

FLINT PLANNING COMMISSION
Meeting Minutes
February 23, 2021

Commissioners Present

Robert Wesley, Chair
Elizabeth Jordan, Vice-Chair
Carol-Anne Blower, Secretary
Leora Campbell
Robert Jewell
April Cook Hawkins
Lynn Sorenson

Staff Present

Bill Vandercook, Zoning Coordinator
Jeffery Schiffman, Lead Planner
Keizzy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney
Corey Christensen, Zoning Consultant (ROWE)

Absent:

Harry Ryan

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:31 p.m. Roll was taken and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Mrs. Thompson read the Amendment to the Open Meeting Act adopted in Senate House Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

Roll Call:

Commissioner Ryan: absent
Commissioner Campbell: appearing
remotely, City of Flint, MI
Commissioner Blower: appearing remotely,
City of Flint, MI
Commissioner Jewell: appearing remotely,
City of Flint, MI

Commissioner Cook Hawkins: appearing
remotely, City of Flint, MI
Commissioner Sorenson: appearing
remotely, City of Flint, MI
Commissioner Jordan: appearing remotely,
City of Flint, MI
Commissioner Wesley: appearing remotely,
City of Flint, MI

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell noted that the Dec. 22 2020 minutes had already been reviewed and approved at the Jan. 26th, 2021 meeting.

Commissioner Jewell asked to add case reviews SPR 20-941 regarding the status and concerns of the Sylvester Broom Empowerment Village, and SPR 20-942, regarding the conditional approval of the Greater Flint Mental Health Facilities on Saginaw Street, and SPR 20-945 regarding follow up on the Communities First project.

Commissioner Jewell also asked to add the status of planning and development staffing under reports, and I-475 update under old business.

Commissioner Wesley noted that the Sylvester Broom Center update could be quick, but he was unaware of the status of the other cases Commissioner Jewell mentioned and suggested postponing those until the next meeting.

Commissioner Jordan said that she believes the planning roster update was put on the agenda in error and would be comfortable removing it unless there were staff objections.

Commissioner Blower wanted to ask for a ZBA update under reports but noted that her inquiry was regarding 20-941, the Broom Center, and is comfortable with it being under case reviews.

Commissioner Jewell made a motion to approve the Agenda with changes and corrections.

ADOPTION OF THE AGENDA:

M/S – Jewell/Blower

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Commissioner Chair Wesley noted that the Dec. 22nd, 2020 meeting minutes have already been approved and that the minutes from the Feb. January 26th, 2021 meeting are not yet ready for review and asked to approve them during the next meeting in March.

Commissioner Jewell made a motion to postpone the minutes from January 26th, 2021, to the next regularly scheduled meeting.

PUBLIC FORUM:

Mrs. Thompson asked that someone read the Case reviews and business names, so that the public would know whether to comment now. Commissioner Chair Wesley read the upcoming public hearing cases.

SITE PLAN REVIEW:

SPR 21-946: Securecann Inc. is requesting a Site Plan Review at 2502 South Dort Hwy, Flint, MI 48507 (PID # 41-20-278-030, 001)

Applicant Wilson Sarkis of Securecann Inc. was present, in addition to his Attorney Brenda Williams, and Architect Thomas Schaffou of Orchard Construction.

Before the applicant's presentation, Commissioner Jewell noted that the City of Flint site plan checklist that was received was missing multiple items and wondered if there was further communication on those. Corey Christenson then indicated that revised site plans were submitted but it would be preferable for the Architect to describe the deficiencies on the checklist.

Mr. Shaffour gave a recap of the meeting from June, indicating the biggest obstacle was acquiring the Velvet Touch property. It was promised to the board at the time, and they were able to successfully acquire it. Mr. Shaffour gave the site presentation.

Corey Christenson asked if the abandoned house on the property has a demolition plan. Mr. Shaffour indicated that they are currently going through the permit process for demolition with the building department.

Mr. Shaffour noted that in addition to the presentation, they had provided a booklet with additional information. Commissioner Chair Wesley asked if he's referring to the new booklets, and Mr. Shaffour confirmed yes, the new ones were circulated within the last 10 days.

