**FLINT PLANNING COMMISSION**

**DRAFT - Meeting Minutes**

**December 13, 2016**

**Commissioners Present Staff Present**

Robert Wesley, Chair Corey Christensen, Zoning Coordinator

Robert Jewell Kevin Schronce, Lead Planner

Denise Allen Reed Eriksson, City Attorney Carol-Anne Blower Claire Nowak-Boyd, Planner I

Elizabeth Jordan, Vice Chair

Phyllis McCree **Commissioners Not Present**

Harry Ryan Patrick Ryals

Leora Campbell

**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 McKenzie Room, 2nd Floor, City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Commissioner Jewell requested that an updated staff organizational chart be added to reports, and that the minutes of October 11, 2016 be included to the discussion of the previous meeting’s minutes.

**ADOPTION OF THE AGENDA:**

***M/S – Jordan/Allen***

Motion to adopt the meeting agenda as amended.

***Unanimously carried.***

***MINUTES:***

The Commission examined the minutes of October 11, 2016.

Commissioner Jewell drew attention to several grammatical errors in addition to the corrections Commissioner Jordan already supplied.

***M/S – Jewell/Allen***

Motion to accept the revised and updated minutes of October 11, 2016 as amended.

***Unanimously carried.***

The Commission examined the minutes of November 9, 2016.

***M/S – Jewell/Ryan***

Motion to accept the minutes of November 9, 2016 as presented.

***Yea: H. Ryan – Ward 1, R. Jewell – Ward 6, D. Allen – Ward 7, P. McCree – Ward 8, R. Wesley – Ward 5***

***Nay: None***

***Abstain: E. Jordan – Ward 9, C. Blower – Ward 4***

***Motion carried: 5-2-0***

**PUBLIC FORUM:**

Chairman Wesley announced the rules of the public forum.

Betty Ramsdell submitted a letter of support for SPR 16-870: Early Childhood Education Center.

Public comment was closed.

**SITE PLAN REVIEW:**

**SPR 16-869:** Michigan Timber and Truss (Construct additional wood storage units)

Applicant: Michigan Timber and Truss

Location: 3401 E. Court, Parcel ID # 41-09-453-002

Contact: Tom VanEvery

Dan Park introduced himself as representing Michigan Timber and Truss. They are requesting site plan approval for three wood storage buildings. The site is currently being used to manufacture wood trusses, floor joists, and wall panels. The property is located just east of Averill and directly south of a rail line. The site receives direct rail shipments of lumber and the purpose of these storage buildings is to house the lumber until it is ready to manufacture. The proposed buildings are three sided, with the front open. They are 24 feet in height at the front, 32’ by 120’ each.

Commissioner Allen asked about the zoning and land use of adjacent properties. Dan Park says he did not receive the internal review checklist and so was unaware he needed to add this information. He believes he addressed the City Engineer’s comments but was unaware there were more revisions needed.

Commissioner Allen recommended this case be postponed until the next meeting because the Planning Commission does not have enough information. Commissioner Jewell pointed out that there were several more items on the review checklist that the applicant needs to address.

**M/S – Allen/Jewell**

SPR 16-869, Michigan Timber and Truss, 3401 E. Court, Parcel ID 41-09-453-002, motion to postpone until January 10, 2017.

***Unanimously carried.***

**SPR 16-870:** Early Childhood Education Center

Applicant: Foundation for Flint

Location: 1518 University Ave., Parcel ID # 40-13-101-022

Contact: Amy Hovey

Isaiah Oliver introduced himself as a representative of Foundation for Flint. This project came up as a response to the Flint water crisis where nearly 10,000 children were exposed to lead. One of the most effective mitigating practices is early exposure to high quality early childhood education. Because of this a number of organizations came together to talk about expanding early childhood education services for the City of Flint. It was decided to build a new early childhood education center and partner this development with Durant Tuuri Mott Elementary School. This location is optimal because it is located near a high concentration of children ages 0-6.

