

**FLINT PLANNING COMMISSION**  
**Special Meeting Minutes - *Approved***  
**February 14, 2019**

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**Commissioners Present**

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

**Staff Present**

Andy Aamodt, Planner I  
Reed Eriksson, Assistant City Attorney  
Suzanne Wilcox, Planning & Development Director

**Commissioners Not Present**

Robert Jewell – Excused  
Denise Allen – Excused

**ROLL CALL:**

Chairperson Wesley called the meeting to order at 6:12 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 of the City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

*Lead Planner Position Update* was added to Old Business.

*Flint Recovery Plan* was added to New Business.

**ADOPTION OF THE AGENDA:**

*M/S – Jordan/Campbell*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of 1-22-19 and made changes.

*M/S – Jordan/Campbell*

Motion to approve the minutes of 1-22-19 as amended.

*Unanimously carried.*

**PUBLIC FORUM:**

No one spoke.

**SITE PLAN REVIEW:**

**SPR 19-902** Mixed Use Commercial/ Residential  
Applicant: Genesee County Habitat for Humanity  
Location: 1214 W. University Ave. (PID # 40-13-126-016)  
Contact: Margaret Kato

Margaret Kato introduced the team engineer and construction consultant, Rade Beslach. The lower level will be commercial office use and the upper floor will be apartments.

Commissioner Jordan addressed the checklist items, including the square footage of residential units and fence details. Mr. Beslach explained the square footage and also noted the privacy fence should actually be 25' from front property line.

Commissioner Blower clarified that this project obtained a use variance for the commercial use back in August, 2018.

Commissioner Jordan stated it is encouraging to see this type of project in the University Ave. Corridor.

***M/S – Jordan/Campbell***

Motion to approve SPR 19-902, at 1214 W. University Ave. (PID # 40-13-126-016), with the condition that staff administratively approves the revised site plan noting the privacy fence as 25' from front property line.

***Unanimously carried.***

**SPR 19-903** Multi-Family Residential  
Applicant: Genesee County Habitat for Humanity  
Location: 315 Sylvan Ct. (PID # 41-18-309-019)  
Contact: Margaret Kato

Rade Beslach introduced the project. Margaret Kato explained the homeowner aspect of the project. It will be affordable rental units.

Commissioner Jordan asked about the square footage for each unit. Mr. Beslach explained it will be roughly 1,350 square feet per unit.

Commissioner Jordan asked about the existing driveways within 200 feet. Andy Aamodt explained there only appears to be one driveway on Sylvan Ct., and that is a residential driveway.

Commissioner Blower asked if there will be eight or nine parking spaces. There will be eight regular spaces and one ADA space.

Commissioner Blower clarified that a non-use variance was granted for reduced rear setback.

***M/S – Campbell/Jordan***

Motion to approve SPR 19-903, 315 Sylvan Ct. (PID # 41-18-309-019), as presented.

***Unanimously carried.***

**CASE REVIEWS:**

There were no case reviews.

**PUBLIC HEARING:**

**PC 19-328:** Application to transfer ownership of Michigan Organic Solutions, at 3549 S. Dort Hwy. (PID # 41-21-351-034), from Benjamin Horner to Donald Baker and Roberta Polk.

Benjamin Horner spoke as the applicant. He has been with Michigan Organic Solutions for eight years.

Commissioner Blower asked Mr. Horner if he will still be involved in the business. Mr. Horner confirmed he will be consulting with the business on a part-time basis, and will also continue running the *Michigan MM Report* magazine.

Donald Baker spoke. He stated Mr. Horner will consult with them for a year in their transition. Mr. Baker explained he has worked in the security business and is currently in money management. He explained he is used to compliance.

Commissioner Campbell asked about the ownership percentage. Mr. Baker answered he will have 98% and Ms. Polk will have 2%.

Commissioner Wesley asked if there will be changes to hours of operation. Mr. Horner explained the current hours and stated these will not be changing.

No one spoke in favor of the application. No one spoke in opposition. Staff confirmed there was no feedback.

***M/S – Campbell/Ryan***

Motion to approve PC 19-328: Application to transfer ownership of Michigan Organic Solutions, at 3549 S. Dort Hwy. (PID # 41-21-351-034), from Benjamin Horner to Donald Baker and Roberta Polk, as presented.

***Unanimously carried.***

**PC 19-329:** Application to transfer ownership of Michigan Safe Transfer, at 3401 Corunna Rd. (PID # 40-23-101-010), from Nicholas Panessidi to Steven Jaboro.

Nicholas Panessidi spoke and explained why he wants to pass the business on to Steven Jaboro.

Commissioner Jordan pointed to the applicant confirmation boxes on the application. Those need to be checked. Mr. Panessidi checked the boxes and on the application page and signed it.

Commissioner Blower asked about the Site Plan Review in December. She asked if this has consequently expired. Andy Aamodt confirmed it has expired and the new owner will need to re-apply if they still desire to make renovations.

Commissioner Blower asked Mr. Panessidi if he will be involved in business going forward. Mr. Panessidi confirmed he will not be involved.

Commissioner Campbell pointed to business plan stating “City of Center Line.” Berton Brown, the business consultant, stated this is a typo as it is a template from another application.

Commissioner Campbell stated the number of patients at 200 per day seemed high. Mr. Brown explained they are not operating under the old MMA model but rather the MMFLA model which allows provisioning centers to provide their medicine to registered patients.

Mr. Jaboro confirmed the business is not aiming to open quite yet, and if they desire to make floor plan changes they will do so the right way.

No one spoke in favor of the application. No one spoke in opposition. Staff confirmed there was no feedback.

***M/S – Jordan/Blower***

Motion to approve PC 19-329: Application to transfer ownership of Michigan Safe Transfer, at 3401 Corunna Rd. (PID # 40-23-101-010), from Nicholas Panessidi to Steven Jaboro, as presented.

***Unanimously carried.***

**REPORTS:**

**Recreational Marijuana Factsheet**

Reed Eriksson provided a recreational marijuana factsheet. This included FAQs the Legal Department drafted as well as resources from Michigan Municipal League.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

**Lead Planner Update**

Suzanne Wilcox provided an update on the Lead Planner position. It has not yet been filled.

**NEW BUSINESS:**

**Flint Recovery Plan**

Commissioner Jordan expressed that as the City is looking to update the Master Plan and the Capital Improvements Plan, this may be a good time to see how the Flint Recovery Plan syncs with these.

**ADJOURNMENT:**

***M/S – Ryan/Blower***

***Unanimously carried.***

Meeting adjourned at 7:30 pm.