

FLINT PLANNING COMMISSION
Meeting Minutes
September 8, 2020

Commissioners Present

Robert Wesley, Chair
Elizabeth Jordan, Vice-Chair
Harry Ryan
Robert Jewell
April Cook Hawkins
Leora Campbell
Lynn Sorenson

Staff Present

Suzanne Wilcox, Director – Department of
Planning and Development
Keizzy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney
Kristin Stevenson, Planner II

Absent:

Carol-Anne Blower, Secretary

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:32 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:

Move SPR 20-935 to after PC 20-380
Add under Old Business, Bylaw Committee update
Add under Old Business, Planning Commission member binder or notebook

ADOPTION OF THE AGENDA:

M/S – Jewell/ Campbell
Motion to adopt with additions and changes
Unanimously carried by voice vote

MINUTES OF PREVIOUS MEETING:

August 25, 2020
Motion to adjourn the August 25th, minutes until September 22, 2020 meeting
M/S –Jewell/Ryan
The motion carried

PUBLIC FORUM:

Ms. Wilcox read a letter from Dr. Monique Tate Chief of the Coosa Nation of North America USA. Commissioner Wesley noted the letter would be added to the record.

Ms. Wilcox said she received a letter from Mrs. Swanson. Chairman Wesley said he was working on this letter.

Public Hearing:

PC 20-380: Clark Commons LDHA LLC c/o Norstar Development USA, L.P. requests a Conditional Use for five four-unit and one three-unit multi-family residential buildings as part of a community development project in a B district (Buildings #43 & 44 PID 40-12-230-015, 40-12-230-016, 40-12-230-017, 40-12-230-018, 40-12-230-001, 40-12-230-002, 40-12-230-028, 40-12-230-029; Buildings #46 & 47 PID #40-12-206-004, 40-12-206-005, 40-12-206-006, 40-12-206-007, 40-12-206-008, 40-12-206-009, 40-12-206-010; Buildings #48 & 49 PID 40-12-207-005, 40-12-207-006, 40-12-207-007, 40-12-207-008, 40-12-207-009, 40-12-207-010).

Before the case was reviewed Commissioner Jewell asked the staff about the date the application was received. Ms. Stevens said the application was received on August 6, 2020. Commissioner Jewell referred to background information staff provided for PC 20-380 and noted there was not a staff report in the package for the conditional use request for tonight's meeting. Ms. Wilcox said Commissioner Jewell was correct there was not a staff report for the conditional use request. Commissioner Jewell said when Commissioners discussed if he had questions he would address at this time.

Adam Coppersmith, Architect with Fusco, Shafer, and Pappas presented the application for Phase III of Clark Commons. Mr. Coppersmith said the project is a residential development of townhomes and single-family apartment building proposed to be built West of Saginaw Street and East of Martin Luther King. The conditional use request is for building five-four unit buildings in a B use group. Mr. Coppersmith said it is an allowed use but needs conditional approval to build on the sites. Mr. Coppersmith said the buildings would preserve green space.

Commissioner Jordan asked Mr. Coppersmith how he saw the project fitting in with the future land use of the area. Mr. Coppersmith said the general area is primarily all residential. Then explained Phase I, II, and III of Clark Commons are all townhouses buildings ranging from two units up to six units. Mr. Coppersmith said Phase III is keeping with the other buildings in the area.

Commissioner Jordan said regarding future land use she was not speaking about other phases of Clark Commons, but about Flints Future Master plan for land use in the surrounding area. Commissioner Jordan asked Mr. Coppersmith if he could speak about the compatibility of this project with what the future land type is planned for the area. Mr. Coppersmith said he wasn't aware of the future land use for the area only the current zoning and was looking to develop under current zoning.

Kristina Higgins with Norstar said they have been working on the project with the City of Flint as a partner. Then said with every phase they have worked with the City of Flint Planning Department with the different types of buildings included within the project. Ms. Higgins said speaking about the master plan this is a direct result of the Master plan and Southland Community Plan and believed it was in line with the future proposed land use. Commissioner Jordan noted the project sat at the nexus of a few types of different zoning types.

Commission Jewell asked if Ms. Wilcox could address how this project fits into the future land use plan. Ms. Wilcox said is hard to describe how when we only have a draft zoning code which is not adopted yet. Then she said there is a vision to infill the area with duplexes and townhouses which we believe is consistent with the future land use plan.

Commissioner Sorenson asked if there is a general management office to address tenant issues and concerns. Ms. Higgins said they will have an on-site property manager there within the next several months. Commissioner Sorenson asked if the properties were rentals. Ms. Higgins said yes. Ms. Wilcox said there are three types of housing being: mixed housing, public housing, and market rate.

Chairman Wesley asked if anyone from the public wished to oppose PC 20-380
No one opposed of the project

Chairman Wesley asked if anyone from the public wished to speak in favor of PC 20-380
No one spoke in favor of the project

Commissioner Wesley asked the staff if there had been any communication regarding PC 20-380. Ms. Wilcox said no communications were received for this public meeting. Mrs. Thompson noted there were several comments at the last meeting in context to this public meeting from Edna Cheney and Josephine Jones and comments from the Coosa Nations.

