

**Meeting Minutes
March 9th, 2021**

Commissioners Present

Robert Wesley, Chair
Elizabeth Jordan, Vice-Chair
Carol-Anne Blower, Secretary
Leora Campbell
Robert Jewell

Absent:

April Cook-Hawkins
Harry Ryan
Lynn Sorenson

Staff Present

Bill Vandercook, Zoning Coordinator
Jeffery Schiffman, Lead Planner
Keizzy Anpalagan, GIS Technician
Jonathon Mateen, Planner I
Kelly Thompson, Assistant City Attorney
Corey Christensen, Zoning Consultant (ROWE)
Khalfani Stephens, Economic Development
Director

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

ADDITIONS/CHANGES TO THE AGENDA:

Mrs. Thompson asked to add an update on the Governor's Executive Orders regarding in person gatherings to new business.

Mr. Schiffman asked for a vote on the capital improvement plan.

Commissioner Wesley made a motion to approve the Agenda with changes and additions.

ADOPTION OF THE AGENDA:

M/S – Jewell/Blower

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETINGS:

Minutes of January 26, 2021

Commissioner Wesley made a motion to adopt the minutes with corrections

M/S-Jewell/Jordan

Roll Call:

Commissioner Ryan: Absent
Commissioner Campbell: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes

Commissioner Cook-Hawkins: Absent
Commissioner Sorenson: Absent
Commissioner Jordan: Yes
Commissioner Wesley: Yes

The motion carried.

Minutes of February 23, 2021

Commissioner Wesley made a motion to adopt the minutes with corrections

M/S-Jewell/Blower

Roll Call:

Commissioner Ryan: Absent
Commissioner Campbell: Yes
Commissioner Blower: Yes
Commissioner Jewell: Yes

Commissioner Cook-Hawkins: Absent
Commissioner Sorenson: Absent
Commissioner Jordan: Yes
Commissioner Wesley: Yes

The motion carried.

PUBLIC FORUM:

No one from the public spoke.

SITE PLAN REVIEW:

No site plans were reviewed.

CASE REVIEW:

SPR 20-941 – Sylvester Broome Empowerment Village (Update)

Mr. Vandercook noted that Sylvester Broome Empowerment Village has closed on the lot, but no documentation has been provided. To date, no revised site plan has been provided by Sylvester Broome. Contact has been made with the applicant regarding the status of updating documents.

Commissioner Jewell noted that a deadline was set to have information regarding the site plan approval. Commissioner Jordan noted that there is no deadline by which the conditional approval would lapse. Mrs. Thompson later noted that the conditional approval would lapse after one year. Mr. Vandercook said that Doug Scott (ROWE Engineering representing applicant) is still working on site work engineering based on the conditions and shared that this should be resolved within a month.

Commissioner’s concurred to add to April 13th meeting.

Commissioner Campbell asked if we would notify the applicant on completing the conditions in the conditional approval. Mr. Vandercook shared that an email will be sent to the applicant during the next business day.

PC 21-393 – B & C of Flint Inc. request a Group E Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 2533 Richfield Road. (PID# 47-32-426-035).

Mr. Vandercook noted that commissioners conditionally approved the applicant on condition that the executive summary remove the business plan from Club Medz and include a business plan for B & C of Flint and to remove items for Group F as the applicant is applying for Group E. Mr. Vandercook reviewed the application and noted that the required changes have been made. The application was approved administratively because the applicant provided the required documentation.

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 application has been approved and the applicant has provided the required documentation.

PUBLIC HEARINGS:

No public hearing.

REPORTS:

Status of Permanent Marihuana Ordinance:

Mrs. Thompson noted that City Council has approved all proposed marihuana ordinances. Mrs. Thompson has daily meetings with Planning and Zoning staff to implement the checklist and application materials that are necessary to administer new ordinances. As of March 8th, the State of Michigan issued the first distribution of recreational adult use marihuana tax revenues. Mrs. Thompson said the City of Flint received over \$84,000 in tax revenue which is limited to adult use retail facilities that were in operation as of September 30, 2020. Mrs. Thompson said that she is working with Suzanne to figure out where those funds are to be allocated.

Commissioner Chairman Wesley asked if the tax revenue funds will be put into a general fund or be earmarked for specific items such as police or inspections. Mrs. Thompson said that the dispersal of the funds from the tax revenue is up for discussion. The only specific designation the state law set forth is for the annual licensing fee to be allocated for administering licenses.

Commissioner Jewell asked for an update regarding the reconciliation of inappropriate zoning districts that were included in the ordinance. Mrs. Thompson shared that the amendment for the zoning designations in ordinance 5169 has yet to be made. The plan was to get the first six articles of zoning code adopted before amending the zoning designations. Mrs. Thompson noted that she will plan to present the amended ordinances at the March 23rd Planning Commission meeting prior to submission to City Council.

Status of Draft Zoning Ordinance:

Commissioner Chairman Wesley questioned what strategies can be used to ensure a consistent message is being shared to City Council in efforts to get the draft zoning ordinance reviewed by city council for approval. Mrs. Thompson noted that there were concerns about the appearance of lobbying

for the legislation. Commissioner Jewell shared that the Planning Commission has completed the task of submitting the proposed zoning ordinance with documentation, informed the City Council on the submission, and sent a follow up letter and email with clarification regarding issues raised about citizen input. Commissioner Jewell noted that if there are any clarifications requested from City Council, the Planning Commission must provide them to City Council as a whole.

