

FLINT PLANNING COMMISSION
Meeting Minutes
March 13, 2018

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner/ Planner III
Reed Eriksson, Assistant City Attorney
Andy Aamodt, Planner I
Suzanne Wilcox, Director of Department of
Planning & Development

ROLL CALL:

Chairman Wesley called the meeting to order at 6:08 p.m. Roll was taken and a quorum was present. The meeting was held in the McKenzie Room, 2nd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Added ZBA Update to Reports.

Added CIP to Resolutions.

Added Master Plan 5-Year Review to Old Business.

Added Planning Commission Member Term Status to New Business.

ADOPTION OF THE AGENDA:

M/S –Campbell/Allen

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 2-27-18 and made two modifications.

M/S – Allen/Campbell

Motion to approve the minutes of 2-27-18 as amended.

Unanimously carried.

PUBLIC FORUM:

No one spoke during public forum.

SITE PLAN REVIEW:

SPR 18-889: Ground Effects, LTD

Applicant: David McLane, Amag, LLC
Location: 2501 Lippincott Blvd., parcel # 41-16-351-032
Contact: Rob Van Dyke, Ground Effects, LTD

David McLane and Rob Van Dyke spoke regarding the site plan. Their site plan is for a new building on the site. There are 63 proposed parking spaces and a sidewalk across the front of the building. The site will be lighted and there will be a guard shack to provide security. Stormwater detention is along the east side of the site. The site will be using public utilities. The interior of the new building will be sprinkled. The parking lot was previously approved by the Planning Commission in July, 2017.

Mr. Van Dyke, the plant manager, spoke regarding the operations of the site. Ground Effects is a contracted second-tier manufacturer for General Motors. Their new facility will be used to apply graphics to GM vehicles. There will be no interior work done to the vehicles.

Commissioner Jordan asked about the company's future plans and if they intend to expand. The site is designed to be capable of expanding. They envision a phase 2 eventually, and as of right now, the future building would mirror the current building.

Commissioner Jewell commented that he is impressed with the landscaping and lighting plans. Mr. Van Dyke replied that they will be keeping the existing trees along the property's border.

Commissioner Allen asked about the relationship Ground Effects has with some of the neighboring properties. Mr. Van Dyke noted they have no issues with neighboring properties and have a good relationship with Star Truck Rentals.

Commissioner McCree asked about the flow of traffic for trucks throughout the property. Mr. Van Dyke described the route trucks will take. He also described the access drive for employees and their parking in the front of the building, which will not come into contact with the truck flow. There will be a maximum of 20 employees during a shift. The site will have a drive connecting to their existing adjacent property.

M/S – Allen/Campbell

Motion to approve SPR 18-889 at 2501 Lippincott Blvd., parcel # 41-16-351-032, as presented.

Unanimously carried.

CASE REVIEW:

There were no case reviews.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

MMFLA Ordinance Update

Kevin Schronce and Reed Eriksson provided an update on the MMFLA draft ordinance. Mr. Schronce detailed the upcoming City Council meeting schedule, with important dates being March 22 and March 26. Thursday, March 22 will be the formal introduction to the draft ordinance and Monday, March 26 is potentially the first reading of the draft ordinance, with opportunity for public comment.

ZBA Update

Corey Christensen updated the Commission that there are three ZBA cases on the agenda for the March 20 ZBA meeting. Two are for use variances and one is a non-use variance.

RESOLUTIONS:

The Capital Improvement Plan was signed.

OLD BUSINESS:

Master Plan 5-Year Review

Chairman Wesley recommended appointing a subcommittee to review the master plan requirement checklist and report back to the Commission in April. The subcommittee is composed of Commissioner Allen, Commissioner Blower, and Commissioner Jewell.

NEW BUSINESS:

Planning Commission Member Term Status

Commissioner Jewell spoke regarding the term statuses of the commissioners. Reed Eriksson notified the Commission that he will look into the differences between the City Charter and MZEA regarding board member terms.

ADJOURNMENT:

M/S – Blower/Allen

Unanimously carried.

Meeting adjourned at 7:50 p.m.