

FLINT PLANNING COMMISSION
Meeting Minutes
August 11, 2020

Commissioners Present

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

Absent:

Leora Campbell

Staff Present

Suzanne Wilcox, Director – Department of
Planning and Development
Bill Vandercook, Planner I
Keizzy 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 – Planning Commission Member Orientation

ADOPTION OF THE AGENDA:

M/S – Jordan/ Jewell

Motion to adopt the meeting agenda with additions

Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETING:

July 14, 2020

Motion to approve the minutes from July 14, 2020, as corrected.

M/S –Jewell /Blower

Unanimously carried.

PUBLIC FORUM:

No one from the public addressed the Commission.

SITE PLAN REVIEWS:

SPR 20-934 - D9 AG, LLC requesting a Group F Special Regulated Use Site Plan Review at 3711 Gorey Ave. (PID # 41-09-426-043)

Phillip Bozek began by introducing himself, Mike Klingler and Brenda Williams who were also in the meeting. Phillip Bozek presented the site plan and stated “Our facility approximately 8000 square foot facility Gorey Avenue. We've amended it with additional security protocols. Over 65 cameras, alarm system to third party monitoring. And we're also outsourcing the camera feeds obviously as required by the state police and then also working with the city of Flint with the C.A.T.T. program so they have monitoring of our cameras also designed a custom lighting plan that utilizes high low motion-sensing lights, so there's always light on the exterior. However, if any motion is detected, that triggers an alarm and those lights in that zone will kick up to a higher intensity. Significantly increasing what we think will be the security and safety of the facility.”

Brenda William stated for the record “The architect, Jeff Brands from the Creekwood architect is present here tonight for any specific questions that you might have as relates to the drawings that have been presented to you.”

Commissioner Jewell said “I just have an informational question first, to the staff. I received both the city of Flint site planning checklist as well as the documents itself for the site plan. Has there been any additional updates or corrections to that?”

Bill Vandercook replied stating “No, there have not been any corrections to the Site Plan Checklist.”

Commissioner Jewell stated “To Michael Klingler, I understand he's the applicant. I went through the City of Flint Site Plan checklist. And there is a considerable 15 items that were noted either as the information was not included, or comments by staff. Regarding information, can you address that for us?”

Brenda Williams stated “If I may say this when I checked on this. I was told everything had been approved. This is two days ago.”

Commissioner Wesley asked, “Attorney Williams, when you checked on this two days ago, everything was approved?”

Brenda Williams replied “Yes, I was told that engineering of the building inspector, and the public safety of the other that everything was approved. There was not that we have submitted everything and because my question was there anything that we needed to do?”

Commissioners discussed missing items on the Site Plan checklist with the applicant, architect, and attorney. Commissioners discussed postponing the hearing to the next scheduled Commission hearing date so that the Architect could include missing items on the Site Plan.

Planning and Development staff recommended the applicant submit the revised Site Plans by August 14, 2020, to give time for staff to review and return the feedback for any other corrections, if needed.

Commissioner Wesley addressed the applicants and stated we are going to set this case for our next scheduled meeting on August 25, and you will get the new site plan to the planning office no later than August 14th” Mr. Bozek agreed.

Commissioner Jewell made a motion as per discussion. “Site plan SPR 20 - 934 D9 AG LLC. Requesting a group F special regulated use site plan review at 3711 Gorey Ave. parcel number as

noted on the document, be postponed till August the 25th. Commissioner Jewell said it is my understanding that the staff will work with the applicant regarding correcting updated information back to staff by August the 14th.”

M/S – Jewell/Jordan
Unanimously carried

CASE REVIEW:

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

Commissioner Wesley said ‘He & Commissioner Jordan did review and approve the Norstar Development (Landscape plan).

PUBLIC HEARING:

PC 20-378: Flint Flower of Life, Inc., request a Group E Special Regulated Use Permit for an adult-use (recreational) marihuana retail facility at 1401 East Stewart Ave., (PID # 47-31-282-036).

Alex Hamo began the discussion as the applicant for Flint Flower of Life, Inc. along with introducing Kurt Neiswander, the architect for the building and Donovan Murphy, the operational manager. Mr. Hamo followed by stating Donovan Murphy is the manager and running all the operations at our building. We were applying for a dispensary recreational provisioning center. We've already been approved and went in front of you back in August 2019 for the medicinal provisioning. The buildings at 1401 East Stewart's are about 35,000 square foot and approximately 5000 will be provisioning center.

