

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**December 12, 2017**

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**Commissioners Present**

Robert Wesley, Chair  
Elizabeth Jordan, Vice Chair  
Carol-Anne Blower, Secretary  
Phyllis McCree  
Leora Campbell  
Denise Allen

**Staff Present**

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

**Commissioners Not Present**

Robert Jewell  
Harry Ryan

**ROLL CALL:**

Chairman 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 Committee-of-the-Whole Room, 3<sup>rd</sup> Floor, City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jordan moved SPR 17-887 to after PC 17-316.

**ADOPTION OF THE AGENDA:**

*M/S – Allen/Blower*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of 11-14-17.

*M/S – Jordan/Campbell*

Motion to approve the minutes of 11-14-17.

*Unanimously carried.*

**PUBLIC FORUM:**

Councilman Eric Mays spoke, encouraging the Planning Commission to communicate more with the City Council. This is especially in regard to the draft MMFLA ordinance.

\*Brenda Williams spoke about how Green Light District, a medical marihuana dispensary located at 3102 S Dort Hwy., lost grandfathered status. She does not think the State's December 15<sup>th</sup> deadline should apply to the case because the City of Flint has their own current ordinance. She thinks the decision of PC 17-316 is inconsistent with what the decision regarding her case was.

\*Note: Ms. Williams was not present at the agenda time of Public Forum; she spoke in between Reports and Old Business.

## **SITE PLAN REVIEW:**

### **SPR 17-888: Spen Tech Machine Engineering Corporation**

Applicant: Wendall Matson, Caliber Construction  
Location: 2851 James P. Cole Blvd., parcel # 41-06-401-016  
Contact: Wendall Matson, Caliber Construction

Jeffrey Ferweda, the architect on behalf of Matson, spoke about the project. He explained Spen Tech and its site history. Spen Tech now needs more space, and said the addition proposed is just shy of 6,000 square feet. The addition will be for offices and will look just like the existing offices. The total site is 29 acres, with 25 acres of asphalt and 4 acres of green space that was added in 2001.

Commissioner Jordan asked about the parking space calculation. She wanted to know how many employees will be working at the facility. Mr. Ferweda answered that there will be 45 employees per shift, which is calculated out to be 38 spaces required. The plans accommodate for even more than that minimum.

### ***M/S - Campbell/Allen***

Motion to approve SPR 17-888 as submitted by the applicant.

***Unanimously carried.***

## **CASE REVIEWS:**

There were no case reviews.

## **PUBLIC HEARING:**

### **PC 17-315: Request for a conditional use permit for a transitional home**

Applicant: Leon El-Alamin  
Location: 605 E Parkway Ave., parcel # 46-25-479-015

Leon El-Alamin introduced himself and his foundation, M.A.D.E. Institute, which aims at helping ex-offenders and at-risk youth. He explained that one of the biggest issues facing these people is safe housing. This transitional home proposes to house ex-offenders and would help their transition from prison/jail.

Commissioner Campbell asked how many residents the home will house. There will be four residents initially but proposing up to six. Ms. Campbell asked about a home monitor/supervisor as well as fencing for the property. There will be a 24/7 monitor and the property will be fenced in. Ms. Campbell also asked about a curfew time. Mr. El-Alamin explained that the residents' curfews will follow the same guidelines that their parole officers set.

Commissioner McCree asked how many bedrooms are in the house. Four bedrooms will be provided, and an installation of another bathroom and shower will be required to house up to six.

Commissioner Allen made a comment about schools in the area and taking away a perceived fear.

Commissioner Campbell asked if the home will be state-licensed. Mr. El-Alamin confirmed it will.

Commissioner Campbell asked about the soft-skills being taught. Mr. El-Alamin explained that trade skills for employment, life skills, and literacy/educational skills are taught to ex-offenders in his foundation's programs.

Nearby resident Gregory Fisher spoke in support of the transition home.

Mona Munroe-Younis, who works for the foundation, spoke in support of the transition home. Ms. Munroe-Younis commented how diligent Mr. El-Alamin and the board have been in their work.

Chairman Wesley spoke about how many letters of support the Planning Commission has received.

Councilman Eric Mays stated he has received feedback from two neighbors in opposition of the transition home. Commissioner Campbell asked about the neighbors' concerns. Councilman Mays explained the neighbors are concerned about their proximity and about the type of people who will be living there.

Commissioner Jordan encouraged Mr. El-Alamin and his foundation to continue reaching out with the neighbors.

Commissioner McCree asked if there are any concerns about how long residents are living there. The timeframe for a resident will be around six months to one year, with one year as the maximum.

Chairman Wesley asked what kind of ex-offenders will be living at the home. The home will accommodate non-violent offenders, including no sex offenders.