Mr. Shaffour noted that acquiring the Velvet Touch property caused a delay, as they wished to be in front of the commission months ago but were delayed with the acquisition and COVID.

Commissioner Jewell asked 1) #1 on the checklist said that incorrect acreage was originally provided. Mr. Shaffour said that there was an issue because the property is 2 parcels, and the acreage equals 1.59 acres.

Mr. Shaffour noted that the checklist concerns in red were followed up with answers and explanations in blue, along with a new site plan that was delivered to the city a couple of weeks ago.

Commissioner Jewell indicated that he did not receive this updated blue and red checklist and asked if Mr. Christensen had received it. Mr. Shaffour noted that it was emailed in addition to a physical copy.

Commissioner Chair Wesley noted that the correct total acreage is 1.58, not 1.59.

Mr. Christensen found the revised checklist and screen shared it while Commissioner Jewell went down the checklist. Commissioner Jewell indicated that #10 and #11 were already addressed. Items #16, #17, #18 are addressed in the updated checklist. Item #26, the detail of light fixtures was verified. #30 and #31 regarding walls and fences are addressed in the checklist and site plan, included the legend.

Mr. Christensen asked about the height of the fence. Mr. Shaffour stated 6ft.

Item #38 is addressed as well. Commissioner Jewell indicated that #38 was answered regarding the abandoned house. #55 was confirmed to be addressed through the revised checklist by Mr. Christenson.

Commissioner Jewell noted the Fire Marshall requested installation of a fire supply, fire hydrant, and fire apparatus access road. Mr. Shaffour noted that they have not been contacted by the Fire Department yet.

Mr. Christensen noted these items will be covered during the building phase but suggested that the Planning Commission make it a condition of the approval that the fire department requirements are met.

Commissioner Jewell asked about city engineering requirements about stormwater, pre and post calculations for the new parking area, and whether a back fence was necessary.

Mr. Shaffour indicated that these would be covered during the engineering phase when the plan is submitted to the engineering and drainage commission and that all building and engineering standards will be met.

Commissioner Sorenson asked about a building that is south of the property. Mr. Shouffer noted that it is a vacant building and has nothing to do with their development plan.

Commissioner Jewell mentioned that one of the packets received today does go into detail about lighting and security features.

Commissioner Jordan made a motion to move approval of site plan 21-946: Securecann Inc, requesting a site plan review at 2502 S. Dort Highway, Flint, MI 48507 PID # 41-20-278-030, 001, noting that the applicant, at the point of getting the building permit, is going to need to satisfy the issues raised by the fire marshal in terms of water supply, any additional water supply, and fire apparatus access road, as well as the comments noted by city engineering in terms of the stormwater calculation and the potential for needing a gate at the back.

Commissioner Campbell supported the motion.

Commissioner Jewell asked if the email Mr. Christensen received covered all of the items noted as deficiencies on the original checklist. Mr. Christensen indicated that it did, except for the permit regarding splitting the parcel and recommending including that as a condition of approval.

Commissioner Jordan amended her motion to be contingent upon receiving approval for splitting the parcel as proposed.

Amended Motion:

Roll Call:

Commissioner Ryan, Absent
Commissioner Campbell, Yes
Commissioner Blower, Yes
Commissioner Jewell, Yes with conditions.

Commissioner Cook Hawkins, Yes
Commissioner Sorenson, Yes
Commissioner Jordan, Yes with conditions
Commissioner Wesley, Yes

M/S –Jordan/Campbell

The motion carried.

7 Yes - 1 Absent

CASE REVIEW:

SPR 20-941 – Sylvester Broom Empowerment Continuation

Commissioner Blower indicated that Broom Center Received a ZBA non-use variance from 50% to 57% which they were granted at the Feb. 16th, 2021 ZBA Meeting. They also stated that they have ownership over the offsite parking parcel as well.