Commissioner Sorenson asked, “Is this in the church building unit that sits in the block by itself?” Mr. Hamo said it use to be a church building.

Commissioner Jewell addressed the applicant and asked him to walk Commissioners through the facility.

Mr. Murphy discussed the waiting room, medical id cards, retail and product display areas, budtenders assistance, and sales.

Commissioner Jewell asked Mr. Donavan to address security.

Mr. Murphy replied security is being handled by Sonitrol. We have around 40 cameras on site. There is going to be an LCD TV which records everything. We'll have on staff the security guards present during hours of operation, and the 24-hour guard outside the facility during off-hours of operation. We have thermal cameras around the facility. We have cameras around the perimeter to turn over to the city of Flint's CATTEYE system.

Commissioner Jewell asked Mr. Vandercook, if you can verify they meet locational requirements. Bill Vandercook replied, “That’s correct.”

Commissioner Wesley asked “Is there anyone in the public wishing to speak wishing to oppose PC 20-378 Flint Flower of Life Incorporated requests for a Group E special regulated use permit for adult-use recreational marijuana retail facility at 1401 Stewart Ave., PID 47-31-282-036”

There was no one from the public wishing to speak in opposition of PC 20-378.

Commissioner Wesley asked “Anyone wishing to speak in favor of PC 20-378 Flint Flower of Life incorporated requests for a Group E special regulated use permit for an adult-use recreational marijuana retail facility at 1401. E Stewart Ave.

There was no one from the public wishing to speak in favor of PC 20-378.

Commissioner Jewell asked staff “Has there been any additional communications emails, phone calls, etc. regarding this public hearing?”

Bill Vandercook replied, “We have had no other communications regarding this public hearing.”

Commissioner Wesley asked, “What is the desire of the Commission?”

Commissioner Jordon moved for approval of PC 20-378 Flint Flower of Life Incorporated requesting a Group E special regular use permit for adult use retail facility at 1401 East Stewart PID number 47-31-282-036 with the findings that it meets all locational requirements associated with this permit.

M/S –Jordan/Blower

Motion carried; Commissioner Sorenson Abstained

PC 20-379: Apollo Organics, Inc., request a Group F Special Regulated Use Permit for a (Growing) marihuana facility at 1401 E Stewart (PID # 47-31-282-036).

Alex Hamo began presentation and stated Apollo organics is going to be a Class C Grow we are applying for class C recreational grow. It is in the same location as our provisioning center; Flint Flower of Life. It takes up about 25,000 to 30,000 square feet of the building. There's about four loading docks in the back. We were approved in August for medical and now we're asking to be approved for a recreational at the same location.

Commissioner Jewell asked, Mr. Hamo to walk him through the facility. Mr. Murphy discussed staff parking behind the building, product storage, shipping and receiving, designated transporter, growing components, records office, break area, and allocated spaces for growing and processing expansion.

Commissioner Jewell asked “Can you address the issue of who has access and who does not have access to that portion of the facility. So in how and how do you handle that?” Mr. Murphy replied to the owner, designated staff, and in house transporters. The public will not have access to the grow facility.

Commissioner Jewell asked Mr. Murphy to address the security of the facility. Mr. Murphy said here are numerous cameras inside and outside of the building.

Commissioner Jewell asked Mr. Murphy to discuss waste management and disposal? Mr. Murphy replied according to the law we are required to follow certain waste disposal and plant disposal procedures.

Commissioner Jewell asked, Mr. Hamo, is there anything additional from your perspective regarding the growing aspect. Alex Hamo replied “For the growing aspect, it's already fenced in. So if a vehicle wants to get in the back, they have to have a kiosk or some type of key or know the code to get in the back through the fence”.

Commissioner Sorenson asked, “Is this Reverend Lewis Randolph's church?”
Screen share was presented to display the location of Universal Systems building.

Commissioner Ryan asked “What method were they going to use to grow the marihuana number one? Number two? Was it going to use dirt? Water, artificial material? What type of lighting or was it going to be used? And the last question is did they plant any demolition? Or is this going to be a natural Grow?”

