

FLINT PLANNING COMMISSION
Meeting Minutes
July 11, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Reed Eriksson, City Attorney

Commissioners Not Present

Phyllis McCree

ROLL CALL:

Commissioner Wesley called the meeting to order at 6:26 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:

Commissioner Jewell added an update on Green Bean to Reports. City Staff added Zoning Board of Appeals Staff Reports and Medical Marihuana Licensing Board Meeting Dates to Reports.

M/S – Allen/Blower

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of May 23, 2017, Commissioner Jordan made several changes.

M/S – Allen/Jordan

Motion to approve the minutes of June 13, 2017.

Campbell abstains.

PUBLIC FORUM:

There was no public comment.

SITE PLAN REVIEW:

SPR 17-879: 2501 Lippincott Blvd (Parking Lot for Pick Up Trucks)

Parcel ID # 41-16-351-032

Applicant: Asselin, McLane Architectural Group, LLC (Ground Effects, LLC)

Contact: David McLane

David McLane, contact for the project, gave an overview of the project. It is a 700 space parking lot replacing a vacant mobile home park. They will add a new access to the site on the North-West corner to connect with 3302 Kent Street. The existing gate structure will be incorporated into the development. To handle runoff a detention pond was added on the west side of the parcel.

Commissioner Allen asked what the parking spaces will be used for. Robert VanDyke stated that Ground Effects, LLC does business with General Motors. This parking lot will allow them to store trucks that have come off GM's line before Ground Effects, LLC adds accessory components.

Commissioner Allen asked if they have spoken to the neighbors of the parcel. Robert Van Dyke replied that they have.

Commissioner Jordan asked what the change in impervious surface coverage there will be with this development. David McLane stated that he is not sure exactly what the change in percent is, but that he believes storm water will be better managed with this development relative to the trailer park, due to the storm retention pond and landscaping plan.

Commissioner Blower asked if the property was fenced. David McLane responded that it is fenced, and it is screened. The existing chain link fence will be incorporated into the new development with the possibility of adding slats.

Commissioner Jordan asked City Staff about the draft zoning code, and its rules on fence slats. City Staff will look into it.

Commissioner Jewell brought up the Fire Departments comments, and thanked the applicant for including a new fire hydrant.

M/S – Allen/Campbell

Motion to approve SPR 17-879 at 2501 Lippincott Blvd., Parcel ID # 41-16-351-032 with the notation that staff will research whether slats are permitted in the draft zoning code.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

Green Bean

City Staff updated the Commission on communication between Green Bean and Planning Staff. The applicant's lawyer has stated he would like to speak before the Commission to the Public Forum but has not done so yet.

Zoning Board of Appeals- Staff Reports

City Staff passed out reports on 4 Zoning Board of Appeals cases that were heard at the June 28th Zoning Board of Appeals Meeting, and provided an overview of the meeting. ZBA 17-2208 and ZBA 17-2209 were approved, ZBA 17-2210 and ZBA 17-2211 were denied, and a motion was made to reconsider ZBA 17-2211 at the July 18th meeting.

Medical Marijuana Licensing Board Meeting Dates

City Staff passed out the Medical Marijuana Licensing Board's public notice, which was sent out by the State Department of Licensing and Regulatory Affairs. The next meeting for the Board will be on October 12, 2017.

RESOLUTIONS:

There are no resolutions.

OLD BUSINESS:

NEW BUSINESS:

There is no new business.

ADJOURNMENT:

M/S – Allen/Blower

Unanimously carried