Mr. Vandercook noted that as of earlier that day, Feb. 22nd, 2021 they do not have any documentation indicating that the parking parcel is now owned by the Broom Center and advised that the documentation of ownership be part of the site plan going forward.

Commission Chairman Wesley advised that this be adjourned until the next meeting, as more information is needed to confirm if the conditions for the zoning variance have been met.

SPR 20-492 – Greater Flint Mental Health adjourned to the next meeting in March by Commission Chairman Wesley’s suggestion.

Mr. Vandercook gave an update that this applicant is working on acquiring an offsite parcel, finishing a survey, and further work on the site plan.

SPR 20-945 – Community First conditional approval adjourned to next meeting in March by Commission Chairman Wesley’s suggestion.

Mr. Vandercook gave an update saying that the applicant has more work to do on the site plan, and suggested the last meeting in March for both SPR20-945 and SPR20-942.

Commission Chairman Wesley advised moving SPR20-942 and SPR20-945 to the March 23rd, 2021 agenda, and SPR20-941 to the first meeting in March.

PUBLIC HEARINGS:

PC 21-393: B & C of Flint Inc., request a Group E Special Regulated Use Permit for a medical marijuana facility at 2533 Richfield Road PID# 47-32-426-035.

Applicants Brady Lane and Aaron Lane ask for a Medical and Adult-Use permit for their group B provisioning center. They gave an executive business plan summary about intending to renovate the building and to put a provisioning center in the front part of the large building.

Commissioner Jordan asked if this is a permit for growing in addition to provisioning, as some pages were mislabeled as Club Med. The applicant indicated that was accidental, and that the current request is for provisioning only. Commissioner Campbell asked about the procedures for testing in relation to a provisional center. Mr. Lane clarified the testing procedures.

Mr. Vandercook made a point of order to clarify that these documents are not required and do not relate to the current situation.

Commissioner Jordan followed up to clarify that this license is strictly for provisioning right now and not growing, noting that the extra unnecessary documents relate to growing. Mr. Lane agreed that the license is only for a provisioning center for the time being. Discussion continued about the extra documentation and Mr. Lane acknowledged that he is just seeking the permit for provisioning, not growing.

Discussion ensued about the differences between the medical use and adult use functions within the provisioning center. Further clarification on how the adult-use portion of the provisioning center and the medical use portion will be separated are promised to be included in the future site plan review.

Further discussion ensued about security measures needing to be more detailed in the future site plan to include the reception area and screening process of medical cardholders. The applicant indicated he would include those and a more detailed floor plan to include bathrooms and the reception area.

Commissioner Wesley asked if anyone from the public wanted to speak in favor of PC 21-393 – None

Commissioner Wesley asked if anyone from the public wished to oppose PC 21-393 – None

Commissioner Jewell asked the staff if there had been any other kind of communication regarding this public hearing. Mr. Vandercook said we received no other communication.

Commissioner Campbell moved approval of PC 21-393: B & C of Flint Inc., request a Group E Special Regulated Use Permit for a medical marihuana facility at 2533 Richfield Road PID# 47-32-426-035 contingent on the provided packet being taken apart and put together correctly, to only include the necessary documents for the present request and that the documents related to growing be removed, and to be provided with the correct business plan.

M/S –Campbell/Sorenson

Roll Call:

Commissioner Ryan, Absent

Commissioner Campbell, Yes

Commissioner Blower, Yes

Commissioner Jewell, Yes with corrections

Commissioner Cook Hawkins, Yes with corrections

Commissioner Sorensen, Yes with corrections

Commissioner Jordan, Yes

Commissioner Wesley, Yes

The motion carried.

7 Yes - 1 Absent

PC 21-394: B & C of Flint Inc., request a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 2533 Richfield Road (PID# 47- 32-426-035).

The applicant, Mr. Lane indicated that this will be at the same property as the medical use permit. He indicated that there will be separated sides for adult use including computers and checkout determined by the reception area.

