

FLINT PLANNING COMMISSION
Meeting Minutes - Final
December 11, 2018

Commissioners Present

Robert Wesley, Chair
Elizabeth Jordan, Vice-Chair
Carol-Anne Blower, Secretary
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

Leora Campbell – Excused
Denise Allen – Excused

ROLL CALL:

Chairperson Wesley called the meeting to order at 6:10 p.m. Roll was taken and a quorum was present. The meeting was held in the McKenzie Room, 2nd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Status of Coolidge Park Site Plan was added to Case Reviews.

Status of legal counsel regarding Proposal I and its state oversight was added to Reports.

Commissioner McCree retirement was added to Old Business.

MMFLA update was added to Old Business.

ADOPTION OF THE AGENDA:

M/S – Jordan/Jewell

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 11-27-18 and made no changes.

M/S – Jordan/Jewell

Motion to approve the minutes of 11-27-18 as presented.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

SITE PLAN REVIEW:

SPR 18-898 Green Bean Company East
Applicant: Rachelle Arnott
Location: 408 S. Center Rd. (PID # 41-09-476-032)
Contact: David J. McDade, Roark Galt Architecture

Rachelle Arnott presented the site plan. She explained there is a disconnect between the plans the City has on file and how the building currently exists. Back when the first review for this medical marijuana provisioning center took place, the City did not require architectural/engineered site plans, therefore there are issues with the drawing on file because it is not an architectural/engineered drawing. The site plans they are providing tonight are accurate. The major changes are a bathroom added in the vestibule, as the front tenant needed access to a bathroom. Building permits were pulled and approved.

Commissioner Jordan stated a few things seem pretty significant, including the bathroom changes. The landlord stated that before he leased the space, he had to add the bathroom because of the occupancy requirement. He hired the architect and put the bathroom in, and was given a certificate of occupancy.

Commissioner Jordan then brought up the changes that occurred to the back stock room, medicine room, and consultation room. The landlord confirmed there are rooms that were never built in the initial plans- the plans staff had on file- back in 2015. Ms. Arnott stated that they have passed building inspections every year until now.

Commissioner Jewell asked about securing the access to the building. The landlord stated that Green Bean and the City both did not want guests of the other suites of the building to go through the provisioning center to get to the bathroom.

Commissioner Jewell commented that this approval would make Green Bean Company East's documentation up-to-date. He then asked staff what will have to happen if they want to make any further changes. Corey Christensen stated they would have to come back before the Planning Commission for this same site plan review.

M/S – Blower/Ryan

Motion to approve SPR 18-898, at 408 S. Center Rd. (PID # 41-09-476-032).

Unanimously carried.

SPR 18-899 Michigan Safe Transfer
Applicant: Nicholas Panessidi
Location: 3401 Corunna Rd. (PID # 40-23-101-010)
Contact: Nicholas Panessidi

Nick Panessidi presented the site plan. He intends to make changes to the interior of the building, which will make the building more of a mercantile type. He also needs proper handicap access.

Commissioner Jewell stated that on the proposed site plans, there is no layout regarding security cameras or TV. He asked if the cameras will remain in the same places, and what will happen to the existing cameras since the walls are changing. Mr. Panessidi stated this was part of the documentation that was submitted to the State. If the State needs more, then they will provide more camera coverage. The existing cameras were moved, and installed with the new walls being considered. None of the cameras have been removed all-together, and actually there have been some cameras added. Commissioner Jewell stated he does not have any problems with rearranging; he just does not see the layout of the cameras. Corey Christensen confirmed from a staff standpoint, the City needs plans showing where the cameras are located. Commissioner Jewell stated he

would feel comfortable if the Commission required administrative review of the security camera layout plans.

M/S – Jewell/Jordan

Motion to approve SPR 18-899, at 3401 Corunna Rd. (PID # 40-23-101-010), with the condition that staff administratively reviews and approves the security layout, in which security cameras are added to the site plan’s legend and drawing.

Unanimously carried.

CASE REVIEWS:

Coolidge Park Site Plan

Corey Christensen confirmed that as the “planning official,” he has decided the applicant needs to come back for full Site Plan Review. This may be on the agenda for a Planning Commission meeting in the near future.

Commissioner Jewell shared an anonymous letter that was written to him regarding the Planning Commission taking this project seriously, with no corners cut.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

Status of Proposal 1 and State Oversight

Reed Eriksson stated he has no memo yet and there are no rules out yet. LARA has made slight updates to the “Marijuana Regulation” webpage.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Commissioner McCree Retirement

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

MMFLA Update

Corey Christensen and Suzanne Wilcox gave an update about the provisioning center review panel.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Blower/Jordan

Unanimously carried.

Meeting adjourned at 7:16 pm.