

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**January 26, 2016**

---

**Commissioners Present**

Robert Wesley, Chair; Denise Allen; Elizabeth Jordan, Vice Chair; Phyllis McCree; Carol-Anne Blower.

**Commissioners Not Present**

David Jackson (excused); Patrick Ryals (excused); Leora Campbell (excused); Robert Jewell (excused).

**Staff Present**

Brian Larkin (Director of Planning and Development); Jonathan Moore (Planning Analyst); Claire Nowak-Boyd, Planner I

---

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:07 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:**

There were no additions or changes to the agenda.

**ADOPTION OF THE AGENDA:**

*M/S – Allen/McCree*

Motion to adopt the meeting agenda of January 26, 2016 as submitted.

*Unanimously carried.*

**ADOPTION OF THE MINUTES:**

*M/S – Jordan/Allen*

Motion to adopt the minutes of January 12, 2016 as submitted.

*Unanimously carried.*

**PUBLIC FORUM:**

Councilwoman Vicki Van Buren, Ward 8, spoke to praise commission members' leadership in the community. She noted upcoming events in the community.

**SITE PLAN REVIEW:**

There were no site plan reviews.

**CASE REVIEW:**

There were no case reviews.

**PUBLIC HEARING:**

There were no public hearings.

**REPORTS:**

There were no reports.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

*Capital Improvement Plan Discussion and Approval*

Brian Larkin gave a presentation about the Capital Improvement Plan.

Key projects: They replaced four infrastructure projects which had been mistakenly removed. They revised language so it read more clearly and added a Flint Water Crisis section and a 2015 Progress section. They revised the text narrative, increasing transparency to reflect the water crisis. The spending freeze has also been a factor. Adding a year postponement to some projects can add an expense.

Consulting firm PSI is auditing over 400 miles of the 600 miles of pipe in the water distribution system, which they expect to have in February. There is currently no completely accurate data that identifies the metal composition of the service lines. They are taking into account the plumbing of homes, though the city does not own it.

There is no baseline data, so it is difficult to cite which portion of damage to the infrastructure is due to the switch. They can however come up with a cost figure for the repairs. There are placeholders in the CIP until the full data comes through.

Commissioner Jordan noted that although pipes were already old before the switch, there's now an added urgency.

Brian Larkin has heard a range from 10-20 years added to the system's age, though he is not sure it is a reliable figure. The City's request to the state for public support is for all of the need, including repairs, staff support, and opportunity costs. He outlined various major outlays of funding that officials have said they will send to Flint. The current "best guess" estimate to improve the entire system comes from the County—their estimated value to replace entire distribution system is \$800m.

Commissioner McCree noted the community's anger at the water situation. Commissioner Blower commented that it is important to show that we are serious and organized.

Brian Larkin stated that they are working with the state GIS system, but knowing what is underground may still be somewhat of an estimate. The index card records are proving not to be very useful. The last 30 years' data for what is underground is good, but older data is not.

Commissioner Jordan noted that the lead service line replacement line item shows a total cost of "to be determined." There is a \$60m figure out there—is it accurate? Brian Larkin said the figure came from the County's report, and reflects a per-parcel rate much lower than the lowest price ever done in Michigan.

Commissioner Wesley asked if it would be possible to bury electrical lines while doing pipe replacements. Brian Larkin noted that this is as an opportunity to fix other issues, and other options such as installing fiber optics have been suggested. The challenge at the moment is that funding is in a discussion phase. We need a Public Works Director to be the point person. The position has been posted and the Mayor has started on a national search.

Brian read one of Leora Campbell's questions, whether the annual CIP budget is determined by the CFO when she does her annual budget. Brian Larkin said yes, and that the budget includes loan repayment.

The Community Foundation is establishing a fund on behalf of the City. Lead service lines are technically owned by the homeowner. Philanthropic dollars could be a part of the project.

The City is trying to get as many water test samples back as they can. Water conditions are improving, but continued testing data allows them to see where ongoing problems are. This information would provide a good proxy for the number of houses that are at risk.

Commissioner Wesley noted that prior to the water crisis, retirement was the major issue potentially affecting the budget. Brian Larkin explained that the CIP is not limited to the budget.

Commissioner Jordan suggested noting what the projects are that we are asking the State to pay for—perhaps they could be marked, because there is a great deal of public interest. Showing the residents that we are requesting the same things they are might be beneficial for restoring public trust. Commissioner McCree agreed and noted that it might help get funding.

Brian Larkin stated that his key takeaways are: 1) Add a section on homeowner plumbing; 2) Identify projects associated with public requests; and 3) Add a narrative to show the potential impacts of lawsuits.

Commissioners noted the sense of urgency but also the need to do things correctly.

Brian stated that the first draft of the CIP has been introduced to the Planning & Development subcommittee.

Commissioner Jordan relayed that the absent commissioners stressed that water related concerns are important. She asked whether numbers from the forthcoming PSI report would be used to amend the CIP. Brian Larkin confirmed that Planning would regularly update the CIP and post it electronically.

***M/S — Jordan/Allen***

Motion to approve the Capital Improvement Plan, with a project related to repair costs associate with in-home plumbing, and with any project in the CIP tied to the water crisis that would be submitted to the state for billing clearly marked as such.

***Yea: C. Blower - Ward 4; R. Wesley - Ward 5; P. McCree - Ward 8; D. Allen - Ward 7; E. Jordan - Ward 9.***

***Nay: None***

***Motion carried: 5-0***

***Master Plan Implementation: Zoning Code Update***

Jonathan Moore presented the draft zoning code. The department hosted a zoning training series during the summer for community members interested in zoning, and zoning code workshops in each of the 9 wards. Kevin, Adam, and staff attended 15-20 community meetings. They had the code audited by consulting firm Clearzoning. They then started their own revisions.

They received around 75 public comments, not including duplicates. They incorporated over 30 of them into the draft, excluding those that were already incorporated or not legally possible. They cannot change the underlying land use but they can change the intensity.

They split Green Innovation into two districts to reflect different intensities--some GI is residential-proximate, whereas some is near industrial areas. They have overhauled use tables and bulk and site standards to better reflect the master plan. They worked on making the use tables and definitions consistent. They have eliminated redundancies. Staff level site plan review would be included. The new code necessitates the hiring of a qualified Zoning Administrator.

They updated the special regulated use section. They are working with U of M to have legal land use review of the code.

The Downtown Core district has been brought all the way down to I-69. In December they sat down with public comments and did reviews and revisions. They are planning to do additional public outreach. They are aiming for second quarter to start the adoption of the code.

Brian Larkin noted that the legal review process began with the U of M professor who helped review Detroit's code. The key concern is downzoning, which can be perceived as a taking.

Commissioner Allen noted that a City Councilwoman was concerned about the new zoning and wanted to know what is going on, and so Commissioner Allen met with her.

The commission will read articles 1-7 in the next two weeks and bring comments to the next meeting.

**NEW BUSINESS:**

There was no new business.

**ADJOURNMENT:**

*M/S –Allen/Blower*

Meeting adjourned at 7:55 p.m.

Submitted by C. Nowak-Boyd