

FLINT PLANNING COMMISSION
Meeting Minutes
March 28, 2017

Commissioners Present

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

Staff Present

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

Commissioners Not Present

Leora Campbell

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 Committee-of-the-Whole Room, 3rd Floor, City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell requested that an update on the planning commission's recommendation for a moratorium on medical marijuana zoning applications and a discussion of PC 17-305 RS-BM 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 March 14, 2017.

M/S – Jordan/Ryals

Motion to approve the minutes of March 14, 2017.

Unanimously carried.

PUBLIC FORUM:

Councilmen Mays spoke in appreciation of Commissioner Ryals service to Flint.

SITE PLAN REVIEW:

There were no site plan review.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

PC 17-306: Franklin Avenue Mission requests a Principal Conditional Use Permit at 2210 Franklin Ave., Flint MI, 48506.

Parcel ID # 41-05-406-041

Pastor Bradley Yops introduced himself as the applicant. Pastor Yops displayed a rendering of the intended use of 2210 Franklin Avenue. It will be a temporary women's\children's shelter. The goal is to house mothers and children who have been dislodged and are homeless. It's his intention to partner with Family Promise. People will live there temporarily for a maximum of 90 days, with the goal of helping people get jobs. There is an interviewing process that they will use to choose who will be sheltered at their facility. There will be six bedrooms for people. Dinners will be provided. They will make certain the children are going to school and will make sure the mothers are educated through Family Promise.

Commissioner Ryals asked if they will be housing homeless men. They will only be providing shelter for women and children. There will be a full time house mother at the house. In addition, members of Family Promise and Franklin Avenue Mission will assist in monitoring and running the facility.

Commissioner Jordan asked how they will provide amenities to everyone in such a small space. There will be a schedule to use amenities such as the shower.

Commissioner Ryals asked how they will handle up to 18 people using 2 bathrooms. They are using scheduling in other facilities and it works. In other facilities they've housed as many as 20 in the same space and it has worked.

Commissioner McCree asked where the house mother will stay and sleep. Pastor Yops explained they will have a room where they are stationed.

Commissioner Jewell is concerned about the number of residents in such a limited space, how the facility will fit in with the neighborhood, and parking. Pastor Yops replied that the adjacent church has 50 spaces that will be reserved for the shelter. There will be parking for the volunteers, and the house mother on the property. There will be 2 to 3 spaces provided at the shelter.

Commissioner Blower asked what they would do if a mother had more than one child? They would have to use multiple rooms.

Commissioner Jordan asked for clarification on the bunk beds. There will be one bunk bed and one normal sized bed in each room, three mattresses total.

Public Comments in Opposition:

James Ignace lives next door to this facility at 2222 N. Franklin Ave. He is concerned about safety at the facility. He believes that if the facility is going to be placed next to him they should place security cameras to monitor the coming and goings of people living at the shelter. He wonders if there will be space for the children to play. There are already drugs, prostitution, and violence in this neighborhood and he sees it all the time. He is not opposed, per se, but wishes there would be security features added to the shelter. He has three children he and his wife have to protect. The neighborhood is already in poor condition.

Diane Ignace is concerned that if there are battered women staying at the shelter there may be repercussions that negatively impact them. She is not opposed, per se, she just wants there to be security measures.

Public Comments in Favor:

Councilmen Eric Mays believes that if the plan is approved as is then the concerns of those who spoke in opposition will not be addressed. If these issues could be addressed, then there may be a chance to do this project. He recommends the commissioners postpone this application, so that there is time for the applicant to address the concerns of the neighbors and the commissioners. He is in favor of women's and children's shelters, and supports the project. He believes some features of the plan could be easily altered to make everyone happy.

Public hearing is closed.

Commissioner Jewel asked if staff has received any communications from the neighbors. They have not.

Commissioner Jewell asked that the specific issues the commission has with the application be itemized.

1. Layout of the bedrooms.
2. Security concerns.
3. Formal parking layouts.
4. Clarification where house mothers, volunteers, and people staying at the shelter will park.
5. Designated space for the designated house mother in the plan, and a statement of the housemother's responsibilities.
6. Housing specifications (where will children sleep if a mother with more than 2 needs shelter).
7. Security features of the outside of the building.
8. Consider cutting back the total occupancy level.
9. Adequate lighting inside and out.
10. Would like to see the dimensions of the bedrooms and beds to show how they will house people in these rooms.
11. Storage\closet space details
12. Address the number of bathrooms.

M/S – Blower/Ryals

Motion to postpone PC 17-306: Franklin Avenue Mission requests a Principal Conditional Use Permit at 2210 Franklin Ave., Flint MI, 48506. Parcel ID # 41-05-406-041 until the meeting of April 11, 2017

Unanimously carried.

REPORTS:

Reed Eriksson gave a status update on the planning commission's recommendation for a moratorium on medical marijuana zoning applications.

Commissioner Jewell believes PC 17-305: RS-BM, LLC is within 1000 feet of Baker College Transportation Facility. Since Baker College occasionally provides educational services to high school students, he believes this should have disqualified PC 17-305 from receiving a SRU permit. Commissioner Ryals wants to know why staff did not catch this. This is a not a K-12 school, it is owned by Baker College and the primary use is educating college students.

RESOLUTIONS:

Kevin Schronce gave a brief overview of the work that went into the draft zoning code. In March of 2015 the first draft was released, but the actual work began in January 2014. Three subsequent revised drafts were publicly released.

Commissioner Wesley commends Kevin Schronce and staff for the hard work involved in drafting this zoning ordinance. He emphasized this is a living document and believes it is a very good living document. He believes this is a very positive sign for the city.

Commissioner Allen asked if this will be addressed at the next city council meeting. Staff is not sure.

M/S – Wesley/Ryals

Resolution for approval of the draft zoning ordinance.

Unanimously carried.

OLD BUSINESS:

There is no old business

NEW BUSINESS:

Commissioner Wesley thanks Commissioner Ryals for his service to the planning commission, and all the other boards he is a part of.

ADJOURNMENT:

M/S – Ryals/Allen

Unanimously carried