

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
March 26, 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, Zoning Coordinator
Andy Fedewa, Planner I
Reed Eriksson, Assistant City Attorney

Commissioners Not Present

ROLL CALL:

Chairperson Wesley called the meeting to order at 6:15 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:

Reports for the Flint Recovery Plan, Clark Commons, Sweet Leaf, and the Planning & Zoning Division Organizational Chart were not ready and postponed until the next meeting April 9, 2019.

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 3-12-19 and made corrections.

M/S – Allen/Campbell

Motion to approve the minutes of 3-12-19 as corrected.

Unanimously carried.

PUBLIC FORUM:

Councilmember Eric Mays spoke on the slow movement of the state with regards to processing medical marihuana applications, but said the City staff has also been slow. Redacting applications and reviewing them is slowing everything down. He asked how city staff can speed up the process so City Council can get movement on the ordinance.

SITE PLAN REVIEW:

SPR 19-910 Dollar General
Applicant: Kenya Payne, Maplewood Partners LLC
Location: 1510 Carpenter Rd. (PID # 47-29-102-003)
Contact: Jeffery Scott Architects

Jason Curis from Maplewood Partners LLC presented application with Marsha Horning from Jeffery Scott Architects. Commissioner Jewell pointed out the presented drawing is a revision from the one submitted March 21, 2019. Drawing clarifies retail floor space and the parking requirement based on that floor space.

Commissioner Campbell referred to item #22 of the Site Plan Review. The 53 parking spaces are provided based on the retail floor space, not the gross floor area.

Commissioner Jewell referred to item #15 on the Site Plan Review, where no statement is given in regards to objectionable features. Applicant will add statement. Applicant assumes that there will be no increase in dust or odors. Applicant further stated that the building review had no comment on objectionable features.

M/S – Campbell/Allen

Motion to approve SPR 19-910, of Dollar General, 1510 Carpenter Rd. (PID # 47-29-102-003), with the condition that the #15 notation will be on new revised drawing.

Unanimously carried.

SPR 19-911 Green Skies Healing Tree
Applicant: Victor Kattoula
Location: 3401 Corunna Rd. (PID # 40-23-101-010)
Contact: Jonathan Kattoula

Victor Kattoula presented application. High-tech surveillance inside and outside has been added to the site plan and blueprint. Remodeling on the inside to take place to look new. Mr. Kattoula stated they have been in communication with Mike Reiter, City of Flint Building Inspector about the floor plan. Commissioner Campbell asks what the dry room on the drawing is. Mr. Kattoula responds that that is a room to further dry product. He says it is mislabeled since there is no growing inside this building and that the drawing should read “employee room”. Mr. Kattoula clarifies that a “packaging room” is for products that come in all shapes and sizes and may be required to be repackaged for size, count, and weight.

Commissioner Jordan referenced that the only restroom is in a secure area. Mr. Kattoula said a guest would need a pass and was under the assumption this floor plan is acceptable from the building code standpoint. Commissioner Jordan questioned if the plan’s layout of cameras are in appropriate areas.

Commissioner Wesley asked if the cameras are directional cameras. Mr. Kattoula replied that the cameras don’t move, rather they are positioned in certain directions.

Commissioner Jordan stated that there are no cameras in the safe room, packaging room, or dry room. Mr. Kattoula replied that cameras are in hallways, but there should be a camera in these rooms. According to this drawing there are possibly four cameras missing.

Commissioner Campbell asked how long the business has been open. Andy Aamodt said ownership has changed twice. Business should not have been open since November or December of 2018.

Commissioner Campbell said that the old drawing had two bathrooms, but this new drawing has one. Mr. Kattoula said a bathroom did not meet accessibility requirement. Commissioner Jordan questioned how

they would handle customers needing to use the restroom in the secured area. Applicant said they would probably give out a visitor pass. Commissioner Jewell asked if that is laid out in operational plan. Mr. Kattoula replied no.

Commissioner Blower asked how the regular customer would pass through the building. Mr. Kattoula replied that a customer would be greeted by security guard and asked for their card, from there met by sales person to collect cards, then met with cashier to pick up product, then exit lobby. There is one way in and one way out. There is only one entrance to the back room area.

Commissioner Wesley questioned if they have an operational plan. Andy stated yes and they have their 2019-2020 licensing plan yet to submit.

