

FLINT PLANNING COMMISSION
Meeting Minutes - Final
March 12, 2019

Commissioners Present

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

Staff Present

Andy Aamodt, Planner I
Suzanne Wilcox, Planning & Development Director
Kristin Stevenson, CNI Coordinator

Commissioners Not Present

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:

Commissioner Jordan moved that Reports take place after the Public Forum while staff was present to speak on the Flint Recovery Plan.

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 2-26-19 and made corrections.

M/S – Jordan/Blower

Motion to approve the minutes of 2-26-19 as corrected.

Commissioners Campbell and Allen abstain, motion carried.

PUBLIC FORUM:

No one spoke.

REPORTS:

Flint Recovery Plan: Jameca Patrick-Singleton spoke about the Flint Recovery Plan. She is the chief recovery officer and coordinator of the plan for the City since July 2017. Jameca is now analyzing the information they have gathered while simultaneously conducting community planning based on the residents' feedback. The goal is to stay consistent with the Master Plan with regards to language and focus on some of the areas highlighted in the Master Plan.

Commissioner Jordan asked about the top priority areas and challenges the community worried about.

Ms. Patrick-Singleton mentioned economic development, blight, affordable housing, grocery stores, public safety, and clean potable water.

Commissioner Ryan wanted to emphasize that when this plan is finished it needs to be implemented rather than forgotten or replaced.

Ms. Patrick-Singleton stated they have met and partnered ‘navigators’ with councilmembers to keep councilmembers engaged and involved.

Commissioner Jewell requested a 1-2 page overview on the Plan for something to reference.

Commissioner Jordan asked about a timeline.

Ms. Patrick-Singleton stated that when the Master Plan was passed the Water Crisis had not yet happened. Their goal is to have the Recovery Plan completed by the end of the summer 2019. Working with Suzanne Wilcox and the Planning & Development Department is a priority. Suzanne Wilcox wanted to reinforce that they are working hard to integrate these plans together.

Commissioner Campbell asked how many people are on this committee and if all wards are represented.

Ms. Patrick-Singleton replied that there are 15 members. Ward residence is unknown. The committee is made up of active residents, leaders of organizations, people from different professions, and business leaders.

Commissioner Jordan commented that the Master Plan is a document that gets updated. She questioned if this Recovery Plan can help update the Master Plan.

Suzanne Wilcox stated that she has discussed internally about updating the Master Plan with reference to water crisis recovery and the new Economic Development Department.

Commissioner Ryan stated people in his community feel left out of development after the Master Plan process. Other than Pierson Rd. there is no talk of development in his community.

Suzanne Wilcox replied that the Master Plan’s educational component could help clarify where work is and is not occurring. Commissioner Ryan stated the development is stopping in certain areas and it needs to be addressed.

Ms. Patrick-Singleton restated the goal to have the plan driven by what residents are giving as feedback.

SITE PLAN REVIEW:

SPR 19-905 Clark Commons, Multi-Family Apartments
Applicant: Lori Harris, Norstar Development
Location: N. Saginaw St. & Williams St.
Contact: James Pappas; Fusco, Shaffer & Pappas, Inc.

Commissioner Jewell had a procedural question. Staff Review pg. 1: Norstar still has to meet the requirements for parcel combination. A year or so ago a similar situation happened. How can the Planning

Commission proceed with site plan review when multiple entities own the land under a proposed combination?

Kristin Stevenson stated that in September 2017 Norstar and Fusco, Shaffer & Pappas, Inc. came before the Planning Commission and received approval to submit site plan applications to HUD and MSHDA for tax credits. All parcels have not been combined but the process is proceeding.

Kristina Higgins, Norstar Development added that all 31 parcels have an option and there is a resolution with the City of Flint to be awarded the 18 City parcels. Commissioner Wesley asked if Norstar has ownership. Ms. Higgins replied no. Ms. Stevenson added that Norstar does have an option agreement with the Genesee County Land Bank for their 13 parcels

Commissioner Jewell requests to review copies of the applications for combinations in SPR 19-905, the option for purchase, and a summary from Ms. Wilcox and Ms. Stevenson regarding updates to the Choice Neighborhood project Phase I.

Blake Hatterman, architect for Clark Commons Phase I presented the project. He is requesting approval for a multi-family building; three stories, two bedroom units. First floor is a 'ranch' configuration while above those are townhomes, for 23 units.

Commissioner Jordan stated that setbacks are not listed.

Mr. Hatterman said that downtown area development served as a reference so there are zero or nearly zero setbacks. Andy Aamodt stated that there needs to be a 7' setback in the front per Zoning Code.

