**FLINT PLANNING COMMISSION**

**Meeting Minutes**

**February 15, 2017**

**Commissioners Present Staff Present**

Robert Wesley, Chair Kevin Schronce, Lead Planner

Robert Jewell Reed Eriksson, City Attorney

Denise Allen

Patrick Ryals

Elizabeth Jordan, Vice Chair **Commissioners Not Present**

Harry Ryan Phyllis McCree - excused

Carol-Anne Blower, Secretary

Leora Campbell

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:15 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jewell requested that public hearing for case PC 17-304: Genesee Harvest Company be moved down to public hearing case of the similar number.

Commissioner Jordan requested to add an item to new business re: draft charter comments.

**ADOPTION OF THE AGENDA:**

***M/S – Ryals/Allen***

Motion to adopt the meeting agenda as amended.

***Unanimously carried.***

***MINUTES:***

There were no minutes from the previous meeting.

**PUBLIC FORUM:**

There were no public comments.

**CASE REVIEWS:**

There were no case reviews.

**SITE PLAN REVIEW: (case was moved down to the Public Hearing section)**

**PUBLIC HEARING:**

**SPR 16-873: Genesee Harvest (Includes PC 17-304 & SPR 17-873: Vote was on both PC and SPR case)**

Applicant: Brian Becker, GM Global Facilities Construction

Location: 3248 Van Slyke Rd., Parcel ID # 40-26-400-001

Contact: Craig Westrick

Mr. Rubio stated why he was coming back before the commission after being previously approved. Dave McClain (project architect) provided an overview of project and revisions to previous plan. Consultation and work room were added as well as other material storage spaces.

Ms. Campbell asked how many members of the LLC existed. Mr. Rubio replied three, all owners share in the ownership of the building. Mr. Rubio stated that formal ownership occurred in April 2016.

Mr. Rubio stated that in exhibit B: On track truck repair no longer exists.

**M/S – Campbell/Allen**

Motion to approve SPR 17-873, Genesee Harvest Company LLC, Group E SRU Provisioning Center, 6200 N., Parcel ID # 47-29-102-044

***Unanimously carried.***

**PC 17-303: Flint Odyssey House, Inc.**

Applicant: Catholic Charities of Shiawassee and Genesee Counties

Location: 1631 Neome Dr., Flint, MI PID#40-12-107-026

Contact: Ronald Brown

Ronald Brown spoke on the application, requesting a Conditional Use permit for recovering addicts and recent mothers. Odyssey House currently has 8 active housing units serving the same function. They do not have a facility suited for women that are pregnant or that have several small children or newborns. Mr. Brown spoke of the importance of having peer support and networks to assist mothers who are dealing with substance abuse challenges. This is an 8 bedroom home, 2 full kitchens with multiple baths and was rehabilitated. Odyssey offers a therapeutic home for these needs.

Ms. Allen asked how the house would be maintained. Flint Odyssey House has networks to help support the housing upkeep.

Ms. Jordan asked how many occupants will be in the house. That may vary. It depends on the families but the house could comfortably house 15 people.

Mr. Jewell Asked about the narrow drive way and asked how those that were residing in the house would maintain access to the driveway given the amount of families that existed. Mr. Brown replied that the vast majority does not have vehicles; they use agency vehicles to get them around.

Mr. Jewell understands the concept but is worried about meeting regulations. Mr. Brown replied you can park 6 vehicles on the premises.

Ms. Allen asked about the other locations and how the community has embraced this use. Mr. Brown replied that at Mott Park the response was great, residents brought cookies. Grand Traverse had pushback but has since had compliments. Cottage Grove has embraced the house; it has been there for 20 years. There is a lot of stigmatism and stereotypes associated with this population.

Ms. Campbell asked about the size of the other homes. Mr. Brown replied Neome is the largest.

Ms. Allen asked how many would be in the house. Mr. Brown replied 17 people.

Mr. Jewell asked what policies or procedures are in place for room arrangement? Mr. Brown replied standard procedure is 200 sq ft. for each person.

Mr. Ryals asked if there is someone living on the property monitoring families? Mr. Brown replied no, families live by themselves and are monitored by cameras. Staff visit daily to check on patients. In the past year, 4 have grown out of the program and bought homes.

Ms. Jordan asked if it is fenced in. The south side has no fence. North end has a fence and behind the house has a fence.

Occupants will not be allowed pets.

Mr. Jewell asked about their household management plan. How does the group take care of disagreements in the house? Mr. Brown replied that it is a group process that gets worked out between members of the house. Mr. Jewell asked about the neighbors and what efforts have been made to connect with the neighborhood. Mr. Brown replied very little. They talked to one neighbor.

**Public Hearing in support:**

Andrea Piper: Supportive housing does work. Applicant has been successful in the wrap-around program.

Jacqueline Blair: Works for odyssey house and was a graduate of the program.

Jennifer Morgan: Counselor at program.

Shanta Smith: Director of odyssey house program and product of the system.

Additional letters in support were distributed to the commission members.

**Public Hearing in opposition:**

Tamar Lewis: Property Directly south of Neome Dr. She does not feel that it’s a good fit for the neighborhood.

Marsha Wesley: Lives down the street, does not support the use in this area.

Deborah Coleman: Lives down the street, supports program but does not support use in the neighborhood.

Morgan and Sydney: Spoke in opposition, stating alarms went off and random people are around.

Additional Letters in opposition were distributed to commissioners.

**Discussion:**

Ms. Jordan asked for legal clarification on the definition of institutional status as well as clarification on the definition of “occupant”.

Motion to postpone decision to next scheduled meeting in order to obtain legal clarification. Seek clarity of definition: 50-22: Principal Conditional Uses:

Amendment to motion: Define Occupants (how is the defined). 50-151

**M/S – Allen/Ryals**

Motion to Postpone PC 17-303, Flint Odyssey House Inc., application for Conditional Use Permit, 1631 Neome Dr., Flint, MI Parcel ID # 40-12-107-026

***Unanimously carried.***

**REPORTS:**

CIP: Kevin passed out copies of the draft CIP and described process including that the Chief Financial Officer would be present at the next meeting.

**RESOLUTIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Ms. Jordan discussed draft charter comments around planning commission comments and revisions.

April 4th, 8:30-3 fair housing conference.

**ADJOURNMENT**:

M/S – Allen/Blower

***Unanimously carried***