

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**August 22, 2017**

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**Commissioners Present**

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

**Staff Present**

Corey Christensen, Zoning Coordinator  
Kevin Schronce, Lead Planner

**Commissioners Not Present**

Leora Campbell

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:24 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 2nd Floor, City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jordan added a referral for an executive session regarding PC 17-873 to the agenda.

**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 8-8-17. Commissioner Blower and Commissioner Jordan made changes.

*M/S – Allen/Jordan*

Motion to postpone approval of the minutes until the next regularly scheduled meeting on December 13, 2016.

*Unanimously carried.*

**PUBLIC FORUM:**

There were no public comments.

**SITE PLAN REVIEW:**

**SPR 17-882:**

**Lear Corporation**

Applicant:

E&L Construction Group

Location:

Parcel ID: 41-06-376-008 & 41-06-379-009

Contact:

Doug Daugherty

Doug Dougherty gave an overview of the site plan. Lear Corporation intends to purchase land in the former Buick City and construct a seat assembly facility. They have over 400 facilities in 37 countries. The building will be 156,000 square feet, employ 450-500 people and run 7 days a week, with 3 shifts a day.

The intent is to open for operation by March, 2018. The facility will be located off of E Hamilton, Industrial and Harriet St. The front of the building will face E Hamilton. Parking will be located across industrial on a separate parcel. There is a small 23 parking space area in the front of the building. They will work with the city to construct an audible cross walk. There will be no pedestrian traffic where truck traffic occurs. There will be shifts of 170-200 people depending on the day. Controlling traffic is important.

Commissioner Jordan asked if the changes to traffic or road crossings will be paid for by the city or Lear. Lear cannot speak in regards to future off site adjustments at this time.

Commissioner Blower asked about where trucks will enter and exit the facility and about employee parking. Truck traffic and employee traffic will not cross paths. No employee traffic will occur on Industrial.

Commissioner Allen drew attention to item 15 on the site plan checklist. There will not be any increase in dust, noise, or nuisances. There are large green spaces to create a buffer.

Commissioner McCree asked about emergency exits. There will be several emergency exits in the facility.

Commissioner Jordan asked about the stairs in the parking lot. There is an elevation difference in the parking lot and there are existing stairs that will be replaced.

Commissioner Jordan drew attention to the men's and women's bathrooms which were mislabeled.

Commissioner Jewell drew attention to the fact the site plans are unfinished at some parts. The applicant replied that if they must come back for future adjustments to the site plans then they will do so. Commissioner Jewell supports the intent and purpose of the project and appreciates staff's efforts.

***M/S – Allen/Jordan***

Motion to approve SPR 17-882 on condition that any major alterations to the site plans be reviewed administratively by the chair and Commissioner Campbell.

***Unanimously carried.***

**CASE REVIEWS:**

There were no case reviews.

**PUBLIC HEARING:**

There were no public hearings.

**REPORTS:**

Kevin spoke regarding Genesee Harvest. He has reached out to Captain Birnie and has not received a response. The applicant was arrested.

**RESOLUTIONS:**

There were no reports.

**OLD BUSINESS:**

Kevin Schronce spoke regarding LARA. LARA is considering shutting down all existing medical marijuana facilities instead of allowing for grandfathering.

Commissioner Allen requests the police chief provide some clarity regarding their perspective on MMJ. Commissioner Jewell reiterated Commissioner Allen's request to receive clarity from the police department.

**NEW BUSINESS:**

Commissioner Jordan requested a referral for an executive session regarding PC 17-873 to be placed on the agenda for the next meeting.

Mr. Schronce discussed Flint Property Portal and passed out MPA Packets.

**ADJOURNMENT:**

M/S – Allen/Jewell

*Unanimously carried*