**FLINT PLANNING COMMISSION**

**DRAFT - Meeting Minutes**

**January 10, 2017**

**Commissioners Present Staff Present**

Robert Wesley, Chair Claire Nowak-Boyd, Planner I

Leora Campbell Corey Christensen, Zoning Coordinator

Carol-Anne Blower, Secretary Kevin Schronce, Lead Planner

Phyllis McCree Reed Eriksson, City Attorney

Denise Allen

Patrick Ryals **Commissioners Not Present**

Elizabeth Jordan, Vice Chair Harry Ryan

Robert Jewell

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:05 p.m. Roll was taken and a quorum was present. The meeting was held in the City Hall Dome, 1st Floor, City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jordan asks that Educare building ownership be added to reports.

**ADOPTION OF THE AGENDA:**

***M/S – Ryals/Allen***

Motion to adopt the meeting agenda as amended.

***Unanimously carried.***

***MINUTES:***

The Commission examined the minutes of 11-22-16.

Commissioner Allen and Commissioner Jordan made several grammatical corrections to the minutes.

***M/S – Allen/Jordan***

Motion to approve the minutes of 11-22-16 as amended.

***Yes: P. Ryals – ward 2, R. Wesley – ward 5, D. Allen – ward 7. E. Jordan – ward 9***

***Abstain: C. Blower – ward 4, L. Campbell – ward 3.***

***Motion carried 4-2-0***

**PUBLIC FORUM:**

Commissioner Wesley outlined the rules for the public forum.

Steven Cesnick spoke hoping to gain insight on future cultivation ordinances. He currently owns property but cannot use it because of the water crisis. He’s hoping to gain insight on any ordinance changes pertaining to his commercial building. He has spoken to Kevin Schronce in the past. Commissioner Wesley directed him to talk with Mr. Schronce about this topic in the future. Commissioner Campbell asked Mr. Cesnick where his property is located. He replied it is located in the industrial park on James. P Cole Blvd and added that his property is dealing with constant blight.

There were no further public comments and the public forum was closed.

**SITE PLAN REVIEW:**

**SPR 16-869: Michigan Timber & Truss (detached wood storage units)**

Applicant: Michigan Timber & Truss

Location: 3401 E. Court St. (detached wood storage units).

Contact: Tom VanEvery

Dan Park introduced himself as representing Michigan Timber & Truss. Since the previous Planning Commission meeting he has resubmitted his materials and responded to all of the checklist items given to him by staff. He discussed the location of the site. Currently the site is used for manufacturing and offices. He is proposing three storage facilities. Their purpose is to store the raw material. The material comes in on a train in bulk. They need a place to store it out of the harsh weather. He is proposing three but only starting with one. The structures are three sided and approximately 25 tall. There will be no plumbing or electricity. There’s no floor to help with drainage. He gave an overview of the existing zoning of adjacent parcels. The land use to the west is an abandoned building in disrepair. There is a convenience store on the southwest corner. There is multifamily residential backing up to Court St. The entire site is paved with excess concrete, asphalt and some stone. Mr. Park passed out google aerials of the site. There is an existing fence that runs around the perimeter of the property with barbed wire on top. There is a gate in the fence on the drive near the office building. Mr. Park gave an overview of where trucks operate on the property. Most of the impact will be from the rail spur. Fork lifts will move the lumber from the train to the storage facilities. He addressed the concerns about adjacent zoning, lighting, and parking. The lights exist primarily for security reasons. There is no anticipated lighting on the proposed structures.

Commissioner Allen brought attention to the City Engineer’s comments and asked if they had all been addressed. Mr. Park replied the City Engineer’s concerns were addressed.

Commissioner Blower asked if there would be any other debris or nuisances that could escape the storage facility. Mr. Park replied the metal walls of the structure will do more to contain any nuisances than the chain link fence currently in use. The lumber is protected with packaging when it is loaded off the train and carried to the storage facility. There is no anticipated increase in noise, pollution, or nuisances.