Commissioner Jordan made a motion to approve PC 20-380 Clark Commons requesting a conditional use for a five four-unit and one three-unit multifamily residential buildings as part of a community development project in the B District. The motion includes all of the parcel numbers included on the agenda noted with the findings per the testimony of the architect. The design of the buildings is in keeping with the residential character and noting the appropriateness of the infill strategy to enhance the existing residential character. It is in keeping with the letter of the current zoning code and the spirit of the future land use plan.

M/S – Jordan/Jewell

Motion carried

Roll call was taken 7 yes votes /1 absent

SITE PLAN REVIEWS:

SPR 20-935: Clark Commons LDHA c/o Norstar Development requesting a Site Plan Review of Clark Common Phase 3 located at scattered sites within the boundaries of Mary St., Louisa St., Saginaw St., and Martin Luther King Ave.

Adam Coppersmith presented the site plan for Clark Commons Phase III apartments. Mr. Coopersmith said this phase includes apartment buildings of twenty-four units and townhouses that include four, three, two, and one-bedroom units. Mr. Coppersmith said a concern brought up at the last Planning Commission meeting was some of the sites exceeded the lot coverage allowance. Mr. Coppersmith said after further review it was determined we had incorrectly done the lot coverage figures. The coverage for all of the sites is less than required. Initially, the lot coverage was calculated by using total building square feet instead of just the building footprint. Mr. Coppersmith stated the lot coverage does meet the zoning requirement which was a concern at the last Planning Commission meeting.

Commissioner Jewell noted that previously there had been a question about setbacks which had been addressed by the Zoning Board of Appeals. Commissioner Jewell said this information along with corrected calculations was made a part of Commissioners packages. Chairman Wesley agreed and said there was a detailed report provided in the packets.

Commissioner Jordan moved to approve SPR 20-935 Clark Commons requesting a site plan for Clark Commons phase III located at scattered sites within the boundaries of Mary Street, Louisa Street, Saginaw Street, and Martin Luther Ave.

M/S – Jordan/Ryan

Motion carried

Roll call was taken 7 yes votes /1 absent

CASE REVIEW:

None

PUBLIC HEARING:

None

REPORTS:

Status of Permanent Marihuana Ordinance:

Mrs. Thompson said she is working with Kalgan Stevens and Councilman Mays to move the proposed ordinance through City Council and hoped to see some progress in the next couple of days.

Status of Draft Zoning and Capital Improvement Plan:

Ms. Wilcox said there were no updates, but once the draft Marihuana ordinance is approved we will be bringing the draft zoning ordinance to City Council. Ms. Wilcox said there has been a lot of pressure from City Council members to bring the draft ordinance forward and if we get enough requests we will address whether it makes sense to address the Marihuana and draft ordinance at the same time. Ms. Wilcox said she felt it would be best to address the Marihuana ordinance first. Commissioner Jewell said he felt City Council should address both. Then said the Planning Commission has already made their recommendations and City Council need to take a look at how they want to respond.

Ms. Wilcox said she did not have an update on the Capital Improvement plan. Ms. Wilcox noted she has been discussing the Capital Improvement Plan and budget with **Eric Scorsony ?**. Ms. Wilcox explained it may make sense to look back at the last approved Capital Improvement plan and adopt that and then move forward with the new budget year.

Status of Staffing:

Ms. Wilcox said they are moving forward with the Consulting firm Rowe Engineer. She hopes they can begin work within the next several weeks.

Ms. Wilcox said she has another position to fill as a planner who was responsible for the City Parks is going back to school to finish her Master's degree. Ms. Wilcox said the Planner I position has been posted.

RESOLUTIONS:

None

OLD BUSINESS:

Marihuana Relicensing Policy (Routing Sheet):

Mrs. Thompson noted we have begun using the routing sheets. Ms. Wilcox said she felt it was an excellent system that put the responsibility on the applicant to get their inspections and return them to Planning and Zoning. Ms. Wilcox said she is working with staff to create a system to send out notices to facilities well in advance of their licenses expire.

Status of Planning Commission membership Roster:

Ms. Wilcox said she reached out to the Clerk's office and they will provide the information as soon as possible.

Bylaws Committee:

Mrs. Thompson said she was working on completing the bylaws and would make them available before the next meeting. Ms. Thompson discussed Commissioner vacancies and said the information in the bylaws provided at the last meeting was incorrect. The Commissioners' understanding of the Planning and Zoning Enabling Act cited by Commissioner Jordan is correct. Commissioners hold their seats until a replacement is appointed.

Planning Commission Orientation Update:

Ms. Wilcox discussed the orientation packets Commissioner requested. Ms. Wilcox said Mr. Vandercook would be ordering the booklets form the Michigan Association of Planning and we would be compiling the requested materials to provide to the Commissioner. Ms. Wilcox noted a list which Commissioner Jordan and Commissioner Jewell provide which staff would be compiling information from.

NEW BUSINESS:

None

ADJOURNMENT:

M/S – Ryan/Campbell

Unanimously carried.

Meeting adjourned at 6:38 pm.