Commissioner Allen motion to approve with the condition that 7' setbacks are approved administratively.

M/S – Allen/Campbell

Motion to approve SPR 19-905, of Clark Commons, N. Saginaw & Williams St., with the condition that 7' setbacks are approved administratively with input from the Chairperson.

Unanimously carried.

SPR 19-908 Sweet Leaf
Applicant: Tiffany Drudi
Location: 400 S. Dort Hwy. (PID # 41-08-434-033)
Contact: John Gazall; Gazall, Lewis, & Associates

Bruce Leach spoke. Tiffany Drudi was not present but Mr. Leach is one of the three special regulated use permit holders.

Commissioner Jordan asked about there being two bathrooms on a previous drawing. Mr. Leach said they were altered to meet accessibility requirements.

Commissioner Jewell requests documentation from the Building Inspector stating what is required for approval.

M/S – Allen/Campbell

Motion to approve SPR 19-908, of The Sweet Leaf, 400 S. Dort Hwy (PID # 41-08-434-033) as presented.

Unanimously carried.

SPR 19-909 The Greenery

Applicant Ivan Ammori

Location: 2610 Davison Rd. (PID # 41-08-228-016)

Contact: David McLane; AMAG, LLC

Ivan Ammori spoke on floor plan change to add a restroom. David McLane spoke.

Commissioner Jordan asked for clarification on what the large circles on the drawing represent. Mr. McLane replied they show compliance and clearance space.

M/S – Blower/Allen

Motion to approve SPR 19-909, of The Greenery, 2610 Davison Rd. (PID # 41-08-228-016), as presented

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

PC 19-330: Application to transfer ownership of District Dort (formerly known as Urban Garden Supply) at 3316 S. Dort Hwy. (PID # 41-20-476-045) from Sinan Desilva to Gjergj Sinishtaj.

Sinan Desilva presented his application.

Commissioner Jordan asked about number of patients they expect to see. There were inconsistencies.

Berton Brown explained that there are changes to the law and the presented chart reflects that change.

Commissioner Blower asked if this is a complete transfer. Mr. Desilva stated that this correct, and he will not be involved in the business endeavors.

Commissioner Jewell asked to hear the plans of the future owner, Mr. Sinishtaj.

Commissioner Jordan inquired about the operating hours.

Mr. Sinishtaj explained he will be open the full hours allowed under the ordinance.

M/S – Jordan/Campbell

Motion to approve PC 19-330: Application to transfer ownership of District Dort (formerly known as Urban Garden Supply) at 3316 S. Dort Hwy. (PID # 41-20-476-045) from Sinan Desilva to Gjergj Sinishtaj, as presented.

Unanimously carried.

PC 19-331: Application to transfer ownership of Leoni Wellness (formerly known as Michigan Safe Transfer) at 3401 Corunna Rd. (PID # 40-23-101-010) from Steven Jaboro to Victor Aziz.

Steven Jaboro and Berton Brown, business consultant, spoke. Mr. Steven Jaboro has one state license and had the option to use his license for his Detroit Provisioning center and has chosen to stay with that business rather than the Flint one.

Victor Aziz used a friend, Dennis Jaboro, to translate for him as he speaks Caldean. Mr. Aziz is pre-qualified and licensed under the MMFLA and has currently operating provisioning centers. His business background is in retail.

Commissioner Jewell asked what motivates Mr. Aziz to take on ownership. Mr. Aziz has lived in the Flint-Flushing area in the past and understands the area and opportunity.

Commissioner Jewell asked what kind of businesses Mr. Aziz has had before. Mr. Aziz has had a supermarket in the area, Landmark Food Center.

Commissioner Blower asked if this is a complete transfer. Mr. Jaboro will be removed completely. Mr. Aziz confirmed this.

Commissioner Jordan asked for further clarification on the business plan's reference to "Ann Arbor law".

M/S – Allen/Jordan

Motion to approve PC 19-331: Application to transfer ownership of Leoni Wellness (formerly known as Michigan Safe Transfer) at 3401 Corunna Rd. (PID # 40-23-101-010) from Steven Jaboro to Victor Aziz, as presented.

Unanimously carried.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Update on Planner positions. Adam Moore has been hired as Lead Planner/Planner III, two Planner I's have been hired, and Andy Aamodt has been hired as Zoning Coordinator. Suzanne or Andy A. will bring an organizational chart of the Department for the next Planning Commission meeting.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Allen/Blower

Unanimously carried.

Meeting adjourned at 8:38 pm.