

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
October, 8, 2019

Commissioners Present

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

Staff Present

Adam Moore, Lead Planner
Andy Aamodt, Zoning Coordinator
Andy Fedewa, Planner I
Bill Vandercook, Planner I
Reed Eriksson, Assistant City Attorney

Commissioners Not Present

Robert Wesley, Chair

ROLL CALL:

Vice Chairperson Jordan, called the meeting to order at 5:40 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

SPR 19-920 was moved to be heard after Public Hearing PC 19-347. University Park Apartments was added to Reports.

ADOPTION OF THE AGENDA:

M/S - Jewell/Campbell

Motion to adopt the meeting agenda as revised.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 9-24-19.

M/S – Ryan/Blower

Motion to approve the minutes of 9-24-19.

Commissioner Campbell abstained, motion approved.

PUBLIC FORUM:

No one spoke.

SITE PLAN REVIEW:

SPR 19-921 General Motors Material Storage Addition
Applicant: Steve Pfahl
Location: 3428 Van Slyke Rd. (PID # 40-26-400-001)
Contact: Steve Pfahl

Steve Pfahl presented the application. The building project is a 27 bay addition for the storage of materials to support a new building and upgrades to the administration building. The renovation of the parking area will also take place.

Commissioner Jewell commented on concerns of items 22 and 23 of the site plan review checklist. Tom Lacrose, of Barton Malow, addressed this concern and remarked the items had been added to the site plan.

M/S – Campbell/Blower

Motion to approve SPR 19-921 at 3428 Van Slyke Rd. (PID # 40-26-400-001) as presented.

Unanimously carried.

CASE REVIEW:

There were no Case Reviews.

PUBLIC HEARING:

PC 19-347: Victor Korea requests a Special Regulated Use Permit – Group E for a provisioning center at 3708 Robert T Longway Blvd. (PID # 41-09-426-061).

Victor Korea presented the application. Mr. Korea is the sole owner and currently owns a provisioning center in Thetford Township. Mr. Korea discussed the security plan of the building and cameras that will be Project CATT Eye compliant. Mr. Korea detailed the material transportation, disposal, sanitation, testing, and record keeping plans. The staffing plan calls for hiring 3-4 employees and one manager to begin with. The plan commits to having at least 75% of employees be City of Flint residents. Mr. Korea stated that daily operation hours maybe 10-11am to 7pm. depending on customer traffic. The security plan calls for security personnel in the afternoon or full-time pending the need.

Mr. Korea stated he intends to co-locate with a growing center and the opening of the facility could take three to six months.

Commissioner Ryan asked if the growing center would be built before opening. Mr. Korea replied the provisioning center building will be rehabilitated and the separate growing center building will be built at the same time if possible.

Commissioner Ryan asked if the applicant has spoken to neighbors about the provisioning center project. Mr. Korea said he had talked with two neighboring business owners.

Commissioner Jewell questioned the appearance of the facility and what kind of signage would be erected. Mr. Korea said signage is regulated by the State of Michigan and that there would not be marijuana related content. The commissioners discussed the NGB company name versus the business or brand name. Mr. Korea stated he was talking with his attorney about trademarking “Five Star Relief”. Commissioner Jewell requested that the Planning Commission be informed when a business name was decided.

The commissioners referenced items in the business plan related to the intention to grow, classification as an LLC rather than a C-Corp, and a typographical error for the hours of operation. Mr. Korea stated these items would be corrected.

The Commission discussed that Mr. Korea confirmed understanding of re-licensure process and how application commitments will need to be revisited and reviewed upon re-licensure.

Councilperson Mays spoke in favor. No one spoke in opposition. Staff confirmed no feedback was received.

M/S – Blower/Campbell

Motion to approve PC 19-347: Victor Korea requests a Special Regulated Use Permit – Group E for a provisioning center at 3708 Robert T Longway Blvd. (PID # 41-09-426-061) with the condition corrections regarding the hours of operation and the “Inc.” be made with staff.

Unanimously carried.

SITE PLAN REVIEW:

SPR 19-920 Provisioning Center

Applicant: Victor Korea

Location: 3708 Robert T Longway Blvd. (PID # 41-09-426-061)

Contact: Victor Korea

Victor Korea presented the application for a 5,000 square feet medical marijuana provisioning center building. Mr. Korea stated he will use only a portion of the building for the provisioning center and will blocking up windows.

Commissioner Blower asked for an overview of the interior movement and the type of door to be installed between entrance and sales floor. Mr. Korea addressed movement and stated a metal security door would be installed. Commissioner Blower asked for clarification on the location of the security room.

Commissioner Jewell requested that components of the landscaping plan be detailed on the site plan. Mr. Korea stated he understands signage requires separate approval from Zoning and Building and Safety Inspections.

M/S - Blower/Ryan

Motion to approve SPR 19-920 Provisioning Center at 3708 Robert T Longway Blvd. (PID # 41-09-426-061) with the condition that the updated landscape plan is administratively reviewed by staff and the planning commissioner from Ward 4 and that signs are applied for separately.

Unanimously carried.

Public Hearing

PC 19-347: Application to transfer ownership of the provisioning center Club Medz at 2840 E Court St. (AKA 2838 E Court St. PID # 41-16-101-021) from Aaron Pacheco to Brady Lane.

Aaron Pacheco presented the application. Mr. Pacheco applied for a provisioning center at the State of Michigan, but was denied due to a past bankruptcy. The business reapplied under Brady Lane and the application was approved. This application is to match city records with state records in regards to ownership.

The commissioners discussed the actual company name. The business name will remain unchanged. Staff clarified that the site plan on file will is unchanged by this application. The commissioners

discussed discrepancies of the address under certain parts of the application, particularly the by-laws and State sales tax registration.

Commissioner Jordan asked if an operating agreement listed on page 5 of the application was applicable. Staff responded it is not applicable for an LLC and the application needs to be revised. The applicant corrected this on the application and initialed.

Councilperson Mays spoke in favor. No one spoke in opposition. Staff confirmed no feedback was received.

M/S - Blower/Campbell

Motion to postpone PC 19-347: Application to transfer ownership of the provisioning center Club Medz at 2840 E Court St. (AKA 2838 E Court St. PID # 41-16-101-021) to the next scheduled meeting of October, 22, 2019, for the discussed items to be corrected.

Unanimously carried

REPORTS:

Recreation Marihuana: Reed Eriksson, Assistant City Attorney, spoke on the proposed ordinance to let licensed medical marihuana businesses to apply for recreational marihuana while opting out of licensing other recreational marihuana businesses as the City drafts a comprehensive ordinance. This ordinance would expire after one year.

University Park Apartments: Staff reviewed the revised site plans (SPR 19-918) for University Park Apartments with Chairperson Wesley. The required conditions were met, and therefore the site plans were approved.

RESOLUTIONS:

There were no Resolutions.

OLD BUSINESS:

Draft Zoning Code: Adam Moore, Lead Planner, spoke on the process to pass the draft Zoning Code. Commissioner Jewell asked that the commissioners be given a summary sheet detailing 2019 zoning code informational meetings.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Jewell/Blower

Unanimously carried.

Meeting adjourned at 8:25 pm.