

FLINT PLANNING COMMISSION
Meeting Minutes
July 14, 2020

Commissioners Present

Robert Wesley, Chair
Elizabeth Jordan, Vice-Chair
Carol-Anne Blower, Secretary
Harry Ryan
Robert Jewell
Lynn Sorenson

Absent:

April Cook Hawkins
Leora Campbell

Staff Present

Bill Vandercook, Planner I
Keizy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney

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:

Add under Case Review – Status of PC 20-930 Northstar Landscape Plan
Add under Reports – Status of Staffing
Add under New Business – Orientation Booklets for Planning Commission Members

ADOPTION OF THE AGENDA:

M/S – Jordan/ Ryan

Motion to adopt the meeting agenda with additions

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETING:

June 23, 2020

Motion to approve the minutes from June 23, 2020, as corrected.

M/S –Jewell /Ryan

Unanimously carried.

PUBLIC FORUM:

Commissioner Wesley noted PC 20-378 and PC 20-379 were postponed.

Councilman Griggs asked the Planning Commission if they were aware of what the holdup is in getting the draft zoning regulations adopted. Councilman Griggs said the Marihuana ordinance, Lear, and Kevin Sconce have been used as excuses. Councilman Griggs noted there has been no effort on the Planning Commissions part to put any of these zoning regulations in front of City Council.

Councilman Griggs explained the zoning ordinance has never been on the Council agenda. Councilman Griggs said he was trying to get the City Attorney involved to step up the process. Commissioners concurred they would all very much like to see the zoning ordinance adopted.

Commissioner Wesley stated the draft ordinance was moved to City Council six years ago. He said he was unsure if it has ever been put on the Council agenda because there have been so many other things that went wrong which were totally out of the hands of the Planning Commission. Commissioners concurred they were all eager to see the new zoning ordinance adopted.

PUBLIC FORUM:

No one from the public addressed the Commission.

SITE PLAN REVIEWS:

None

CASE REVIEW:

Status of PC 20-930 - Norstar Development (Landscape plan)

Mr. Vandercook noted Norstar Development had submitted the plan and Suzanne Wilcox would contact Commissioner Wesley for review.

PUBLIC HEARING:

PC 20- 377: Uptown Reinvestment Corporation requests to Vacate Island Street between West Kearsley and North Grand Traverse Street (PID # 40-13-252-004).

Amy Hovey representing Uptown Reinvestment and Scot Lautzenheiser of Wade Trim presented.

Scot discussed the proposed Great Lakes Restoration Initiative Grant which would be dedicated towards the property. Scot shared a concept plan with the Commissioners. The plan includes improved access down to Swartz Creek, minor parking and drop off areas for kayaks and canoes.

Commissioner Jewell asked who owned the property on either side of Island Street. Ms. Hovey responded the owner of both sides of the street is currently in the process of donating the property to Uptown Reinvestment Corporation.

Commissioner Jewell asked about the building located along the east side of Island Street. Ms. Hovey said the building is currently vacant and they intended to eventually donate the building to the Flint Watershed Coalition for storage of Kayaks and Canoes. This was not a part of the EPA grant, but a separate project which coincides with the grant. Ms. Hovey said the building is a part of the overall donation to Uptown Reinvestment Corporation.

Commissioner Jewell asked if URC, provided the Planning staff with a letter of intent regarding the donation of the property. Ms. Hovey said the owner would sign a letter of intent and she would provide to staff.

Commissioner Wesley asked if anyone wished to speak in opposition to PC 20-377.

None

Commissioner Wesley asked if anyone wished to speak in favor of PC 20-377.

Rebecka Fedawa of the Flint River Water Shed Coalition spoke in favor. She said they are working to move their existing Kayak Flint livery service from its current location to this new location.

Commissioner Jewell asked if there were any other kinds of communications regarding PC 20-377.

Mr. Vandercook said there was no other communication regarding the case.

Mr. Vandercook noted the City Engineer requested the City of Flint retains a 40-foot easement running down the overall length of Island Street. There is a 60-inch sewer main running down the Street. Commissioner Jewell asked if Planning was making a recommendation the 40-foot easement be made a part of the motion. Mr. Vandercook said yes.

