

FLINT PLANNING COMMISSION
Meeting Minutes
March 14, 2017

Commissioners Present

Robert Wesley, Chair
Robert Jewell
Phyllis McCree
Patrick Ryals
Elizabeth Jordan, Vice Chair
Harry Ryan
Carol-Anne Blower, Secretary

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner
Reed Eriksson, City Attorney

Commissioners Not Present

Denise Allen

ROLL CALL:

Chairman Wesley called the meeting to order at 6:10 p.m. Roll was taken and a quorum was present. The meeting was held in the McKenzie Room, 2nd Floor, Flint City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jordan requested to add the charter review letter under reports. Commissioner Jewell requested SPR 17-875: RS-BM, LLC be moved down to after PC 17-305: RS-BM, LLC.

ADOPTION OF THE AGENDA:

M/S – Ryals/Blower

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of February 28, 2017.

M/S – Ryals/Jordan

Motion to approve the minutes of February 28, 2017.

Yes: H. Ryan – ward 1, P. Ryals – ward 2, C. Blower – ward 4, R. Wesley – ward 5, R. Jewell – ward 6, E. Jordan – Ward 9

Nay: None

Abstain: L. Campbell – ward 3

Motion carried 7-1-0

PUBLIC FORUM:

Councilmen Nelson spoke regarding the draft zoning code. He has met with Kevin Schronce and Commissioner Campbell. He feels very confident with it now and believes his requests were taken into consideration. He fully supports the draft zoning code as it stands now.

Commissioner Wesley closed the Public Hearing.

CASE REVIEWS:

PC 17-305: RS-BM LLC, requests to establish a Special Regulated Use, Group E Medical Marijuana Provisioning Center, at 1871 Tower, Flint, MI, 48503, Parcel ID #41-16-303-018.

Brooke Malik spoke regarding RS-BM, LLC's request. The applicant was asked to come back after taking into consideration the requests of the commissioners. They corrected their hours of operation. In the original application there were two LLCs, now there is only one. Ms. Malik gave a more detailed description of caregiver, employee and patient.

Commissioner Jewell asked about the ownership. The applicant will not be using FlintRoot for anything, any longer. In the new application it is all owned by RS-BM, LLC. Commissioner Jewell asked for a description of the organizational make up of RS-BM, LLC. The LLC was organized in Texas as a Texas LLC, but registered in the state of Michigan under LARA. Commissioner Jewell asked if there are any letters of support from the neighbors. Robert Schaffer communicated face to face with the property owner of the parcel directly north of 1871 Tower St. The property owner had no issues with the proposed use.

Commissioner Ryan asked if every employee will be a card carrying employee. They will be.

Commissioner Jordan asked about the full time equivalent of all RS-BM, LLC's employees. They will have 17 full time employees and 15 caregivers. The caregivers may or may not be an employee or RS-BM, LLC.

Commissioner McCree asked about tasks of non-caregiver employees. They will make sure all the equipment is running, lights are running, that the operation runs smoothly. Commissioner McCree asked for clarification about how the operation will work. RS-BM, LLC will grow marijuana to give to the caregivers who will give it to their five patients.

Commissioner Ryan asked if there will be 12 plants per patient. There will be 12 plants per patient, and a seed counts as a plant.

Commissioner Blower asked about security. They will use a key card system. Depending on authorization certain employees are allowed in certain areas of the facility. Those with the highest clearance will be electricians, garden managers, and the caregivers. The general manager will have access to the whole facility.

Commissioner Blower asked about LARA documentation. They are registered with LARA and can provide the documents to prove it.

Commissioner Campbell asked if the applicant reached out to neighboring schools and churches. RS-BM, LLC did not.

Commissioner Jewell asked for the applicant to explain what each room is for. Ms. Malik gave an overview of each room's purpose.

M/S - Ryals/Jordan

Motion to approve PC 17-305: RS-BM LLC, requests to establish a Special Regulated Use, Group E Medical Marijuana Provisioning Center, at 1871 Tower, Flint, MI 48503 Parcel ID #41-16-303-018 with two conditions. Firstly, that the applicant passes to staff the applicant's correspondence with the neighboring property owner to the north. Second, that the applicant provide LLC Michigan registration documentation. After submitting these documents approval will be administrative.

Unanimously carried.

SITE PLAN REVIEW:

SPR 17-875: RS-BM, LLC
Applicant: RS-BM, LLC
Location: 1871 Tower St., Parcel ID #41-16-303-018
Contact: Brooke Malik

Mike Pizzoria introduced himself as the architect. He explained the site was at one time a manufacturing facility for fiberglass boats. They are proposing to completely enclose the facility with an 8' security fence. They are proposing 17 new street trees, 38 perennials, and are trying to add some green to the area. They will be closing several of the bay doors and building a new delivery facility at the north. All deliveries will approach from Kelso St. The new unloading system is very secure. Materials will be loaded from the trucks to the facility or from the facility to the trucks. All traffic will exit onto Tower St. They will be including a fully sprinklered fire suppression system. The bathrooms are up to building review standards. In total there will be 27 parking spaces including 1 handicap space.

Commissioner Ryals asked if there will be 40' of space available for trucks entering the facility so that the back of the truck does not block traffic when stopped at the gate. The site plans give more than enough space for trucks.

M/S – Jordan/Ryals

Motion to approve SPR 17-875, Applicant RS-BM, LLC, located at 1871 Tower St., Parcel ID #41-16-303-018, contact is Brooke Malik.

Unanimously carried.

REPORTS:

Planning Commission comments for the draft charter review was delivered to the City Clerk on Friday, March 3rd.

RESOLUTIONS:

The 2017-2022 Capital Improvements Plan will be part of the budget materials and will go before the City Council for their approval. Commissioner Blower signed the resolution.

OLD BUSINESS:

Kevin Schronce passed out a memo outlining revisions to the draft zoning update. He believes we've arrived at an equitable, sustainable, and proactive ordinance. The goal is to stabilize neighborhoods and promote development in the City of Flint.

Kevin Schronce asked the commission to consider making a motion to recommend a six month medical marijuana growing and dispensing application moratorium to the Flint City Council.

M/S – Jewell/Ryals

Motion to put a 6 month moratorium on all medical marijuana growing and dispensing applications.

Unanimously carried.

NEW BUSINESS:

There is no new business.

ADJOURNMENT:

M/S – Ryan/Campbell

Unanimously carried