Discussion ensued about the documentation for both applications being included in the one provided packet. Mr. Vandercook indicated that having only one executive summary is allowable. There were also questions regarding if it was legal to have an adult-use and medical use permit under one corporation. Ms. Thompson stated that there's no prohibition in the state law regarding having a co-located facility for provisioning and adult-use under one corporation or DBA.

Commissioner Jewell asked Mr. Lane about the process of coming into the store and determining if the customer was a medical or adult-use customer. Discussion ensued on the reception process and sale processes being different based on if the client was for medical or adult use.

Commissioner Wesley asked if anyone from the public wished to speak in favor of PC 21-394 – None

Commissioner Wesley asked if anyone from the public wishing to oppose PC 21-394 – None

Commissioner Wesley asked the staff if there had been any other communication regarding PC 21 – 394. Mr. Vandercook said there had been no other communication regarding PC 21-394.

Commissioner Campbell moved approval of PC 21-394: B & C of Flint Inc., request a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 2533 Richfield Road (PID# 47- 32-426-035) contingent on the provided packet being taken apart and put together correctly, to only include the necessary documents for the present request and that the documents related to growing be removed, and to be provided with the correct business plan

M/S –Campbell/Jordan

Roll Call:

Commissioner Ryan, Absent	Commissioner Cook Hawkins, Yes with corrections
Commissioner Campbell, Yes with corrections	Commissioner Sorensen, Yes with corrections
Commissioner Blower, Yes with corrections	Commissioner Jordan, Yes
Commissioner Jewell, Yes with corrections	Commissioner Wesley, Yes

***The motion carried.
7 Yes - 1 Absent***

PC 21-395: Henndogs Holdings, Inc., requests a Group E Special Regulated Use Permit for a medical marihuana facility at 3756 S. Dort Hwy. (PID# 41-20-476-048).

The applicant Mr. Marogi and his attorney Mr. Bahoura presented the permit request. Mr. Bahoura indicated that the permit was supposed to be for both medical use and adult-use and inquired what could be done to approve both permits. Mr. Bahoura briefly went over the included floor plan.

Commissioner Jewell asked about the process of intake at the reception desk and the discussion pursued about coming into the store, checking in, and training the management and team members. Commissioner Jewell also asked about security measures. The applicant indicated there would be numerous cameras covering the space in its entirety, and a security guard or staff by the door. Commissioner Jewell also suggested reaching out to the owners of the neighboring businesses.

The applicant promised to provide a copy of his new license, as the one in the application is now expired.

Commissioner Jordan asked about the number of Group A/E permits within the 2000ft space. Ms. Anpalagan indicated that there are 3 facilities within 2000ft. 4 are allowable.

Mr. Bahoura asked if collocating with medical and adult-use would use 1 or 2 “uses”. He indicated that if it would be considered 2, that they would prefer the adult-use permit as most marihuana sales in Michigan have changed from medical to adult-use since recreational use became legalized at the state level.

Ms. Thompson indicated that 2 co-locating spaces only count as 1 use, per citing newly adopted ordinance 5183 subsection F-8, located on page 18.

Commissioner Wesley asked if anyone from the public wished to speak in favor of PC 21-395 – None

Commissioner Wesley asked if anyone from the public wishing to oppose PC 21-395 – None

Commissioner Wesley asked the staff if there had been any other communication regarding PC 21 – 395. Mr. Vandercook said there had been no other communication regarding PC 21-395.

Commissioner Jordan moved approval of PC 21-395: Henndogs Holdings, Inc., request a Group E Special Regulated Use Permit for a medical marihuana facility at 3756 S. Dort Hwy. (PID# 41-20-476-048) with the findings that the location meets all of the established requirements in terms of zoning and that it is within the cap of no more than for group A or group B facilities within a 2000 foot area and has met all the other locational standards.

Discussion ensued about the applicant putting in an adult-use permit within the next couple of days. The applicant indicated this application was from November 2019 and was unaware of a formal adult-use application at the time and was under the impression that this qualified as both.