M/S – Jewell/Jordan

Commissioner Jewell made a motion to approve PC 20- 377: Uptown Reinvestment Corporation requests to vacate Island Street between West Kearsley and North Grand Traverse Street (PID # 40-13-252-004) with the understanding of the following two items item number one, that a letter of correspondence is directed to staff regarding the status and process of the donation of the two corresponding parcels on either side of the island and second to accept the recommendation the staff for the City of Flint to retain a 40-foot wide easement down the centerline Island St.

Unanimously carried.

Commissioner Wesley noted the following cases were postponed:

PC 20- 377: Uptown Reinvestment Corporation requests to vacate Island Street between West Kearsley and North Grand Traverse Street (PID # 40-13-252-004).

PC 20-378: RLB Flint Retail, LLC request Group E Special Regulated Use Permit for a medical marijuana provisioning center at James P Cole Blvd. (PID#'s 41-07-134-030 and 41-07-134-031).

Commissioner Jewell asked if the applicant rescheduled these two cases. Mr. Vandercook said no they have not. Mr. Vandercook stated he understood the applicant does not have an interest in the real estate for this property any longer. Commissioner Jewell said he believed if the applicant was changing addresses/parcels they would need to reapply and could not postpone or withdraw. Commissioner Jewell asked Commissioner Wesley to review with staff to decide regarding the applicant's request to postpone. Commissioner Wesley asked Ms. Thompson to respond.

Ms. Thompson said the applicant may be concerned about the processing fees and starting over which we can work out administratively. Ms. Thompson said a new Special Regulated Use application was needed if the applicant changed addresses or parcels.

REPORTS:

Status of Permanent Marijuana Ordinance:

Mrs. Thompson said there haven't been any changes or nothing new to report on the Council agenda.

Status of Draft Zoning and Capital Improvement Plan:

Mrs. Thompson said she believed there were no changes since the last Planning Commission meeting. Mrs. Thompson noted she would take Councilman Grigg's comments back to her supervisor, Ms. Wheeler, Chief Legal Officer to see if there is any way to move the draft zoning code forward. Commissioner Jewell noted it may be appropriate for you to go back and see if there was a memorandum plus the attached draft zoning ordinance that was submitted to Council. Commissioner Jewell thought it would be helpful to take a look at when the decision was made and forwarded on to City Council. Commissioner Jordan said she believed she had a copy of the letter sent to Council and would be glad to provide it to the Planning Commission (prior to the meeting ending Commissioner Jordan located the letter and forwarded to Commissioner Wesley and staff).

Ms. Thompson said she was not able to provide an update regarding the Capital Improvement Plan as she is not apprised of the status. Commissioner Wesley said he would get information about the Capital Improvement Plan for the next regularly scheduled Planning Commission Meeting.

Status of the Planning Commissioner Roster and Staffing

Mr. Vandercook said Ms. Wilcox had sent the roster to the Clerks office and we had not received a response. Commissioner Jewell asked what was the deadline set for the return of the Roster. Mr. Vandercook said there was not a date set to return. Commissioner Wesley suggested staff could send the Clerks office a request to return the Roster by a specific date.

Status of Staff:

Mr. Vandercook could not provide an update. Commissioner Jewell asked Commissioner Wesley if he would contact Ms. Wilcox to discuss and provide an update at the next Planning Commission meeting. Commissioner Wesley said he would discuss with Ms. Wilcox.

RESOLUTIONS:

None

OLD BUSINESS:

Marihuana Relicensing Policy (Routing Sheet):

Mrs. Thompson said the form has been updated to reflect changes discussed with the Planning Commission. The title will be The Annual Facility Review. The form will include a timestamp. Mrs. Thompson said she has been discussing with Police and Fire to get their approval of the form.

Bylaws Committee:

Commissioner Wesley noted the Bylaws Committee has not met. Commissioner Wesley discussed where/how it would be best to meet. Commissioner Wesley asked Commissioners to send in requests for items to be addressed. Commissioner Wesley said along with the Bylaws they would be addressing Orientation Booklets.

NEW BUSINESS:

None

ADJOURNMENT:

M/S – Jordan/Blower

Unanimously carried.

Meeting adjourned at 7:46 pm.