Commissioner Ryals asked about the significant number of vehicles that can be seen on the Google map aerial. Mr. Park explained they lease the property to the neighboring dealership.

**M/S – Allen/Ryals**

Motion to approve SPR 16-869 located at 3401 E. Court St. applicant Michigan Timber & Truss, contact Tom VanEvery, and parcel ID 41-09-453-002.

***Unanimously carried.***

**CASE REVIEWS:**

There were no case reviews.

**PUBLIC HEARING:**

There were no public hearings.

**REPORTS:**

Corey Christensen gave an overview of the materials passed out to the Commissioners. The first was a statement from Isaiah Oliver clarifying for the commission the ownership of the early childhood education center. The property will be owned by Flint Kids Learn. This project was approved by the Planning Commission on December 13, 2016 on condition the applicant submit a statement detailing property ownership. In addition, commissioners were given an article from Mlive.com reporting on the Flint Board of Education’s agreement to sell off a portion of Durant-Tuuri-Mott Elementary School to Flint Kids Learn.

Commissioners were also briefed on the Zoning Board of Appeals meeting that occurred on December 20, 2016. The ZBA granted Communities First, Inc. a height variance of 12’ 5” allowing them to move forward with their mixed use development approved by the Planning Commission on November 9, 2016. The ZBA denied Bacco Farms, LLC’s appeal of the Planning Commission’s denial.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

Kevin Schronce spoke regarding the Draft medical marihuana ordinance. At the last meeting he provided the commission with a revised draft of the additionally regulated use ordinances. The board had already agreed to the revisions in that chapter but since that time laws have been passed by the state prompting staff to make additional revisions. This article and future outreach with the Green Innovation district is the only work that remains for the draft zoning. Staff is currently prioritizing the medical marihuana revisions. Mr. Schronce passed out a fact sheet on the Medical Marhuana Facilities Licensing Act signed into law on September 21, 2016. This law makes “growers” a classification distinct from provisioning. Provisioning is a retail function. There’s a lot of confusion around the semantics of the industry and this law will help with clarity. The state now permits local entities to allow growing to occur in industrial and agriculturally zoned districts. Another revision is limiting the amount of growing to five per license. The draft code puts regulations on size, setting a floor at 10,000 square feet and a cap at 60,000 square feet. This is common practice in states out west and staff feels this is a best practice. A new addition is a sanitation plan that will be required from applicants. All currently legally operating provisioning centers will be grandfathered in. Licenses cannot be transferred and if their location comes offline they will lose their license. There will be more emphasis on signage.

Commissioner McCree asked if there would be any regulation on the verbage in the signage. Mr. Schronce replied no because it would be a free speech issue.

Commissioner Jordan asked whether the locations currently approved to grow would count towards the limit of five. Kevin replied staff would think about that, he is not sure at this time.

Mr. Schronce reiterated his key points and added that they will be reexamining the Airpark district.

Commissioner Jordan asked for any updates on the Green Innovation district. Mr. Schronce replied he had a conversation with Councilmen Nelson, and will be working on this over the next month. His intention is to work with Commissioner Campbell and Councilman Nelson to spearhead that. Commissioner Campbell emphasized her interest in working with Mr. Schronce.

Mr. Schronce announced that Thursday at 5:30 is the completion and celebration of the HUD Choice Neighborhoods Grant. Commissioner Allen passed around a flyer for the event.

Mr. Schronce informed the Commission that staff is working on a presentation for some time in February about the ongoing plans for Chevy Commons.

Finally, Mr. Schronce updated the commission on the status of the Capital Improvement Plan. Submissions were due to the office on Friday the 6th of January and staff is working through them. The goal is to give the commission a draft by the 14th of February.

**NEW BUSINESS:**

There is no new business.

**ADJOURNMENT**:

M/S – Ryals/Allen

***Unanimously carried.***