

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
February 26, 2019

Commissioners Present

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

Staff Present

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 6:14 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

There were no changes to the agenda.

ADOPTION OF THE AGENDA:

M/S – Ryan/Blower

Motion to adopt the meeting agenda as presented.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 2-14-19 and made no changes.

M/S – Blower/Jordan

Motion to approve the minutes of 2-14-19 as presented.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

SITE PLAN REVIEW:

SPR 19-904 Coolidge Park Mixed-Use
Applicant: Glenn Wilson, Communities First, Inc.
Location: 3701 Van Buren Ave. (PID # 40-15-435-017)
Contact: Dave McLane, AMAG

Glenn Wilson and Dave McLane spoke and introduced the changes to the originally approved site plans. This project's site plan were originally approved in 2016.

Commissioner Jordan requested clarification on the number of units in comparison to the previous submittal. Mr. Wilson confirmed there are no changes to the number of units.

Commissioner Jordan stated the exterior looks different than the original submittal then asked if this is because of the historical nature of the project.

Commissioner Blower asked for more details about the height. Mr. Wilson stated the building's height was reduced so that you cannot see the new construction from the northeast corner of the site (while looking at the original structure).

M/S – Jewell/Blower

Motion to approve SPR 19-904, at 3701 Van Buren Ave. (PID # 40-15-435-017), as presented.
Unanimously carried.

SPR 19-907 MPM-R Flint

Applicant: Joe Jarvis

Location: 310 S. Averill Ave. (PID # 41-09-451-008)

Contact: Harold Remlinger, Design Team +

Joe Jarvis and Jo Alter, architect with Design Team +, spoke regarding the project. Mr. Jarvis first stated that the business will have a DBA as "Common Citizen". The reason they are before the Commission is for floor plan changes. The reason they have requested these changes is to make the more of a coffee-house or retail feel. They wanted to eliminate some of the offices at the front of the original floor plan. A secondary egress was added that can serve as an emergency access. Utility access was moved to the corner because it did not make sense to be in the center. The vestibule was eliminated.

Commissioner Jewell asked about the security layout and wanted to know where the cameras are located. Mr. Jarvis stated the camera layout was not included on the floor plan but they do have a security plan that was submitted to the State. Mr. Jarvis confirmed the number of cameras will not decrease, but rather they may add additional cameras. Mr. Jarvis then went over the smart technology the facility will have.

Commissioner Blower asked for clarity on some of the room terminology.

Commissioner Blower asked about the restroom access. Mr. Jarvis stated now one does not need to go through the sales area to get to the restroom.

Commissioner Jewell asked about the DBA and asked staff how these DBAs are maintained. Staff replied these are kept in a log and will be a part of the license when issued. Commissioner Jewell emphasized the importance of updating these.

M/S – Blower/Jordan

Motion to approve SPR 19-907, 310 S. Averill Ave. (PID # 41-09-451-008), with the condition that staff administratively reviews the security layout, in which security cameras are added to the site plans, and that room terminology is revised.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

There were no reports.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Jewell/Jordan

Unanimously carried.

Meeting adjourned at 7:20 pm.