

**FLINT PLANNING COMMISSION**  
**Meeting Minutes - *Approved***  
**January 22, 2019**

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**Commissioners Present**

Robert Wesley, Chair  
Elizabeth Jordan, Vice-Chair  
Leora Campbell  
Robert Jewell  
Harry Ryan

**Staff Present**

Corey Christensen, Zoning Coordinator  
Andy Aamodt, Planner I  
Reed Eriksson, Assistant City Attorney  
Suzanne Wilcox, Planning & Development Director

**Commissioners Not Present**

Carol-Anne Blower, Secretary – Excused  
Denise Allen – Excused

**ROLL CALL:**

Chairperson 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, 3<sup>rd</sup> floor of the City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

*Michigan Safe Transfer* was added to Case Review.

*Proposal 1 Memo Update* was added to Reports.

*Lead Planner Position Update* was added to Reports.

*Phyllis McCree Letter* was added to Old Business.

**ADOPTION OF THE AGENDA:**

*M/S – Jordan/Campbell*

Motion to adopt the meeting agenda as amended.

***Unanimously carried.***

**MINUTES:**

The Commission examined the minutes of 12-11-18 and made no changes.

*M/S – Jordan/Ryan*

Motion to approve the minutes of 12-11-18 as presented.

***Unanimously carried.***

**PUBLIC FORUM:**

Councilman Mays spoke. He spoke about Recreational Marijuana. He has been watching LARA. He wants the Planning Commission to communicate to Council if they have thoughts on Recreational Marijuana. He encourages Flint to be open to businesses.

## **SITE PLAN REVIEW:**

**SPR 19-900** Kettering University Learning Commons  
Applicant: Joe Asperger, Kettering University  
Location: 501 N. Chevrolet Ave. (PID # 40-14-279-011)  
Contact: Justin Wieber, Stantec

Joe Asperger spoke about the project. The learning commons will expand educational capabilities of the growing trends of students focusing on STEM education. The University's food service and digital media trends will be modernized. Overall, there will be more collaboration opportunities for students and faculty. The facility will be just shy of 100,000 square feet.

Commissioner Jewell went through a number of items on the checklist provided to the Commission by staff. Anthony Sikura, the architect present, addressed these items.

Commissioner Jewell asked for clarification on "preliminary" text. Mr. Sikura described this is a note they keep on title blocks until they get their building permit. Mr. Jewell explained he would like to see official drawings here. Corey Christensen described if changes take place then these drawings can be re-brought to the Commission. Mr. Christensen also explained the site plan approval is the site plan the building inspectors keep on their records to make sure inspections are accurate.

Commissioner Jordan asked for clarification regarding parking. Mr. Asperger and Mr. Sikura explained parking requirements are met, considering the spaces in the existing parking lot.

Commissioner Ryan asked if this facility is open to the general public. Mr. Asperger explained this is not a public space accessible to the general public; this is for students, faculty, students' families, etc.

### ***M/S – Jewell/Jordan***

Motion to approve SPR 19-900, at 501 N. Chevrolet Ave. (PID # 40-14-279-011), with the understanding that the site plan before the Commission is the final site plan, and any revisions or changes have to be brought to the Zoning Coordinator.

***Unanimously carried.***

**SPR 19-901** Sloan Museum Expansion  
Applicant: Todd Slisher, Sloan Museum  
Location: 1025 E. Kearsley St. (PID # 41-07-427-008)  
Contact: Douglas Scott, Rowe PSC

Jeff Bennett, architect, spoke about the project. The building will be expanding about 38,000 square feet. The goal of the project is to have a state-of-the art museum. The resulting expansion will accommodate a higher number of visitors. There will be more hands-on elements for young people. The main entrance to the building will be from the north, but there will still be entrances and drop off areas at the other sides.

Commissioner Ryan asked if there is any additional lighting, and if not, is the existing lighting adequate. Corey Christensen stated the parking area is not expanding so this should not be a problem. Douglas Scott explained that the minimum lighting is met and that is detailed on the photometric plan.

***M/S – Jordan/Campbell***

Motion to approve SPR 19-901, 1025 E. Kearsley St. (PID # 41-07-427-008), as presented.

***Unanimously carried.***

**CASE REVIEWS:**

**Michigan Safe Transfer**

Commissioner Jewell asked if staff has received security plans as of yet. The site plan was approved at the December 11th meeting with the condition that security plans/layout are administratively approved of. Corey Christensen confirmed this has not been completed and there has been no communication with this applicant yet, therefore the full site plan approval has not occurred yet.

**PUBLIC HEARING:**

**PC 19-327:** Application to transfer ownership of Green Bean Company East, Inc., 408 S. Center Rd. (PID # 41-09-476-032), from Rachelle Arnott to Lee Ann Kizy.

Rachelle Arnott spoke. She is confident the business will still continue in a positive manner. There will be no negative changes to the business. Attorney Josh Colton introduced Lee Ann Kizy, and explained that Ms. Kizy has intimate knowledge of the medical marijuana industry and is a hard worker.

Commissioner Jewell asked if there is proof of a background check. Corey Christensen confirmed there is proof in his office.

Commissioner Jewell requested to hear more from Lee Ann Kizy. Ms. Kizy explained she has previous ownership experience operating a liquor store in Warren for 40 years and operating a car wash for 10 years. She has since retired but has remaining interest in the retail business. She is interested in helping the patients as they need the medicine.

Commissioner Jordan asked Ms. Kizy if she has any records of violations as a previous business owner. Ms. Kizy confirmed she has had no violations. She also stated that she has experience dealing with liquor control commission regulations and has never received a violation.

Corey Christensen clarified questions about the SRU permit transfer of ownership process, and clarified that cultivation cannot occur on this site.

No one spoke in favor of the application. No one spoke in opposition. Corey Christensen confirmed staff received no feedback.

*M/S – Jewell/Ryan*

Motion to approve PC 19-327: application to transfer ownership of Green Bean Company East, Inc., 408 S. Center Rd. (PID # 41-09-476-032), from Rachelle Arnott to Lee Ann Kizy, as presented.

*Unanimously carried.*

**REPORTS:**

**Proposal 1 Memo Update**

Commissioner Jewell asked for a memo or a summary of bullet points of key issues the City should be sensitive to regarding Proposal I. Reed Eriksson stated he does not have something prepared now but will in the future.

**Lead Planner Position Update**

The lead planner position remains vacant.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

**Phyllis McCree Letter**

The Commission discussed ideas for sending a signed letter to Commissioner Phyllis McCree thanking her for her Planning Commission service.

**NEW BUSINESS:**

Corey Christensen announced he has accepted a job elsewhere. This is his last Planning Commission meeting.

**ADJOURNMENT:**

*M/S – Jewell/Jordan*

*Unanimously carried.*

Meeting adjourned at 7:27 pm.