

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**February 23, 2016**

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**Commissioners Present**

Robert Wesley, Chair  
Leora Campbell  
Carol-Anne Blower, Secretary  
Robert Jewell  
Patrick Ryals  
Elizabeth Jordan  
Phyllis McCree

**Staff Present**

Claire Nowak-Boyd, Planner  
Isaac DeGraaf, Americorps VISTA  
Kevin Schronce, Lead Planner  
Jon Moore, Planning & Development Analyst

**Commissioners Not Present**

David Jackson, Sr. - excused  
Leora Campbell- excused

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:11 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 requested that the status of HB 5232 be added to Reports. Commissioner Jordan requested that the March Annual Event and CIP status be added to Old Business.

*M/S -- Allen/McCree*

Motion to adopt the agenda as amended.

*Unanimously carried.*

**MINUTES:**

Commissioner Wesley noted that he understands that the minutes will be presented at the next meeting.

**PUBLIC FORUM:**

Chairman Wesley announced the rules of the public forum.

There were no public comments.

Public comment closed.

**SITE PLAN REVIEW:**

SPR 15-857

Applicant: Communities First, Inc. (923 E. Kearsley St.)

Site location: 3701 Van Buren Avenue

Parcel ID # 40-15-435-017

Representative: Glenn Wilson, President, Communities First, Inc.

John C. Asselin, Jr., from Asselin Associates Architects presented site plans that had been revised in light of comments received from the City. The project will consist of rehabbing an old school building and constructing a new mixed use building adjacent to it.

Asselin addressed Water Department comments. They have indicated in revised plans that two water lines will be added. They are not yet sure how the water will be metered, by suite or for the entire building. Commissioner Jewell asked about water metering. Glenn Wilson stated that they will have one meter per building and will include water in rent.

Asselin addressed the engineering comments from Rowe (the Acting City Engineer), indicating numerous details that have been added to the drawings. Commissioner McCree asked a question about the driveways. Asselin stated that all driveways within 200 feet of the site were shown.

Regarding ordinance compliance issues, Asselin noted that they have already gotten rezoning.

Commissioner Jewell asked a question regarding the colors of the new building. Essence Wilson said that their historic consultant and the SHPO advised them not to try to match the colors too closely, to show a clear break between the buildings. Glenn Wilson stated that too strongly matching building materials might interfere with certain funding sources. Asselin noted that they are making references to bring the buildings together.

Asselin stated they will be constructing a new water service. They included documentation to show that they are increasing the amount of impervious service, with an increase in stormwater. Commissioner Jordan raised ways to minimize runoff, i.e. bioswales and larger parking islands. She asked Asselin to address the significant increase in the amount of impervious surface. Asselin responded that it's possible they could add islands in parking. They are grading and providing drainage and curb structures to collect and get rid of water. Asselin addressed other drainage details of the drawings.

Commissioner Jordan asked about the status of the ownership purchase agreement. Glenn Wilson stated that they just finished the environmental work and they now have a closing date scheduled in March.

Commissioners further discussed water metering and parking lot surface mitigations. Essence Wilson said they would consider investigating it. Commissioner Jewell suggested making statements of recommendation as a part of the motion. Glenn Wilson noted a way they had creatively incorporated community feedback in the past, and affirmed that they would look into parking islands.

***M/S – McCree/Jordan***

Motion that SPR 16-857 Coolidge Park Apartments, the rehabilitation of a former school into multifamily housing and construction of a new mixed-use building by Communities First, Inc. of 923 E. Kearsley St., for the property at 3701 Van Buren (Parcel ID # 40-15-435-017), be approved with the notation that a water meter be placed on each building and the recommendation that an effort be made to increase the green space with parking islands if possible.

***Yea: P. Ryals - Ward 2; C. Blower - Ward 4; R. Wesley - Ward 5; R. Jewell – Ward 6; 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:**

There were no public hearings.

## **REPORTS:**

### **Status Update on HB 5232**

Claire Nowak-Boyd gave a brief update on the status of HB 5232. Commissioner Jewell stated that he had spoken with Representative Neely and Senator Ananich to note that the Commission was discussing the bill.

