michigan Planning and Zoning Law Changes. It will be held on April 30, 2008 from 7:00 – 9:00 p.m. at the MCC Regional Technology Center.

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:

By Law Amendment – Order of Business

Discussion in regards to moving the “Public Comment” portion of the meeting after the approval of the minutes in order to provide the public an opportunity to verbalize any issues, concerns, or comments.

A sample agenda of the Genesee County Planning Commission shows that their public comment section is placed after the approval of meeting minutes. It was noted that the Site Plan Reviews are not public

hearings. Attorney Klemptner expressed that the Board could allow the public to speak before a site plan review or case review although the Commission does not have to give public comment and should assign an appropriate amount of weight/value to the comments.

M/S – Kelly/Howell

Motion to amend the Flint Planning Commission Bylaws Article IV Section 1, Order of Business, by moving the “Public Forum” to follow immediately after “Minutes of previous meeting and disposal” and the rest of the order of business to follow as currently stated.

Unanimously carried.

NEW BUSINESS:

Commissioner Howell brought up discussion pertaining to pawn shops and their procedures and record keeping regarding jewelry. She was wondering if there are State regulations for this and if the Planning Commission could possibly enact an ordinance to regulate them as she feels that the high price for gold and silver that is being paid out has a direct effect on the increase in residential break-ins. Attorney Klemptner felt that this is an enforcement issue of the law and does not think it is in the Planning Commission realm.

ADJOURNMENT:

M/S – Kelly/Campbell

Motion to adjourn the meeting.

Meeting adjourned at 6:50 P.M.

Submitted by: Sheree J. Pierce