Commissioner Chairman Wesley noted that if City Council members have any questions or concerns about the draft zoning code, they could send the questions to the Planning Commission for review. Commissioner Blower asked if there have been any comments made by the Mayor about the draft zoning ordinance due to the Mayor being involved in the initial master plan process. Mrs. Thompson noted that her correspondence has come from Clyde Edwards, the City Administrator. Mrs. Thompson has not heard any encouragement about the draft zoning ordinance nor has she heard any information about trying to push the draft zoning ordinance through City Council. Mrs. Thompson has been asked to prepare summaries of the first six articles of the draft zoning ordinance for the purpose of informing the Mayor's office.

Commissioner Campbell asked how many new City Council members have been added that are not familiar with the draft zoning ordinance. Mrs. Thompson noted that there are three Council members that have been added since the Planning Commission recommended the draft zoning ordinance which include Council Members Eva Worthing, Allan Griggs, and Kate Fields.

Commissioner Jewell noted that City Council elections are occurring this fall which could further delay the review of the draft zoning ordinance. Mrs. Thompson noted that meeting with City Council to discuss the draft zoning ordinance including public input as an alternative to attending a Council meeting to present the matter. Commissioner Jewell noted that the Planning Commission bylaws include a scenario in which the chairperson acts as the spokesperson for the Planning Commission. Commissioner Jordan agreed that Commissioner Chairman Wesley should take on the role as spokesperson to the Council.

Commissioner Chairman Wesley recommended touching bases with council members individually to review the draft zoning ordinance and ask them what specific questions they have. Once those questions are collected, the Planning Commission can prepare a message to address those questions. Mrs. Thompson stated that she will inform the Council during the next meeting that the Planning Commission Chairperson is available to answer any questions about the draft zoning ordinance.

Mr. Vandercook shared that the Imagine Flint website has the draft zoning ordinance. Mr. Vandercook shared details of a past conversation to have an informational meeting to present the draft zoning ordinance to the City Council all at once. Mrs. Thompson shared that due to the Open Meetings Act, this would need to be a public meeting. Commissioner Jordan shared that before COVID-19 restrictions, community workshops and presentations were an avenue to informing the public. This strategy could be used to have Council members review the draft zoning code.

Commissioner Blower noted a memo dated March 20, 2017 on the Imagine Flint website which documents the process of drafting the zoning ordinance including consultation of the public. With this, Commissioner Blower questioned if City Council has questions concerning the Planning Commission's process or if there are amendments or changes to specific articles within the plan that City Council wants. Commissioner Blower stated that a rerelease of the 2017 resolution memo on the

Imagine Flint website may be an avenue for the Council members to be informed of the draft zoning ordinance.

Commissioner Chairman Wesley recommended sending the 2017 resolution memo to each council member individually for their review.

Mrs. Thompson noted that all possibilities previously discussed to present the draft zoning ordinance was documented and she will follow up with Suzanne and Angela Wheeler on how to move forward.

Capital Improvement Plan and Staffing Update

Mr. Schiffman informed the Planning Commission that updates for the capital improvement plan have been provided from some but not all departments and the tracking document has been updated. Commissioner Jewell noted that he has reviewed the tables and pointed out that some information was missing and still needed to be updated. Mr. Schiffman stated that the report is still incomplete due to missing information from certain departments. Mr. Schiffman and Suzanne have both followed up with department leads regarding updates for the report.

The decision to vote on the Capital Improvement Plan was postponed pending the collection of information from department leads. Mrs. Thompson will make a specific request that Suzanne attend our next meeting and update the Commission.

There was a brief introduction of a new staff member, Jonathon Mateen, Zoning Planner I.

RESOLUTIONS:

OLD BUSINESS:

Status of Commission Member Orientation Packets:

Mr. Christensen indicated that he is waiting on the new marijuana ordinance copies that are signed, not watermarked as proposed.

I-475 Update:

Khalfani Stephens noted that MDOT (Michigan Department of Transportation) is beginning to gather public input into the redesign for I-475. The plan as of March 9th is for MDOT to rebuild I-475. There are potential plans and ongoing research to determine if a portion of I-475 in the City of Flint will be converted into a Boulevard.

Commissioner Jordan noted that Commissioner Chairman Wesley will need to be included in the ongoing planning meetings for I-475. Mr. Stephens said that he has received a request to get the Planning Commission and Planning staff directly involved in the planning process and will follow up with MDOT.

NEW BUSINESS:

Governor's Executive Order Update:

Mrs. Thompson noted that the executive order limiting public gatherings to 25 people will present issues in regards to the public attending the Planning Commission meetings. Mrs. Thompson recommended continuing the Planning Commission meetings via Zoom. Commissioner Jewell noted that the Planning Commission's bylaws allow for virtual connection.

ADJOURNMENT:

M/S – Campbell/Blower

Unanimously carried.

Meeting adjourned at 7:27 P.M.