***M/S – Allen/Campbell***

Motion to approve PC 17-315 as submitted by applicant.

***Unanimously carried.***

**PC 17-316: Special regulated use permit to operate medical marihuana provisioning center**

Applicant: Great Lakes Farms Properties, LLC

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

Joe Jarvis spoke on behalf of his application for a 4,000 square foot provisioning and wellness center. Mr. Jarvis emphasized that his facility will be patient-centered. The architect, consultant, and attorney were present.

Commissioner Campbell asked how many caregivers will be present. There is some confusion about how many caregivers there will be initially versus how many caregivers are possible in the future. The consultant, Jenn Zielinski, clarified the confusion, explaining there will be one caregiver at this location while the business undergoes their application to the State.

Commissioner Jordan requested more clarity on the operator and business. Great Lakes Farms Properties is the property owner, Michigan Pure Med is the operator. The state license is through Michigan Pure Med.

Bruce Leach, attorney who represents the seller of the property, spoke in support of the applicant.

Commissioner Blower commented about the vagueness of the plan and asked about the business operations plan as one caregiver. Mr. Jarvis confirmed he would be the one registered caregiver while the site is being renovated and while applying to the State.

Commissioner Jordan asked about what will happen if the City does not adopt draft ordinance or if draft ordinance changes. Mr. Jarvis confirmed they would simply follow the current ordinance in place. He added they will still operate the wellness center, which includes education and yoga classes.

Commissioner Jordan asked about cultivation and odor management. There will be no cultivation and no processing, and they will have storage system that includes odor management. Processed products will be stored and sold at the provisioning center, but there will be no processing on site.

Commissioner Jordan asked about the delivery/transport process. There will be a secure transport through a single entry point in the building.

Mr. Jarvis mentioned they will be maxing-out the number of caregivers under whichever ordinance is in place, MMFLA adoption or not.

Kevin Schronce gave insight on MMFLA and LARA.

Commissioner McCree discussed that the application should be complete and thorough. She does not believe standards should be lower just because a new ordinance may be adopted in the future.

Commissioner Jordan commented about assessing this as one caregiver with our current ordinance. If the business wants to add more caregivers, the business will have to seek approval from this body.

Commissioner Blower commented that she feels the application is inconsistent and not up to the standards that other applications have been held to.

Mr. Leach commented that a one caregiver operation, while a limited scope, is still a legal operation while improvements or renovations go on in the meantime. He suggests that the city should err on the side of encouraging business.

Harold Remlinger, architect of the project, argued that the presentation would be clearer if site plan review went before the public hearing. The building needs to be aggressively cleaned up, and the timeframes involved in approval and construction are putting them back. He then clarified some of the concerns involving air ventilation of the storage area.

Councilman Eric Mays spoke in favor of the applicant. There was an email in opposition from Goodwill Industries of Mid-Michigan.

No one spoke in opposition.

***M/S – Allen/Campbell***

Motion to postpone PC 17-316 until the January 23<sup>rd</sup>, 2018 meeting. The Planning Commission requests consistency with the number of caregivers, consistency regarding odor management language, and clarity between the company and the holding company.

***Unanimously carried.***

**REPORTS:**

Reed Eriksson spoke about LARA's emergency administrative rules regarding MMFLA.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

Kevin Schronce gave an update on MMFLA. There is no timeframe set after last meeting, but he hopes it will be brought to next legislative meeting or special meeting in January. He will let the Planning Commission know.

Mr. Schronce updated that there have been meetings about MMFLA with Building & Safety, Police, Fire, and Legal departments. He said they have received a lot of feedback. They also have a meeting this week with the Mayor.

Mr. Schronce brought up trainings conducted by the State about MMFLA. He explained that there is now more clarity on revenue sharing.

Mr. Schronce suggested that a 6-month compliance period can be helpful because of the time it takes for the city to process cases.

Commissioner Campbell left at 8:06.

Commissioner Jordan asked about a timeline about holding vote on MMFLA. Mr. Schronce reminds the Commission that the draft updates are pending feedback from City Council and committee, so it is not responsible to guarantee the draft ordinance will be ready for vote on January 9<sup>th</sup>.

Councilman Eric Mays suggested that the cooperation between City Council and Planning Commission can help provide movement on the draft MMFLA ordinance. Chairman Wesley also suggests this cooperation can help get movement going on the draft zoning ordinance. Mr. Schronce agrees on this importance.

Commissioner Campbell asked about the cap on non-provisioning center MMFLA facilities. Mr. Schronce and Mr. Eriksson explained that caps on certain facilities are not necessary because the locational standards essentially take care of this.

**ADJOURNMENT:**

*M/S – Allen/Campbell*

*Unanimously carried.*