

FLINT PLANNING COMMISSION
Meeting Minutes
October 10, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner
Reed Eriksson, City Attorney

Commissioners Not Present

Denise Allen

ROLL CALL:

Chairman Wesley called the meeting to order at 6:06 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:

There were no additions or changes to the agenda.

ADOPTION OF THE AGENDA:

M/S – Ryan/Campbell

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 9-26-17.

Commissioner Jewell and Commissioner McCree made changes to the minutes.

M/S – Ryan/Campbell

Motion to approve the minutes of 9-12-17 as amended.

Yes: Wesley, Jewell, Campbell, Jordan, Ryan, Blower

No:

Abstain: McCree

Motion carried 6-0

PUBLIC FORUM:

There were no public comments.

SITE PLAN REVIEW:

SPR 17-883: Flint Fresh

Applicant: Jerry Tomczak, DW Lurvey Construction

Location: 3325 E Court St., parcel # 41-09-452-009

Contact: Pam Bailey, Flint YMCA

Jerry Tomczak and Sean Gartland spoke regarding the project. They are purchasing a dilapidated building to use as a distribution center for Flint Fresh. The parcel is located off E Court St., and is adjacent to train tracks. The plan is to reuse the majority of the building they are acquiring. However, they will remove the middle portion and replace it with new construction. The new portion of the structure is 3,800 square feet. A parking space will be added on the west side of the building. There will be two new curb cuts and they will replace the existing sidewalk. All the brush and growth along the side of the building will be removed. The existing façade along the west side of the building will be maintained. Finally, there will be 11 parking spaces for 4-5 employees.

Commissioner Ryan asked about the light fixtures. The lighting plan was not included in the site plans. However, there will be light fixtures on the walls, lights for the parking lot, and lighting provided at all exits.

Commissioner Jewell brought up the fact this development will be on two separate parcels. The applicant has not applied for a parcel combination. Commissioner Jewell inquired about any other items that may be missing from the site plans that have been submitted. The applicant replied that the landscaping plan is not complete.

Commissioner Jordan asked about item 15 on the site plan checklist. There is no anticipated increase in dust, odor, smoke, fumes, noise, lights, or other objectionable features. However, this statement is not included on the site plans.

Commissioner Blower suggested a postponement in order to give the applicant time to address the concerns of the Commission.

The applicant informed the commission that two weeks would be sufficient time to revise the site plans.

M/S – Carol-Anne/Campbell

Motion for postponement of SPR-883 to the next regularly scheduled meeting of the Planning Commission on October 24th, 2017 to give the applicant time to provide proof of a parcel combo request and updated site plans that include lighting, landscaping, and a statement regarding objectionable features.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

M/S – Jordan/Campbell

Motion to enter an executive session.

Unanimously carried.

M/S – Jewell/McCree

Motion to exit an executive session.

Unanimously carried.

The commission discussed the need for another executive session in order to fully address the issues and concerns regarding the legal opinion presented.

M/S – Jewell/Campbell

Motion to include an executive session to the agenda for the October 24th, 2017 meeting of the Planning Commission.

Unanimously carried.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Kevin Schronce passed out two updates from the Michigan Department of Licensing and Regulatory Affairs (LARA) concerning upcoming hearings on the Medical Marihuana Facilities Licensing Act.

Kevin Schronce passed out a memo to the commission that gave an overview of the changes that have been made to the draft medical marihuana ordinance.

There will be a public hearing regarding the draft medical marihuana ordinance on October 24th, 2017

NEW BUSINESS:

There is no new business.

ADJOURNMENT:

M/S – Ryan/McCree

Unanimously carried