

FLINT PLANNING COMMISSION
Meeting Minutes
August 8, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator

ROLL CALL:

Chairman Wesley called the meeting to order at 6:05 p.m. Roll was taken and a quorum was present. The meeting was held in the Dome, 3rd Floor, City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell moved both public hearings to before the site plan review and added an update on the Master Plan presentation for the Flint Jewish Federation to reports. Commissioner Jordan added an item regarding Green Harvest.

ADOPTION OF THE AGENDA:

M/S – Allen/Blower

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 10-11-16.

M/S – Allen/Jordan

Motion to approve the minutes.

Unanimously carried.

PUBLIC FORUM:

Brenda Williams spoke on behalf of Green Bean East. On May 9, 2017 the planning commission moved to postpone approval to give the applicant time to supply a parcel combo. Brenda passed out a memo, and explained the work her client put into getting the parcel combo.

Mr. R L Mitchell spoke regarding the difficulty of accessing records for those without computers.

PUBLIC HEARING:

PC 17-309: Verizon Wireless requests to establish a Group D Special Regulated Use Permit to install a wireless telephone tower.

Ben Herrick gave an overview of the project. It is a 155' tall monopole wireless tower at the intersection of Stevens and fifth. Verizon needed a new location because the YWCA building will be demolished. There are no other structures that can handle the equipment within a reasonable amount of time. The tower will be available for colocations for at least 2-4 other carriers. The site is currently used for overflow parking and they will not be taking many parking spots away. There will be equipment shed at the base of the tower.

Commissioner Jewell asked the applicant to explain the status of safety related issues, particularly regarding the location.

Mr. Herrick replied that these towers are designed with a lot of safety measures in mind. They have never had one of their towers collapse. The antennas may come off in a storm with hurricane level winds but this is rare.

Commissioner Jewell asked for an update on the FAA Review.

Mr. Herrick explained that for Towers under 200' they do not normally seek approval from the FAA. Bishop airport has requested an FAA approval so we are going to get it and should get it shortly.

Commissioner Jewell asked about the FCC

Mr. Herrick explained that they follow all FCC guidelines and a tower registration will be done after it is constructed.

Commissioner Ryan asked about the pending engineer certificate.

Mr. Herrick replied that they have ordered it and it will come shortly.

Commissioner Jordan asked about the fence and buffering.

Mr. Herrick replied that instead of a chain link they decided to go with wrought iron. They don't think screening from the parking lot is necessary in this location.

Commissioner Allen asked about additional lighting.

Mr. Herrick replied that this won't be lit. There will be a light by the cabinets but it will only be lit when needed. The tower does not need to be lit at the top because the tower is under 200'.

Commissioner Wesley brought attention to the issue of police helicopters that frequently fly nearby.

There were no public comments.

M/S – Jordan/Allen

Motion to approve PC 17-309 contingent upon receipt of the structural engineers letter, the FAA review, and confirmation from the police department regarding helicopter airspace concerns.

Unanimously carried

SITE PLAN REVIEW:

SPR 17-880: Verizon Wireless

Applicant: Jonathan Crane
Location: Stevens St. Parcel ID 41-18-253-050
Contact: Jonathan Crane

Mr. Herrick gave an overview of the site plans. There are dash lines for additional equipment that would be potential future colocations. There are no lights, and there is a small out door generator. We expect a minimal impact on the parking lot for this project.

Commissioner Campbell asked who will maintain the area. Mr. Herrick replied that Verizon wireless maintains all the area within the fence, and the city is responsible for the rest of the parcel. Verizon pays all the costs of maintenance.

M/S – Jordan/Jewell

Motion to approve SPR 17-880, applicant is Jonathan Crane, location is Stevens St. Parcel ID 41-18-253-050 on condition all the conditions of the SRU approval are met and approved administratively.

Unanimously carried.

PUBLIC HEARING:

PC 17-310: GC Flint, LLC requests to establish a Group E Special Regulated Use Permit to expand their existing Medical Marihuana Facility.

Justin Clark, the applicant, gave an overview of the project. They are expanding their patient service area. They've maxed out the space they use to serve their customers. Customers can not efficiently enter and exit the dispensary. With the new plans there will be wheel chair access and a bathroom added for customers in the waiting area.

Commissioner Allen asked if the surveillance is 24/7. Mr. Clark replied that it is.

Commissioner Allen drew attention to the lack of information on the site plans regarding security and lighting. Mr. Clark replied that they can revise the drawings to make this information clearer.

Commissioner Blower asked if there will be any changes in services or changes to the operational plan. There will be no changes to the operations plan, they will still operate as a dispensary the way they have been.

Commissioner Campbell asked if they will be adding caregivers to their business model. They currently have five and will not expand this number.

Commissioner Campbell drew attention to the limited number of parking spaces. Mr. Clark replied that the majority of traffic comes from metro PCS. Our customer base is consistent from day to day.

Commissioner Jewell drew attention to the operations plan which does not specify that there will be no new services or increase in caregivers. He would like a statement in the operations plan that explains why the expansion is needed. Mr. Clark replied that he can add this information.

Commissioner Campbell asked about the operations plan which mentions "marihuana of any form." She asked what forms they are talking about. Mr. Clark replied that they provide smokable, edible, and drinkable forms of marihuana.

No one from the public spoke.

M/S – Blower/Allen

Motion to approve PC 17-310 contingent upon receipt of a statement regarding the rationale of expanding the facility to be submitted to staff.

Unanimously carried

SITE PLAN REVIEW:

SPR 17-881: Green Culture
Applicant: GC Flint, LLC
Location: 808 S Center Rd., Parcel ID # 41-09-483-034.
Contact: Justin Clark

Commissioner Wesley asked if security is included on the site plans. It is not but Mr. Clark can include it in a revised set of drawings. The existing exterior lighting is on the site plans, but the security cameras are not included in the plans.

Commissioner Blower asked if they can identify where the cameras are located on the property. Mr. Clark replied that there's lighting between each door on our storefront. Cameras are on the NW Corner of the building looking down both sides. They utilize the NE Side of the building and have cameras on the front of the building looking all the way to halo burger. There are cameras at every entrance looking at everyone who enters the store. Their security footage can be accessed at all times from their phones. All their lighting including the outside lighting has been upgraded to LEDs.

M/S – Blower/Allen

Motion to approve SPR 17-881, applicant is GC Flint, LLC, location is 808 S Center Rd., and the parcel ID is 41-09-483-034 upon administrative review of revised site plans that include lighting and security features as well as a revised operations plan that includes the rationale for this SPR request and stating there will be no change in the number of caregivers.

Unanimously carried

CASE REVIEWS:

There were no case reviews.

REPORTS:

The Flint Jewish Federation hosted an event at the Whiting Auditorium to 40-50 individuals from Israel and Detroit. The idea was to provide a wide range of perspectives. United Way presented regarding the water crisis. Commissioner Jewell presented the Flint Master Plan. He passed out 20 page executive summaries to those in attendance.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Commissioner Jordan requested staff to provide updates on Genesee Harvest especially the connection to the status of their SRU Permit.

Corey Christensen gave an update on recent staff changes.

ADJOURNMENT:

M/S – Blower/Allen

Unanimously carried