M/S –Jordan/Campbell

Roll Call:

Commissioner Ryan, Absent	Commissioner Cook Hawkins, Yes with conditions
Commissioner Campbell, Yes with conditions	Commissioner Sorensen, Yes
Commissioner Blower, Yes	Commissioner Jordan, Yes with conditions
Commissioner Jewell, Yes with conditions	Commissioner Wesley, Yes

The motion carried.

7 Yes - 1 Absent

PC 21-396: Sedgewick Ferweda Architects, requests a Principal Conditional Use Permit to allow for offices at 310 W Oakley St., Flint, MI 48503. (PID# 41-19-253-030).

Nick Burnett, applicant, and Mike Murphy with Sedgewick Water Architects are present to discuss conditional use application. Background history was noted about the building has been a business and then an academy. Its new use is intended for half to be office space for Flat Rock Manor and half of it to be an adult day center facility in the future, where the patients would bus in and out each day.

Commissioner Wesley asked if anyone from the public wished to speak in favor of PC 21-396 – William Jones spoke to the commissioners saying that most of him and the neighbors agree with what is going on at the facility, stating that it looks exceptional, but they raised concerns about a twisted fence at 218 Lindsey, and a dirt mound that takes away from the curb appeal in that area. Staff, Bill Vandercook spoke to the applicant always complying in the past and believing this facility will be the same.

Commissioner Wesley asked if anyone from the public wishing to oppose PC 21-396 – None

Commissioner Wesley asked the staff if there had been any other communication regarding PC 21 – 396. Mr. Vandercook said there had been no other communication regarding PC 21-396.

Commissioner Jordan asked if the applicant had plans to fix the fence and dirt mound mentioned by one of the public. The applicant said yes, they have hired Michigan Fence to replace that section of

fencing and to put a gate up at the front of the location. They expect it to be done in the spring as the ground thaws.

Commissioner Jordan moved approval of PC 21-396: Sedgewick Ferweda Architects, request of a Principal Conditional Use Permit to allow for offices at 310 W Oakley St., Flint, MI 48503. (PID# 41-19-253-030), with findings that the facility will be used similarly to how it was in the past.

Discussion: Commissioners made comments about the facility being a good fit with the area and looking well maintained. The applicant asked if this approval was for the office part only or if it includes the day center aspect as well. Commission Chair Wesley stated all-inclusive.

M/S –Jordan/Blower

Roll Call:

Commissioner Ryan, Absent
Commissioner Campbell, Yes
Commissioner Blower, Yes
Commissioner Jewell, Yes

Commissioner Cook Hawkins, Yes
Commissioner Sorensen, Yes
Commissioner Jordan, Yes
Commissioner Wesley, Yes

***The motion carried.
7 Yes - 1 Absent***

REPORTS:

Status of Permanent Marihuana Ordinance:

Mrs. Thompson said the marihuana ordinance was approved on Feb. 8th, 2021. Work is being done to have the checklists put together for the different types of licenses that are available. Mrs. Thompson also mentioned that there are some zoning concerns, but that agenda topic has been postponed from the last few City Council meeting and suggests having the conversation outside of council meetings instead of in small groups, in addition to the committee structure. There are also some discrepancies between group E provisioning and microbusiness permits/ licensing that need to be overseen.

Status of Draft Ordinance and Capital Improvement Plan:

This was posted at the last City Council meeting. Jeff sent out an email that afternoon with an update on the Capital Improvement Plan.

RESOLUTIONS:

None

OLD BUSINESS:

Status of Commission Member Orientation Packets:

Mr. Christensen indicated that the new marihuana ordinances are being added into the packet and should be sent out that week. Orientation training will be worked on after the packets are sent out.

Status of Staffing:

Mr. Schiffman indicated that a new planner was hired and would be started next week.

Master Plan Update:

Ms. Wilcox was not in attendance for an update.

I-475 Update:

Commissioner Chairman Wesley noted activity regarding the I-475 committee via public news. He has not been contacted by administration to review respective roles and responsibilities. Mrs. Thompson will follow-up.

NEW BUSINESS:

None

ADJOURNMENT:

M/S – Campbell/Blower

Unanimously carried.

Meeting adjourned at 8:44 P.M.