

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**May 23, 2017**

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**Commissioners Present**

Robert Wesley, Chair  
Robert Jewell  
Denise Allen  
Elizabeth Jordan, Vice Chair  
Phyllis McCree  
Harry Ryan

**Staff Present**

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

**Commissioners Not Present**

Carol-Anne Blower, Secretary  
Leora Campbell

**ROLL CALL:**

Commissioner 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, Flint City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Changes to the agenda were brought up including removing SPR 17-877 from the agenda, adding a report on the updated of the Medical Marihuana Ordinance, adding a report on the postponement of Green Bean East, and adding a report on the postponement of SPR 17-877.

*M/S – Jordan/Allen*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of May 9, 2017, Commissioner Jordan made several changes.

*M/S – Allen/McCree*

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

*Unanimously carried.*

**PUBLIC FORUM:**

There was no public comment.

**SITE PLAN REVIEW:**

**SPR 17-878:** Storage Building, 3040 Airpark Drive South  
Parcel ID # 40-34-100-034  
Applicant: Mark Krueger

Applicant, Mr. Krueger, is not present.

Kevin Cook is speaking on behalf of the applicant. He is a civil engineer with CHMP Inc. 5198 Territorial Road, in Grand Blanc. This regards a 7,200 square foot building, located adjacent to the runway of bishop airport. Built a storage building and added parking.

Commissioner Allen requested clarification on the checklist. The items in red are the revisions the applicant made.

Commissioner Jordan drew attention to the issue of the parcel combination. Mr. Cook explained the conversation he had regarding assessments. Staff shared their conversation with the assessments office and provided documentation proving the applicant has applied to combine the parcels.

Commissioner Jordan inquired if there was any demolition that would be taking place on the site. Staff explained that the site is already built but they must go through the normal process.

Commissioner Jewel asked about drawings which show elevations, and wants to know what the building will look like. Mr. Cook could not provide any documents which show this.

Commissioner McCree stated that she did not feel the applicant is taking this very seriously.

Commissioner Ryan drew attention to two new lights that are facing away from the airport, and asked if there are enough lights to adequately provide for the parking area. Mr. Cook stated that he is not sure if there is enough lighting for the parking lot.

Commissioner Jordan asked for a materials list for the landscaping.

Commissioner Jewell asked for information on the signage. Mr. Cook said there is no monument signage, but there are new signs on the actual building. Commissioner Jordan drew attention to the new signage that is on the site plans. Mr. Cook explained that these are existing signs, and that they will provide the information needed.

***M/S – Allen/Jordan***

Motion for postponement of the application until the next scheduled meeting of June 13<sup>th</sup> and that in this time the applicant provides clarification on a lighting plan, itemized and presentation of the actual citation the property received, documentation showing the elevation of the building so the commission can see what the building will be like, a statement of use, the addition of a landscape plan, and the addition of signage.

***Unanimously carried.***

**CASE REVIEWS:**

There were no case reviews.

**PUBLIC HEARING:**

There were no public hearings.

**REPORTS:**

**Medical Marihuana Draft Ordinance Update**

Commissioner Jordan spoke about drafting a new ordinance and requested an update on the work that has been done about the medical marijuana ordinance.

Kevin Schronce spoke that an ordinance which includes different license types is being drafted. The complication is that this ordinance will have to be written with the current zoning ordinance districts and not the proposed zoning ordinance districts.

Eric Reed explained that they are revisiting the draft marijuana ordinance and is happy to provide a draft to the commissioners for comment.

Commissioner Allen says she believes staff should just refer to council's needs and not come back to the commission.

Eric Reed explained that the caregiver model will remain in place even after the new ordinance comes into effect. Approvals must be made with the current law.

Commissioner Allen requested staff provide the Commission with an excel sheet of the medical marijuana facilities.

Commissioner Jordan requested a draft memo of the new medical marijuana ordinance

### **Rescheduling of Green Bean East**

Staff were provided copies of correspondence between the applicant and staff demonstrating that the applicant was well aware of the materials they needed to supply and that they did not turn them in or ask for an extension.

*M/S – Jewell/Allen*

Motion for the denial of PC 17-873: Green Bean East Medical Marijuana Provisioning Center.

*Unanimously carried.*

### **Rescheduling of SPR 17-873**

Commissioner Jewell would like a lighting plan, landscape plan, elevations, and renderings.

*M/S –Allen/Ryan*

Motion for postponement of SPR 17-873 to the next regularly scheduled meeting with the added information that was requested by Commission Jewell.

*Unanimously carried.*

### **RESOLUTIONS:**

There are no resolutions.

### **OLD BUSINESS:**

Staff reminded the commission to think about potential appointees for the HDC. Commissioner Jewell requested staff email out a list of current HDC members.

### **NEW BUSINESS:**

Commissioner Jewel requested an update on the ZBA appointment from the Planning Commission. Kevin Schronce replied that it is a year term and he will have to look into when the start and end dates of that term is.

Commissioner Jewel requested an update from staff on the ZBA appointment at next planning commission meeting.

Commissioner McCree left at 7:43

The commissioners discussed how to handle applicants who are not fully prepared. Whether applicants should have their hand held more or if the commission should continue to act as they have been.

**ADJOURNMENT:**

M/S – Allen/Jordan

*Unanimously carried*