

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**November 24, 2015**

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**Commissioners Present**

Robert Wesley, Chair  
Elizabeth Jordan, Vice-Chair  
Carol-Anne Blower, Secretary  
Robert Jewell  
Denise Allen  
Patrick Ryals  
Phyllis McCree

**Staff Present**

Claire Nowak-Boyd, Planner I  
Kevin Schronce, Lead Planner

**Commissioners Not Present**

David Jackson, Sr. - excused  
Leora Campbell - excused

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:05 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:**

Commissioner Jewell moved PC 15-296 before SPR 15-855 on the agenda.

**ADOPTION OF THE AGENDA:**

*M/S – Ryals/Allen*

Motion to adopt the meeting agenda of November 24, 2015 as amended.

*Unanimously carried.*

**PUBLIC FORUM:**

Chairman Wesley announced the rules of the public forum.

Gary Byas, 1213 E. Gracelawn, is a member of Foss Avenue Block Club and of the former North Avenue CDC. He spoke to say that he would like assistance restarting the CDC.

First Ward City Councilman Eric Mays, 125 E. Russell, spoke. He would like to appoint someone to the Planning Commission. He requested recommendations.

**PUBLIC HEARING:**

PC 15-296 Telecom Wireless seeks to establish a special regulated use, Group D Wireless Telecommunication Facility at 6031 Dupont St., parcel # 46-26-276-016.

Applicant Amy Rodriguez explained that they seek to construct a 105 ft concealment design monopole. Screen panels at the top of the pole will feature crosses. Applicant submitted a revised site plan at the hearing—the previous version featured shelters, but this one instead has cabinets, in line with Verizon’s nationwide changes. The property backs up to Hasselbring Park. Lighting is not required because the pole height is below 200’.

Commissioners Jewell and Jordan raised the issue of safety, asking whether there is a certificate from an engineer regarding method of collapse.

The chair asked if there was anyone to speak in favor of the application.

Councilman Eric Mays stated that a resident asked him to attend. He stated that his position is one of inquiry, not for or against.

Commissioner Wesley read a letter in favor of the project from Helen Mitchner of 645 W. Ruth. She thinks well of the church.

Councilman Mays asked additional questions finances related to the tower and about the timeline for the project.

*Public hearing closed.*

Discussion:

Commissioner McCree asked questions about vegetation to be planted around the tower.

***M/S – Ryals/Allen***

Motion to approve construction of PC-15-296, a Telecom Wireless tower at 6031 Dupont St., parcel # 46-26-276-016.

***Yea: P. Ryals - Ward 2; C. Blower - Ward 4; R. Jewell - Ward 6; D. Allen - Ward 7; E. Jordan - Ward 8; P. McCree - Ward 9; R. Wesley - Ward 5***

***Nay: None***

***Absent: D. Jackson – Ward 1; L. Campbell - Ward 3***

***Motion carried. 7-0***

6:33pm

## **SITE PLAN REVIEW:**

### **SPR 15-855**

PC 15-296 Telecom Wireless seeks to establish a special regulated use, Group D Wireless Telecommunication Facility at 6031 Dupont St., parcel # 46-26-276-016 (as above).

Site is the same one detailed above in PC 15-296.

The tower is expected to be constructed in spring, and to be built within a couple of weeks once necessarily approvals are in place. It would use the existing driveway outside of the compound, and crushed limestone aggregate inside compound. The lease would be for 25 years total, renewing every five years. It would have a propane tank backup generator. The plantings are only on the neighborhood-facing side of the compound because pavement prevents having them on the park side.

***M/S: Jordan/Allen***

Motion to approve SPR158-855 located at 6031 Dupont at Dupont and West Home Avenue, contingent upon administrative review of an engineer's report regarding the pole collapsing safely in the fall zone.

*Yea: P. Ryals - Ward 2; C. Blower - Ward 4; R. Jewell - Ward 6; D. Allen - Ward 7; E. Jordan - Ward 8; P. McCree - Ward 9; R. Wesley - Ward 5*

*Nay: None*

*Absent: D. Jackson – Ward 1; L. Campbell - Ward 3*

*Motion carried. 7-0*

**CASE REVIEW:**

There were no case reviews.

**REPORTS:**

There were no reports.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

*Master Plan Implementation*

*Atherton East*

Kevin Schronce stated that the second community meeting at Brennan Community Center had occurred. Planning was able to hire three residents of Atherton East with a grant to do outreach work. Planning is working on quick action projects, notably an MTA bus stop. Six streetlights have been replaced.

*Zoning Update*

The Planning Department is looking to get outside legal help and additional review on the new code. They will be sharing articles with the Planning Commission soon. The target for releasing the new code is Q1 2016.

Brian Larkin and Kevin Schronce are pushing to replace the Zoning Administrator position.

*Task Groups Update:*

Transportation and mobility are working on a walkability audit. Flint has no data on its sidewalks-- it is resident complaint/inquiry driven. There is no shapefile. Working with the Division of Transportation, they have developed an audit tool, which they will demo with a neighborhood group soon.

The Housing and Neighborhoods task group is working on a planning toolkit, guidebook, or framework. They have been working with a group over the past 15 months to figure out what tool best works for Flint. They seek to identify neighborhood groups that are prepared to plan, and share this planning prep kit with them. The goal is to produce quality, consistent neighborhood plans that echo Imagine Flint. This kit would also prepare groups if they don't want to plan.

Commissioners Jordan, McCree, and Wesley discussed the need for relationship strengthening with neighborhood groups.

Kevin Schronce noted that despite communication challenges, content developed from neighborhood groups is still groundwork for document that exists.

**NEW BUSINESS:**

Commissioner Jordan has reached out to Mayor Weaver to let her know she is glad to discuss master planning, the CIP, and collaboration. She has not yet heard back but will follow up.

**ADJOURNMENT:**

*M/S – Ryals/McCree*

Meeting adjourned at 7:19 p.m.

Submitted by C. Nowak-Boyd