

FLINT PLANNING COMMISSION
Meeting Minutes
January 12, 2016

Commissioners Present

Patrick Ryals; Leora Campbell; Carol-Anne Blower, Secretary; Robert Wesley, Chair; Denise Allen; Phyllis McCree; Elizabeth Jordan, Vice Chair.

Commissioners Not Present

David Jackson, Sr. (excused); Robert Jewell (excused)

Staff Present

Natasha Henderson, City Administrator; Jody Lundquist, Chief Financial Officer; Brian Larkin, Director of Planning and Development; Kevin Schronce, Lead Planner; Claire Nowak-Boyd, Planner I.

ROLL CALL:

Chairman Wesley called the meeting to order at 6:16 p.m. Roll was taken and a quorum was present. The meeting was held in the City Council Chambers, 3rd Floor, City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioners moved the CIP update up to the time slot after the public forum.

M/S -- Ryals / Allen

Motion to adopt the agenda as amended.

Unanimously carried.

MINUTES:

M/S — Allen/Ryals

Motion to adopt the minutes of December 8, 2015 as amended.

Yea: P. Ryals - Ward 2; L. Campbell - Ward 3; C. Blower - Ward 4; R. Wesley - Ward 5; P. McCree - Ward 8.

Nay: None

Abstention: D. Allen - Ward 7; E. Jordan - Ward 9.

Motion carried: 5-0

PUBLIC FORUM:

Chairman Wesley announced the rules of the public forum.

Anthony Palladeno, 1383 Washington, stated that the Master Plan constitutes taxation without representation. He requested clarification on how the plan was developed.

Public comment closed.

CAPITAL IMPROVEMENT PLAN:

City Administrator Natasha Henderson presented the Capital Improvement Plan. The CIP includes permanent physical improvements expected to last 10 years or more. There are two topic areas for CIP items: 1) General operation of city and 2) Master Plan alignment. There are three priority levels.

Jody Lundquist, Chief Financial Officer, addressed specifics. FY 16 poses unanticipated challenges, which have formed the draft CIP under consideration. The spending freeze is one. Capital improvements and their priority levels were reviewed. There were positive fund balances across the city's funds for FY15 for the first time in a decade. There has not yet been work done identify the extent of the aging effect of the water on infrastructure.

Kevin Schronce noted that the CIP was unique last year in that there was an effort to align the chapters with the chapters of the Master Plan.

A summary of completed projects and projects begun and in process was given.

Natasha Henderson presented the infrastructure chapter of the CIP, noting that lawsuits and the water crisis have caused CIP items to be moved back a year. The most important items are those that relate to the switch to KWA. Project costs and timeline will fluctuate based on the emergency situation. Major water CIP projects include pump station roof replacement, valve exercising, a bio solids load out facility, electrical upgrades, air diffuser upgrades, and water meter replacements.

Brian Larkin noted that Flint gets its authority through state statute to have a CIP. After the Planning Commission, it will go to Council, then RTAB.

DISCUSSION:

Commissioners expressed interest in reading the CIP in greater detail, and the process for commissioners and the public providing feedback on the CIP. Commissioner Campbell noted the line item for lead service line replacement.

SITE PLAN REVIEW:

SPR 15-856

Applicant: Bay Logistics and MTS Transportation

Addition and parking lot expansion

4002 James P. Cole

Parcel ID # 47-31-452-045

James Riemersma on behalf of Bay Logistics and MTS Transportation

Building office space for the MTS Transportation team. Would like to build an addition on the north end of the building for trucks and trailers. The existing warehouse space will be used for warehouse only. The building was previously a GM facility, constructed in 1985.

Commissioners noted fire suppression comments from the City. James Riemersma noted there will be no doors connecting the spaces because they have no intention of connecting them—finish floors are at different heights. Commissioners raised the fire hydrant concerns noted in City comments. James Riemersma stated the hydrant is on a private fire loop and does not interfere with the City's system.

