

FLINT PLANNING COMMISSION
Special Meeting - Meeting Minutes
November 4, 2020

Commissioners Present

Robert Wesley, Chair
Harry Ryan
Leora Campbell
Robert Jewell
Lynn Sorenson
Carol-Anne Blower

Staff Present

Suzanne Wilcox, Director – Department of
Planning and Development
Bill Vandercook, Planner I
Keizy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney
Corey Christensen, Zoning Consultant (ROWE)

Absent:

April Cook Hawkins
Elizabeth Jordan, Vice-Chair

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.

ADDITIONS/CHANGES TO THE AGENDA:

The Agenda was corrected as discussed by the Commissioners.

Commissioner Jewell made a motion to clarify the status of the Special meeting which is being geared for Public Forum and the continuation of the Public Hearing of PC 20-386 and PC 20-387.

M/S –Jewell/Campbell

6 yes 0 no

The motion carried by voice vote.

Ms. Thompson read the statement regarding the Open Meeting Act adopted in Senate Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

Special Meeting For The Continuation of Public Hearings PC 20-386 & PC 20-387:

PUBLIC FORUM:

None

PUBLIC HEARINGS:

PC 20-386: Genesee Health System (Karry Steele) requests Street Vacation of 1415 Beach St. between 9th and 10th street and **PC 20-387:** Genesee Health System (Karry Steele) requests Street Vacation of 1410 Simpson Court between 9th and 10th street.

Commissioner Wesley opened the meeting up to Commissioners for further discussion from the Planning Commission meeting held on 11-27-2020. Commissioner Jewell stated it was his

understanding the continuation of their discussion would be based on the applicant meeting with Ms. Wilcox and respective City of Flint Department heads. Commissioner Wesley asked the applicant to address each of the items previously discussed.

Jeff Mason, Project Manager of HED, spoke on behalf of Genesee Health Systems as authorized by Kerry Steele. Mr. Mason discussed a meeting between key City staff that took place on 11-2-20 and the agreement created which he asked Doug Scott from Rowe to explain.

Doug Scott discussed bullet points of the proposed agreement stating the following:

1. Beach Street South (10th Street to 12th Street) will be converted to two-way traffic. This will include restriping and signing modifications.*
2. Beach Street North (9th Street to 5th Street) will be converted to two-way traffic. This will include restriping, signal modifications, and signage.*

A traffic study is recommended to determine the limits of the two-way section and the best lane configuration. The traffic lights at 9th Street, 8th Street, and 5th Street are to be upgraded to accommodate two-way traffic. It is likely that the lights at 8th and 9th Streets may be upgraded as part of the future MDOT I-69 project.*

3. The existing utilities on both street vacations are to be addressed as follows:*

 - a. Abandonment of 4-inch water main on Beach Street. This main will be cut and capped at each end. If this main cannot be abandoned, then a 15-foot-wide easement will be granted to the City of Flint to allow maintenance of the utility.
 - b. Abandonment of 8-inch sanitary gravity sewer on Beach Street. This pipe will be cut and capped at south end and filled with flowable fill.
 - c. Relocation of existing electrical service for streetlights along 9th Street that may be fed from a service that runs long Beach Street. This is to be coordinated with Consumers Energy by the applicant.
 - d. Abandonment of 4-inch water main on Simpson Court. This main will be cut and capped at each end.
 - e. Abandonment of 8-inch sanitary gravity sewer on Simpson Court. This pipe will be cut and capped at south end and filled with flowable fill.
 - f. The fire hydrant at the intersection of Beach Street and 10th Street (west corner) will remain in place. If it becomes necessary to relocate the hydrant, this will be accomplished as part of this project.

*Applicant (GHS) shall be responsible for all costs related to this effort.

Commissioner Wesley asked Mr. Scott about turning Beach Street into a two way between 9th and 5th street and what their traffic plans were at the corner of 5th. Commissioner Wesley noted this intersection has a lot of accidents and it is a hazardous corner. Mr. Scott said they recommended they work with Mark Adas to complete a traffic study to determine what are the best improvements for that section. Commissioner Sorenson said she was very familiar with the intersection of 5th and Beach and concerned about the amount of accidents already happening there. Commissioner Sorensen felt the street should be made two way to 6th or 7th and not to 5th street.

Commissioner Jewell commented and said he felt the document that addressed Beach street issues should have a title showing it is some type of agreement. Then he asked Ms. Wilcox what kind of commentary had been received from the Fire Marshall and from Traffic Engineering.

Ms. Wilcox the original comments made by the Fire Marshall regarding the Fire Hydrant were based on a misunderstanding of plans. Mr. Vandercook and Corey Christensen discussed the plans for the street vacation with the Fire Marshall and afterward incorporated his comments (3 f.) into the document being discussed, as follows: The fire hydrant at the intersection of Beach Street and 10th Street (west corner) will remain in place. If it becomes necessary to relocate the hydrant, this will be accomplished as part of this project.

Commissioner Jewell said if we move forward with the document being discussed there should probably be written confirmations from the Fire Marshall and Traffic Engineering.

Commissioner Ryan asked Ms. Wilcox if the only impact was regarding lights on 8th and 9th Street to the MDOT I-69 project. Ms. Wilcox deferred the question to Mark Adas. Mr. Adas noted MDOT is planning on redoing the service drives and the only impact will be adjusting their lights to meet the City of Flint criteria.

Mr. Adas said he had discussed the project and conditions of the document over with Rob McGaha and said he agreed with the document and what was being done with the traffic study to work out the details.

Commissioners discussed the impacts of street vacation of Beach Street and future traffic patterns. Mr. Adas addressed the Commissioners concerns.

Commissioner Jewell made a motion to approve PC 20-386 Genesee Health System request for a street vacation of 1415 Beach Street between 9th and 10th Street with the understanding of the agreement documentation with the addition of confirmation by the City Fire Marshall and Traffic Engineering and that availability to the Chairperson of the Planning Commission be made for monitoring purposes.

M/S –Jewell/Blower

5 yes 0 no 1 abstain

The motion carried.

Commissioner Wesley noted the recommendation will be forwarded to City Council with commissioner's notes.

Commissioner Jewell made a motion to approve PC 20-387 Genesee Health Systems request of street vacation of 1410 Simpson Court between 9th and 10th street with the understanding of the agreement documentation with the addition of confirmation by the City Fire Marshall and Traffic Engineering and that availability to the Chairperson of the Planning Commission be made for monitoring purposes.

M/S –Jewell/Blower

5 yes 0 no 1 abstain

The motion carried.

Commissioner Jewell asked if staff could add PC 20-386 and PC 20-387 to Case Review after the City of Flint Council approvals.

ADJOURNMENT:

M/S – Campbell/Ryan

Unanimously carried.

Meeting adjourned at 6:29 pm.