

FLINT PLANNING COMMISSION
Meeting Minutes
January 23, 2018

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner
Reed Eriksson, Assistant City Attorney
Kelly Kiertzner, Assistant City Attorney
Andy Aamodt, Planner I

Commissioners Not Present

Carol-Anne Blower, Secretary
Leora Campbell

ROLL CALL:

Chairman Wesley called the meeting to order at 6:14 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell moved MMFLA Ordinance Update to after Minutes and SPR 17-887 to after PC 17-316.

ADOPTION OF THE AGENDA:

M/S – Allen/McCree

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 12-12-17.

Commissioner Jewell commented that an email from Goodwill Industries in opposition to the nearby 310 S. Averill proposal should be included in the minutes.

M/S – Allen/Jordan

Motion to approve the minutes of 12-12-17 as amended.

Unanimously carried.

OLD BUSINESS:

MMFLA Ordinance Update

Reed Eriksson provided an update on the MMFLA draft ordinance. There are discussions about the possibility of co-locating processing, cultivating, as well as provisioning. This might help put the city in a better position economically. The goal is to present the ordinance to City Council at the beginning of February.

Commissioner Jordan and Commissioner Jewell spoke about the draft's process and role the Planning Commission plays. Commissioner Jordan suggests there should be a formal vote from the Planning

Commission before City Council votes. Commissioner Jewell stresses the importance of this and the importance of City Council listening to Planning Commission's recommendation.

PUBLIC FORUM:

Benjamin Horner, who opened the first medical marijuana facility in the City, spoke about his property. He was told that if he sells his property, the owners would have to apply themselves for a special regulated use. He feels this is unfair to his business.

Bruce Leach, local attorney representing this meeting's applicant, spoke regarding fair treatment of existing medical marijuana businesses. He is in favor of opting-in.

PUBLIC HEARING:

PC 17-316: MPM-R Flint, LLC requests a Special Regulated Use permit to operate a medical marijuana provisioning center at 310 S. Averill Ave., parcel # 41-09-451-008.

Commissioner Jewell asks the Commission questions because he was not at the previous meeting. He wanted to verify the major concerns the Commission had last meeting. These concerns involved consistency with the number of caregivers, consistency regarding odor management language, and clarity between the company and the holding company. The Commission verified that those were the only major concerns. He also brought up the change in the applicant's title, MPM-R Flint, LLC.

Joseph Jarvis spoke as the applicant. He attempted to clarify the inconsistencies that the Commission drew attention to.

Commissioner Jewell asked for the difference in 'MPM-R, LLC' and 'Great Lakes Farms, LLC.' MPM-R, LLC will operate the business and the licenses, while Great Lakes Farms, LLC will hold the property. Joseph Jarvis, Michael Elias, and Francis Goprial are the owners of both entities.

Commissioner Jordan noticed the removal of references to growing in the operational plan. She then asked about the proposed staffing. There will be up to five caregivers, part-time assistance for each caregiver, and an on-site security guard. Mr. Jarvis stated there will be a creation of 10-15 jobs, depending on the part-time roles.

Mr. Jarvis brought up their plans for disposal. This was additional information that had been added since last meeting.

Commissioner Jewell asked about who made the motion to postpone last meeting. Commissioner Allen did and Commissioner Campbell supported. Commissioner Jewell wanted to make sure that all the concerns have been cleared up. He also asked if there were any other comments in opposition of the project besides the email sent by Goodwill Industries. Corey Christensen confirms there have not been.

M/S – Allen/Ryan

Motion to approve PC 17-316 as submitted by applicant.

Unanimously carried.

Note: At the beginning of Site Plan Review there was a verbal consensus that the motion referenced PC 17-316.

SITE PLAN REVIEW:

SPR 17-887: MPM-R Flint, LLC

Applicant: MPM-R, LLC

Location: 310 S. Averill Ave., parcel # 41-09-451-008

Contact: Joseph Jarvis, MPM-R Flint, LLC

Joseph Jarvis spoke about the site plans. He was assisted by the architect, Harold Remlinger of Design-Team Plus.

Mr. Jarvis described that they will be revitalizing the parcel by reusing the existing structure while also demolishing the other small building on the site. The exterior will look more contemporary. Landscaping will be improved and runoff will be reduced, as the amount of pavement on the site will be reduced by 30%. Ingress and egress will be provided via one drive.

Commissioner McCree asked about the windows of the building. The glass will be clear glass in the front, which will be for the wellness classroom. This will help the public be more familiar with the kind of activities going on. The solid parts of the exterior will be covering the HVAC and other mechanical equipment.

Commissioner Jewell asked about the safety and security of the facility. The security cameras provided in the site plan meet the state MMFLA standards, but the applicant stated they may provide additional cameras for increased security.

Commissioner Jordan asked about the lighting plan. The lighting plan meets the lighting requirements, and will be a combination of pole-mounted and building-mounted.

Chairman Wesley asked if the site is located in a floodplain. The site is not in a floodplain.

Commissioner Jewell asked about the site being two parcels. Corey Christensen confirms that there has been a parcel combination.

M/S - Jordan/Allen

Motion to approve SPR 17-887 as submitted by the applicant.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

REPORTS:

There were no reports.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Capital Improvement Plan

Kevin Schronce gave an update on the draft Capital Improvement Plan. He noted that budget is limited, but they have applied for and received TIGER grant funding. Water infrastructure has received help from this.

Mr. Schronce noted that Hughey Newsome has been appointed as the new chief financial officer. Staff has asked for him to come before the Planning Commission and present the draft plan at the first meeting in February. Then, the Commission should vote on the plan in the second meeting in February or first meeting in March.

Re-appointment of Planning Commission ZBA Representative

Kevin Schronce gave an update on the appointments for some of the vacancies in the ZBA. The 7th, 8th, and 9th wards have received appointments. The 3rd ward vacancy has an appointment pending. The 6th ward member has requested to be replaced. Mr. Schronce also told the Commission about the ZBA training meeting scheduled for February 20th, and invited the Commissioners and the public to attend.

A Planning Commission representative for the ZBA is needed.

M/S - Jewell/Jordan

Motion to approve Carol-Anne Blower as the Planning Commission representative for the ZBA.

Unanimously carried.

NEW BUSINESS:

Chairman Wesley stated that a 5-year review of the master plan should be added to the next agenda.

ADJOURNMENT:

M/S – Allen/McCree

Unanimously carried.