Mr. Murphy replied, the growing media that will be used as a coco substrate, comes from coconut husks. It's very sustainable. There's a lot of people using peat moss in their growing media, which a lot of people don't think is stainable because of mother nature’s timeframe to create peat. So, coco has many advantages; growing being one of them. We're using mostly organic ingredients to get as clean as the product as possible for that intended use. We're also growing with LED lights to reduce the carbon footprint. The water is going through many treatments and through a carbon filtration system that removes most the chlorine. Then it's going through a reverse osmosis system as well.

Commissioner Ryan asked, “Are you using any temperature control?”

Mr. Murphy replied we are using Tool Master, which has developed several automated technologies to control temperature, humidity, and other parameters. Making sure the growing environment has stable conditions because without those stable conditions you're at risk of plant disease.

Commissioner Wesley asked “Is there anyone in the public is anyone wishing to speak in opposition of PC 20-379 Apollo Organics Incorporated request for a group F special regulated use permit for a growing marijuana facility at 1401 East Stewart Ave., PID 47-31-282-036.

No one from the public spoke in opposition of PC 20-379.

Commissioner Wesley asked “Is there anyone in the public is anyone wishing to speak in favor of PC 20-379 Apollo Organics Incorporated request for a Group F special regulated use permit for a growing marijuana facility at 1401 East Stewart Ave., PID 47-31-282-036.

No one from the public spoke in favor of PC 20-379.

Commissioner Jewell asked staff if there had been any other communications emails, phone calls and or walk-ins regarding this public hearing?

Mr. Vandercook replied, “There has been no other communications regarding this hearing.”

Commissioner Jordan moved for the approval of PC 20 - 379 Apollo Organics Incorporated. requesting a Group F special related regulated use permit for a growing marijuana facility at 1401 East Stewart Ave., PID 47-31-282-036; noting they have met all locational and other requirements.

M/S – Jordan/Blower
Unanimously carried

REPORTS:

Status of Permanent Marihuana Ordinance:

Mrs. Thompson said “The status has not changed since our last meeting. I spoke with Councilman Mays and he offered his assistance and pushing that forward through Council.”

Status of Draft Zoning and Capital Improvement Plan:

Ms. Wilcox said she did not have an update on the Capital Improvement Plan. Then explained the Council is working through year-end items and she will continue to seek information from Council and to share with Commissioners.

Ms. Wilcox said we are still waiting for Council to adopt the permanent marihuana ordinance. She has also had numerous inquiries from Council members about the zoning code. Once the recreational ordinance is approved we will bring the zoning code update before Council.

Status of Staffing:

Ms. Wilcox explained our zoning coordinator is a critical position. That position has not been filled. We had a few applicants. None of them met the MDR, so the position is still posted. She understood the hiring freeze has been lifted. Ms. Wilcox said the we are working with personnel to try to reach out in different ways to get some personnel on board particularly the zoning coordinator, which is our priority.

Ms. Wilcox noted the RFP for Professional Planning Services was responded to. We selected a consultant firm. Currently, we are preparing a staff review and hoping to have that firm under contract within the next week or two.

Status of the Planning Commissioner Roster:

Mr. Vandercook said he was in contact with the clerk and has not got a response yet. Commissioners asked staff to follow up and to set a date for the clerk’s office to respond to the request.

Orientation for Commissioners

Commissioners discussed member orientation packets. Commissioners Jordan said a list of suggested items was sent to staff. Commissioner discussed purchasing basic orientation materials from Michigan Association of Planning and adding our Roster, Bylaws, and zoning code within the packet. Suzanne said staff would look into orientation materials and there were some funds available to purchase materials from MAP.

RESOLUTIONS:

None

OLD BUSINESS:

Marihuana Relicensing Policy (Routing Sheet):

Mrs. Thompson noted staff had a very productive meeting with members of the police department. Separating the Routing sheet into individual pages for each department will help applicants understand the process better. The Routing sheet is subject to change based on feedback from departments and Commissioners.

Bylaws Committee

Commissioner Wesley noted the bylaw met. They tried to pull together a rough draft of some suggested changes to get to the Commissioners. Mrs. Thompson explained she hoped to have the track changes done before tonight's meeting, but wasn't able to finish. Commissioner Blower said they modernized a lot of the bylaws under review.

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NEW BUSINESS:

None

ADJOURNMENT:

M/S – Blower/Ryan

Unanimously carried.

Meeting adjourned at 7:55 pm.