M/S Ryals/Allen

Motion to approve SPR 15-856, Bay Logistics and MTS Transportation, 4002 James P. Cole and # 47-31-452-045, pending clarification from fire and water department in writing.

Yea: P. Ryals - Ward 2; L. Campbell - Ward 3; C. Blower - Ward 4; R. Wesley - Ward 5; D. Allen - Ward 7; P. McCree - Ward 8; E. Jordan - Ward 9.

Nay: None

Motion carried: 7-0

CASE REVIEW:

There were no case reviews.

PUBLIC HEARING:

PC 15-297

Applicant: Communities First, Inc., 310 E. Third St., Flint MI 48502

Property Owner: Flint Community Schools, 923 E. Kearsley Street, Flint, MI 48503

Site Location: 3701 Van Buren Ave., Parcel ID # 40-15-435-017

Request: Rezoning approval from "A-2" Single Family Medium Density to "D-5" Metropolitan Commercial-Service District to develop a school building for multi-family residential and commercial. Glenn Wilson and Essence Wilson with John Asselin on behalf of Communities First, Inc.

Applicants seek rezoning for Coolidge School site, 3701 Van Buren Avenue. They are redeveloping the building and need proper zoning in order to move forward with applications for the project. The zoning is changing to basically the same thing in the proposed zoning code, but the timeline for zoning code changes is not fast enough for the timeline of the project.

Applicants will be constructing a new 4 story building with 9,000 sf commercial space at the bottom, 2-3 levels of apartments on top. The existing school building will be reused into residential, with the gym space used as a community space (a result of their community meetings).

Commissioners asked questions about ownership and nearby zoning, which were addressed. They reviewed draft renderings of the project.

PUBLIC FORUM: No one wishing to oppose.

Anthony Palladeno, 1383 Washington, said he supports the project and wishes it well.

Councilwoman Vicki Van Buren, Ward 8, spoke. The project is in her ward. She highlighted the extensive community input the Wilsons have sought and the success of their past projects.

Council President Kerry Nelson, Ward 3, also praised Community First's record, noting that he hopes they will do work in ward 3.

Commissioner Wesley read a comment that Amanda Roark, 3826 Fraser, submitted via phone. She is in favor of the development if it helps the neighborhood, which she says needs the support.

Public hearing closed.

Commissioner Jordan stated that the proposed rezoning is as close as exists in current zoning to future land use. Commissioner Wesley noted that the proposed rezoning fits, and is not spot zoning.

M/S McCree/Allen

Motion to approve the rezoning of 3701 Van Buren Ave., Parcel ID # 40-15-435-017, from “A-2” Single Family Medium Density to “D-5” Metropolitan Commercial-Service District to develop a school building for multi-family residential and commercial.

Yea: P. Ryals - Ward 2; L. Campbell - Ward 3; C. Blower - Ward 4; R. Wesley - Ward 5; D. Allen - Ward 7; P. McCree - Ward 8; E. Jordan - Ward 9.

Nay: None

Motion carried: 7-0

REPORTS:

Report from Commissioner Jewell submitted via email.

Commissioners read Commissioner Jewell’s report, noting that it draws lines between the CWA and how the MOU and Master Plan relate to accomplishing that goal. They noted that Commissioner Jewell gave the perspective of institutional knowledge and history as to how we got here.

RESOLUTIONS:

None

OLD BUSINESS:

Master Plan Implementation

Kevin Schronce has been pulling together the Capital Improvement Plan. He is working with land use lawyers’ comments on the draft zoning, and hopes to have a draft for the commissioners at the next meeting.

Choice Neighborhoods has a meeting regarding Resident Needs Assessment, a door-to-door survey of every resident in Atherton East. Kristin Stevenson and three residents are taking the lead, and have worked with the tenant council on development of the survey instrument.

The Choice Neighborhoods grant does not come with funding for implementation, so they have been identifying small projects that can be done. Commissioners note they have heard positive things about the restoration of bus service to Atherton East.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Jordan/Allen

Meeting adjourned at 7:32 p.m.

Submitted by C. Nowak-Boyd