## **RESOLUTIONS:**

*None*

## **OLD BUSINESS:**

### *March Event Update*

Kevin Schronce discussed the March event and including the Master Plan Steering Committee in the event. They are tentatively looking at March 15th at the FIA. Commissioner Jordan noted that in addition to acknowledging the Steering Committee's work, they may want to use the event to underscore that we have a strong plan and CIP, and show that it can be a guidepost for a path forward. Commissioner Jordan noted that it could be an opportune time for the Mayor to make remarks. Commissioners discussed potential ways to recognize the Steering Committee members.

### *CIP Update*

Kevin Schronce said the CIP has gone to the Finance Department, the Water Department, and the Department of Public Works. A list of projects that are a direct result of the water and its damage, out of the CIP items, was created to be included in the CIP. They are waiting for a response. Thus the CIP has not yet been brought up at the subcommittee level. The possibility of putting a price tag on the residential damage from the water would be extremely difficult due to variation between individual houses. Kevin said they will continue to pursue the list of water projects, which they are actively trying to get.

Commissioner McCree asked about the timeline for getting the document to Council. Kevin Schronce said the initial timeline was set by the former City Administrator. The PC approved the document in January, as planned. Their hope would be that it can be an agenda item at the March subcommittee meeting.

### *Draft Zoning Review and Discussion*

Kevin Schronce presented Article 8 of the Zoning Code. Its purpose is to ensure that individual characteristics of development are in line with the vision of the community, applicable across all districts. It relates to design and form. It includes things like swimming pool placement and clear vision areas. Project phasing can give the developer flexibility in how they develop. Many reviews would be done at the administrative level.

Commissioner Ryals expressed concern that different Zoning Administrators doing administrative level review might vary in their interpretations. Kevin Schronce noted that it is not possible to change the text of the code without Planning Commission and Council approval. The new code does however have administrative approval, as does the current code. Commissioner Jordan noted that there are parameters in writing to make it very clear where the Zoning Administrator has wiggle room and where they do not. Jonathan Moore noted that there are guidelines about the extent of the change—a large enough change must come before the Commission.

Commissioner Jewell asked about accessory structures—he was concerned about parcel combinations.

*Commissioner McCree left at 7:58pm.*

ADUs are permitted in primary single family and some residential zones as accessory uses by right, per Kevin. Kevin noted that the new code includes more illustrations than the previous one to make it more user friendly.

Commissioner Blower asked about 50.8.09, noting that it does not allow for a tubular accessory structure with canvas. She considers that a hoop house, which is a permitted accessory use. Jonathan Moore noted the conflict and will follow up on it. Commissioners noted other minor conflicts and unfinished references within the code. Commissioner Jewell again asked about the ways in which parcel combinations might impact accessory structures. Commissioners and staff discussed the possibilities for variation of accessory structures within the larger lot sizes and flexibility of the GN zones.

Commissioner Jordan noted that the minimum width of sidewalks is 5' in the new code, but current sidewalk width is much smaller. Jonathan Moore suggested it may have been ADA. Kevin Schronce said he will look at it—it must be in compliance with code, and they will make sure that it is.

Commissioner Blower asked about bike parking—was it new language? Kevin Schronce confirmed that it is. Jonathan Moore will make sure it is consistent with parking standards.

Commissioner Allen asked how many private streets the city currently has. Kevin Schronce noted there is an extant process for requesting street vacations. Commissioner Jordan noted that private streets are different from the extant type of vacations, but she is unaware of any extant ones.

Commissioners discussed changes in fence requirements. Existing fences would be grandfathered in. Kevin Schronce noted it is proposed that one might be able to thoroughly demonstrate a hardship in order to get an administrative exception.

*Commissioners Jordan and Ryals left at 8:31.*

**NEW BUSINESS:**

There was no new business.

**ADJOURNMENT:**

*M/S – Jewell/Blower*

Meeting adjourned at 8:39 p.m.

Submitted by C. Nowak-Boyd