Doug Scott from Rowe Architectural Services gave an overview of the site plans. The site is 8.7 acres and zoned A-2. They are proposing a building just under a 38,000 square foot with associated parking. There is a parking loop to drop off children and a bus loading area for field trips. There is a playground that will wrap around the building and it is all fenced in for security purposes. The facility is set up for 260 children. They are providing 109 parking spaces, with 6 of those being ADA spaces. This surpasses the 96 required by the zoning ordinance. The building will be served by public water, sanitary, and storm sewer. The parking lot will be lighted by polls 20’ in height and downward directed.

Commissioner Jordan asked where the fence mentioned is located on the Site Plans. Doug Scott pointed out where on the site plans the fence is located. It entirely encloses the playground area. This means the building can only be entered from the back and not off the street. The reason for the fencing is because of the age of the kids. Children will be dropped off directly in the building, the parking lot is not meant to be a bus loop.

Commissioner Jordan asked about the areas on the site plans reserved for future amenities and whether they were seeking approval for these future amenities today. Doug Scott replied that the proposed future play field will be leveled but no goal posts or any structures are proposed for the field. The parts of the site plan shaded grey are not meant to be included in the approval. They must come back if they want to build these parts.

Commissioner Allen asked if they will be tying into the underground sewer. Doug Scott replied yes they will be tying into that sewer for drainage.

Commissioner Jordan asked if they will be keeping the large existing trees and protecting their root systems. Doug Scott replied yes they will. Commissioner Jordan asked whether the planted area which runs through the parking lot is meant to be a bio swale. Doug Scott replied yes.

Commissioner McCree asked if they are building the school on what is now the soccer field. Doug Scott replied yes.

Commissioner Jewell emphasized that the parts of the site plan marked for future development are not being approved at this meeting. If they follow through with these plans they will have to seek approval for them separately.

Commission McCree asked what impact construction will have on the current school. Doug Scott outlined the construction plan. The entire site will be fenced and construction vehicles will not block any bus routes or flow of traffic for parents picking up and dropping off children.

Commissioner Jordan asked if they had elevations. Doug Scott said they do not.

Commissioner Jewell requested clarification on the differences between Flint Kids Learn LC3 and Foundation for Flint. The applicant agreed to submit a statement for the commission that will clarify ownership.

Commissioner Wesley noted the letters of support from Stevenson Neighborhood Block Club, and Kettering University.

**M/S – Jewell/Jordan**

Motion to approve SPR 16-870 Early Childhood Education Center at 1518 University Ave., Parcel ID # 40-13-101-022 on the condition they submit a statement outlining ownership.

***Unanimously Carried.***

**CASE REVIEWS:**

There were no case reviews.

**PUBLIC HEARING:**

There were no public hearings.

**REPORTS:**

The Commission reviewed the staff report to the Zoning Board of Appeals regarding ZBA 16-2207: Bacco Farms, LLC. Commissioner Jordan requested some grammatical changes to the document.

Commissioner Jewell asked for clarification on whether the ZBA will be given a copy of the application Bacco Farms, LLC submitted to the Planning Commission. Corey Christensen replied they will be given every document Bacco Farms, LLC submitted, including the application.

**RESOLUTIONS:**

There were no resolutions

**OLD BUSINESS:**

Kevin Schronce discussed recent bills passed by the state on Medical Marijuana. Mr. Schronce passed out an updated draft of the Additionally Regulated Uses Ordinance. A major change from the previous copy is the addition of a Group D use for provisioning. Staff is working to take the public’s input into the ordinance and make it easier for staff and applicants to navigate. The Commission will take the revised ordinance home for review and discuss at the Planning Commission meeting on January 10, 2017.

Kevin Schronce gave an update on the Capital Improvement Plan. Staff intends to have a draft for Planning Commission review in January.

Commissioner Jordan asked for any updates on the Green Innovation District. Mr. Schronce replied there have been conversations with Commissioner Campbell and Councilman Nelson and they plan to continue to work on this.

**NEW BUSINESS:**

There was no new business.

**ADJOURNMENT**:

M/S – Allen/Jewell

***Unanimously carried.***