

FLINT PLANNING COMMISSION
Meeting Minutes
February 13, 2018

Commissioners Present

Robert Wesley, Chair
Phyllis McCree
Robert Jewell
Denise Allen
Harry Ryan
Leora Campbell
Carol-Anne Blower, Secretary

Staff Present

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

Commissioners Not Present

Elizabeth Jordan, Vice Chair - Excused

ROLL CALL:

Chairman Wesley called the meeting to order at 6:09 p.m. Roll was taken and a quorum was present. The meeting was held in the Dome, basement of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

There were no additions or changes to the agenda.

ADOPTION OF THE AGENDA:

M/S – Allen/Campbell

Motion to adopt the meeting agenda.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 1-23-18. There were no corrections.

M/S – Allen/McCree

Motion to approve the minutes of 1-23-18.

Yes: Ryan, Wesley, Jewell, Allen, McCree

Abstain: Campbell, Blower

PUBLIC FORUM:

No one spoke during public forum.

SITE PLAN REVIEW:

There were no site plan reviews.

CASE REVIEW:

There were no case reviews.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

There were no reports.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:**MMFLA Ordinance Update**

Reed Eriksson provided updates on the draft MMFLA ordinance. The administration is leaning towards permitting the co-location of growing, processing, and provisioning center. Being removed is the 500 foot distance requirement between provisioning centers, however there still cannot be more than four within a 2,000 foot radius. For growing and processing centers, the draft requires a 10,000 square foot requirement, but staff is considering increasing this requirement for those who wish to co-locate growing, processing, and provisioning center. On sites that co-locate, there must be distinct licenses for each type of operation. There are also updates in the change of ownership process. Adding another owner to an existing facility can be approved administratively, but if the ownership is transferred from one individual to another then the new owner would need to undergo the full application process and obtain a Special Regulated Use permit via the Planning Commission. If there is any change in the site's physical layout after this change of ownership then site plan review will be required as well. Mr. Eriksson also expressed staff's desire to have individual meetings with each councilperson to introduce them to the draft ordinance.

Commissioner McCree asked if a new owner after a change of ownership would need to submit a new operations plan. If the owner is making any alterations to the facility (interior or exterior), site plan approval from the Planning Commission would be required.

Commissioner Jewell asked if the co-location of growing, processing, and provisioning center is going on in other communities, and if other communities have a co-location square foot requirement. Yes, this is going on in other communities. Commissioner Jewell wonders if this change of ownerships process Mr. Eriksson explained would set a precedence with other types of uses. Mr. Eriksson confirms it will not.

Commissioner Ryan asked if the draft is in line with state law and if the state law supersedes this draft if there are changes. Mr. Eriksson confirms it is in line with the state, and if there are any inconsistencies or changes then LARA's rules control. The good thing about opting-in is that it gives more freedom/control to cities to be responsive to their local needs.

Commissioner Campbell asked about the federal government's involvement in medical marijuana and if recent federal activity of the Attorney General rescinding previous enforcement policy has changed anything at the state level. In the event that the federal government takes action against states that allow medical marijuana, then the city and state would alter their laws quickly. Ultimately, a medical marijuana facility owner takes full responsibility to understand the federal law as well.

Commissioner Ryan asked about bank depositing dealing with medical marijuana. The state-level guidelines give guidance to banks and credit unions regarding medical marijuana business.

Commissioner Allen compliments the staff for their care and attention to the draft.

Chairman Wesley asked about the process of the draft in terms of Planning Commission and City Council voting. The goal is to submit a final draft to the Planning Commission at the February 27th meeting for a

vote of recommendation. In the meantime staff will be meeting with councilpersons to introduce them to the draft.

Capital Improvement Plan Draft

Kevin Schronce passed out the most updated Capital Improvement Plan draft. He summarized the important updates of some of the chapters. Chapter 3 entails the water crisis, describing updates on the recent 30-year contract with the GLWA and contract with AECOM to manage the FAST Start program. Chapter 4 entails housing and neighborhoods and describes significant progress in Choice Neighborhoods. Chapter 5 entails transportation and mobility, which has not seen significant activity in the past year. Chapter 6 entails environmental features, open space, and parks, which covers the addition of seven new playgrounds, significant naturalization projects, and river dredging/restoration projects. Chapter 7 entails infrastructure and community facilities, which have involved City Hall repairs as well as the removal of Hamilton Dam and Fabri Dam. Chapter 8 entails economic development and education, which involves the Buick City accelerator project. Chapter 9 entails public safety, describing continued investments in police and fire safety. Mr. Schronce and staff intend to have Hughey Newsome and Rob Binscik to speak to the Planning Commission regarding the Capital Improvement Plan.

Chairman Wesley asked about the project near the UM-Flint Campus and the post office. Mr. Schronce explained that that was a dredging and cleaning of the bottom of the Flint River.

Commissioner Ryan and Commissioner Campbell asked about the North Flint Crime Grant. This was not listed in the CIP draft because it is not a grant the City was awarded. It was awarded to Hamilton Community Health Network, and is a holistic approach to crime prevention and can help the public fight crime in a smart way based on data analytics while not necessarily increasing officers on the street. The project is just getting started and is a two-year grant.

Commissioner Jewell asked about a timeline for the plan. The Planning Commission can vote on it at the February 27th meeting if they are comfortable with it. The goal is to have an approved document from the Planning Commission before budgeting is passed by the Council.

5-Year Master Plan Update

Chairman Wesley asked what the Commission's next steps should be. Kevin Schronce replied that the master plan starts and ends with the zoning code. Adopting the zoning code is priority, but attention has been committed towards MMFLA ordinance.

Commissioner Wesley asked if adopting the MMFLA ordinance would lead to adopting of the zoning code. Mr. Schronce confirms that is what the Council has communicated.

Commissioner McCree asked what is currently happening with the draft zoning code. Currently, it is idling.

Commissioner Allen mentioned it can be helpful for the Commission to assist Council in terms of understanding the zoning code update.

Commissioner Jewell mentioned that the Commission should make sure they are following state laws involving the five year review of a master plan. Simultaneously, the Planning Commission needs to move the zoning code forward. Also, Commissioner Jewell suggests that Chairman Wesley, Commissioner Jordan and staff develop an itemized list of what the Commission must do to fulfill its responsibility to review the master plan.

Commissioner Ryan suggested that councilmembers should be invited to Planning Commission meetings.

Commissioner Blower asked if the master plan or zoning code have been recently discussed with councilmembers. Mr. Schronce responds that recent discussions have largely been about medical marihuana.

ZBA Update

Kevin Schronce provided updates on the ZBA. There are five new members, and there will be a ZBA training session this Tuesday, February 20th. Staff will send out invites for this to the Planning Commission. A special meeting will likely be called soon after that to hear actual ZBA cases.

NEW BUSINESS:

Kevin Schronce is reviewing the budget and there are currently no changes to staffing.

ADJOURNMENT:

M/S – Allen/Blower

Unanimously carried.