

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**February 27, 2018**

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**Commissioners Present**

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

**Staff Present**

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

**Commissioners Not Present**

Harry Ryan

**ROLL CALL:**

Chairman Wesley called the meeting to order at 6:05 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:**

Commissioner Jewell added “Master Plan 5-Year Review” to Old Business.

Commissioner Jewell moved Draft Capital Improvement Plan Presentation to after Public Forum.

Commissioner Blower added ZBA Training Report to Reports.

Chairman Wesley moved PC 18-318 to Public Hearing.

**ADOPTION OF THE AGENDA:**

*M/S – Allen/Campbell*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of 2-13-18. Chairman Wesley requested Elizabeth Jordan be noted as excused under “Commissioners Not Present”.

*M/S – Allen/Campbell*

Motion to approve the minutes of 2-13-18 as amended.

*Yes: Wesley, Blower, Jewell, Allen, McCree, Campbell*

*Abstain: Jordan*

**PUBLIC FORUM:**

No one spoke during public forum.

**OLD BUSINESS:**

**Draft Capital Improvement Plan Presentation**

Rob Binscik, Director of Public Works, introduced himself and spoke about the Capital Improvement Plan draft.

Commissioner Allen asked for clarification on funding. Mr. Binscik explained there is funding from TIGER Grant and a WIIN Grant.

Commissioner Jordan brought up the “Rebuilding the Right Way” best practices document and wanted to know how this is incorporated into the plan. Mr. Binscik explained he played a role in putting that document together so he is familiar with these best practices. They will follow these to the extent that funding allows. There is still a major lack of funding. TIGER Grant is a road grant, but ideally they want to do underground infrastructure repairs before they repave/repair roads.

Commissioner Jewell asked the body to what extent they are comfortable making a recommendation to forward this to City Council.

Commissioner Campbell asked about status of the City’s application for a grant for Atherton East relocation. Kevin Schronce replied that the first phase of the grant has been received and LIHTC have been awarded.

Commissioner Campbell asked which commercial properties have been demolished. Mr. Schronce explained the blight elimination grant targeted the demolitions of Kirkwood Estates, apartment complex on Ballenger, and another Land Bank property on Wood & Saginaw.

Commissioner Jordan asked if a public hearing was required for Capital Improvement Plan. A public hearing is not required by state law.

*M/S – Jewell/Allen*

Motion to recommend approval of the CIP by City Council.

*Carried unanimously.*

**SITE PLAN REVIEW:**

There were no site plan reviews.

**CASE REVIEW:**

There were no case reviews.

**PUBLIC HEARING:**

**PC 18-318:** Awad Aziem requests a conditional use permit to operate an adult foster care home at 4250 N. Saginaw St.

Awad Aziem introduced himself and spoke about his plan. He explained it is a good location for such a facility because it is attached to a clinic with a physician. He is the physician.

Commissioner Campbell asked for clarification on whether it is an adult foster care home or center, based on the number of residents. It will be a center, because it can house up to 20 people. Mr. Aziem explained they need this approval from the City before they get their state license.

Commissioner Campbell asked about if interior renovations need to be made. Mr. Aziem replied that they will make sure their facility is in compliance with all the city and state laws regarding this.

Chairman Wesley asked Corey Christensen if there has been any feedback. Mr. Christensen confirms there has not been any.

***M/S – Campbell/Jordan***

Motion to approve conditional use permit for adult foster care center at 4250 N. Saginaw St.

***Approved unanimously.***

**REPORTS:**

Commissioner Blower summarized the ZBA meeting's training session that took place on February 20<sup>th</sup>. It was a training session because many of the ZBA commissioners are new. Chairman Wesley was there as well and made comments about the need for the ZBA to be impartial, because that's their duty.

Commissioner Jewell asked if roles and responsibilities were covered. Commissioner Blower confirmed that roles of the ZBA and the relationships it has with other bodies (e.g. Planning Commission) were covered by the training.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

**MMFLA Ordinance Update**

Reed Eriksson provided updates on the draft MMFLA ordinance. There is a special City Council meeting tomorrow, February 28<sup>th</sup>. This meeting will include a presentation by Mr. Eriksson and Kevin Schronce. It will also include public comment. The draft ordinance has been updated and these copies will be available for the public tomorrow (February 28).

The most substantive change recently has been language about federal law and an acknowledgement statement that confirms the applicant is aware of federal law regarding marihuana. This statement is on page eight (Section E.2.xxiv).

Commissioner Campbell asked for clarification in the draft that clarifies state law supersedes city law. Mr. Eriksson confirmed that this is clarified in the draft.

Commissioner Jewell would like to add another staff update for the MMFLA ordinance to Old Business of next meeting's agenda.

***M/S – Jewell/Allen***

***Motion to recommend approval of MMFLA Ordinance dated 2-15-18 by City Council.***

***Approved unanimously.***

**Master Plan 5-Year Review**

Commissioner Jewell noted the importance of establishing a process for ensuring Planning Commission reviews the Master Plan, which is a requirement under state law. Commissioner Jordan stated that this will be discussed during the monthly meeting between Chair, Vice Chair, and Staff.

**NEW BUSINESS:**

Kevin Schronce announced there will be a press conference regarding the Choice Neighborhoods program on Friday, March 2<sup>nd</sup> at 10:30 in the City Hall lobby.

**ADJOURNMENT:**

*M/S – Allen/McCree*

*Unanimously carried.*

Meeting adjourned at 7:00 p.m.