

FLINT PLANNING COMMISSION
Meeting Minutes
April 11, 2017

Commissioners Present

Robert Wesley, Chair
Robert Jewell
Denise Allen
Elizabeth Jordan, Vice Chair
Leora Campbell
Harry Ryan
Carol-Anne Blower, Secretary

Staff Present

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

Commissioners Not Present

Phyllis McCree

ROLL CALL:

Commissioner Wesley called the meeting to order at 6:22 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, Flint City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Add letter to new business.

ADOPTION OF THE AGENDA:

M/S – Allen/Campbell

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of March 14, 2017.

M/S – Allen/Ryan

Motion to approve the corrected minutes of March 14, 2017.

Yes: Wesley, Jewell, Allen, Jordan, Ryan, Blower

No:

Abstain: Campbell

Motion carried 6-0

PUBLIC FORUM:

There was no public comment.

SITE PLAN REVIEW:

There were no site plan reviews.

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

Applicant: Pastor Bradley Yops

At the previous meeting the applicant was asked to come back with corrected items. Pastor Yops reduced the number of units from 8 to 12 and enlarged the bedrooms to accommodate a bunk bed and normal bed, and added pas through doors between the rooms to accommodate larger families. Pastor Yops also identified the house mother's room on the floor plan and provided a space for the house mother to sleep. The plan was adapted to provide adequate space for restrooms and food preparation space. Close space was provided in each room. A storage room was also added to the facility.

Commissioner Allen asked about security lighting and security cameras. Pastor Yops demonstrated on the site plan where the security lighting is located, and specified that there is one security camera facing the outside parking lot.

Commissioner Jewell asked about security cameras and security concerns on the rest of the building. There are security lights around the building, in addition to a camera facing the parking lot. In addition to this there will be an alarm system.

Commissioner Wesley pointed out that previously the commission has not required security during a conditional use hearing.

Commissioner Blower asked for clarification on parking requirements, and where the play area will be. It was answered that the parking will be provided by the neighboring church, and that the playscape and gazebo will be he behind the house and children will not need to cross the road or the parking lot to access it.

Commissioner Jewell went over the list of items that the commission requested at the previous meeting. All of the items were addressed. Pastor Yops was asked about any state requirements, and replied that his architects out of Lansing, MI have already looked into and addressed the requirements. Pastor Yops said he is meeting all the states criteria for a shelter.

Commissioner Campbell clarified for Pastor Yops that he will need to go through the state for clarification on state regulations, and that the kitchen will need to be reviewed by the health department.

M/S – Blower/Campbell

Motion for approval of 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.

Unanimously carried.

DISCUSSION:

Commissioner Jordan appreciates the revisions made by Pastor Yops.

Commissioner Jewell appreciates Pastor Yops persistence and willingness to work with the commission.

REPORTS:

There are no reports.

RESOLUTIONS:

There are no resolutions

OLD BUSINESS:

Reed Eriksson gave an update on the moratorium. City Clerk requested changes and once these changes are made it will go before the council.

Kevin Schronce passed out new rulings made by the state regarding Medical Marijuana and addressed the impact this will have on future commission activity.

Commissioner Jordan states that 25% of revenue goes to the City and 35% goes to the county. Perhaps there is room in the conversation about the county helping more with enforcement.

Commissioner Ryan asked about the legality of the City profiting off of Medical Marijuana.

Draft Zoning Code Update, There have been talks with Council President Nelson and the City Clerk. Kevin Schronce requested that the commission present a letter of support of the draft code to council. Kevin Schronce passed out updated copies of the draft code.

Commissioner Jordan stated that they are happy to work on the letter and will send out a draft by e-mail.

Commissioner Ryan believes that the commission should act fast on sending the letter to Council.

The commission looked over a letter of thanks drafted for Commissioner Ryals and agreed to send it to him.

NEW BUSINESS:

There is no New Business.

ADJOURNMENT:

M/S – Allen/Blower

Unanimously carried