Commissioner Jewell stated that their operational plan now has missing information that was explained in person tonight. The dry room needs to be addressed, supposed high tech surveillance cameras are not on the floor plan, and description of customer access is not included in the operational plan.

M/S – Jewell/Allen

Motion to postpone SPR 19-911, of Green Skies Healing Tree, 3401 Corunna Rd. (PID # 40-23-101-010) to April 9, 2019 so applicant can provide revised floor plan addressing security cameras and correct labeling of rooms, as well as provide information from the operational plan regarding access to the bathroom and secure areas.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

PUBLIC HEARING:

PC 19-332: PC 19-332: Matthew Ferris requests a Special Regulated Use permit to add pawnbroker license to Mega Pawn 1 at 3825 Corunna Rd. (PID # 40-22-226-031).

Matthew Ferris presented application. Mr. Ferris currently holds a second hand license at this site. He is requesting a pawn broker license to give customers opportunity to pawn for 90 days at 3% interest.

Commissioner Jewell asked staff to clarify that the Planning Commission grants a Special Regulated Use, not licenses. Andy Aamodt explains that this expands the use. This business is a non-conforming use for zoning designation and locational standards. Mr. Ferris has been operating for so long that records are not traceable and has been grandfathered in as SRU since 1993.

Commission Jewell states he received a call from Michigan State Representative Mr. Sheldon Neeley stating his support. His letter is attached to Planning Commissioner packet.

Commissioner Blower asked if there are any expected changes to flow or traffic to business with expanded use. Mr. Ferris replied that the footprint and parking will not change.

City Councilmember Mays spoke in favor of granting the SRU.

Staff received letter of support from Rep. Sheldon Neeley. No one spoke in opposition.

M/S – Jordan/Campbell

Motion to approve PC 19-332: Application to grant a Special Regulated Use permit to Mega Pawn 1 at 3825 Corunna Rd. (PID # 40-22-226-031), as presented.

Unanimously carried.

PC 19-333: Matthew Ferris requests a Special Regulated Use permit to add pawnbroker license to Mega Pawn 2 at 3910 Corunna Rd. (PID # 40-15-484-027 & 40-15-484-024).

Matthew Ferris presented application. Commissioner Jewell asked that it be clarified that parcel # 40-15-484-024 corresponds to the storage parking lot for Mega Pawn 2.

City Councilmember Mays spoke in favor of granting the SRU.

Staff received letter of support from Rep. Sheldon Neeley. No one spoke in opposition.

M/S – Allen/Campbell

Motion to approve PC 19-333: Application to grant a Special Regulated Use permit to Mega Pawn 1 at 3910 Corunna Rd. (PID # 40-15-484-027 & 40-15-484-024), as presented.

Unanimously carried.

PC 19-334: Application to transfer ownership of Green Bean Company Inc. at 1625 W. Atherton Rd. (AKA 1609 W. Atherton, PID # 40-25-201-003) from Rachele Arnott to Vincent Peek.

Rachele Arnott spoke. Nothing is going to be changing with business, Vincent Peek will continue operations. No site plans or interiors will be changed.

Commissioner Blower asked if this will be a complete transfer. Ms. Arnott stated this will be a complete transfer but she will assist the transition and onboarding.

Commissioner Allen asked if this transition is ongoing or is there a timeline. Ms. Arnott stated she has no contract, and it should only be a few weeks/months, but she will be available if needed.

Mr. Peek spoke about his history. He has owned tanning salons, real estate, and ran plazas – retail leases.

Commissioner Jordan asked if the applicant is pre-qualified. Mr. Peek said he is a co-applicant on license with Ms. Arnott and it still has to finish state process, but needs the Flint license.

Commissioner Jewell asked staff why, on page 5, the section was not checked. Ms. Arnott says application was submitted by attorney and the stock exemption agreement box should have been checked. Ms. Arnott initialed checked box.

City Councilmember Mays spoke in favor of the application. No one spoke in opposition.

M/S – Jordan/Campbell

Motion to approve PC 19-334: Application to transfer ownership of Green Bean Company Inc. at 1625 W. Atherton Rd. (AKA 1609 W. Atherton, PID # 40-25-201-003) from Rachel Arnott to Vincent Peek, as presented.

Unanimously carried.

REPORTS:

Reports for the Flint Recovery Plan, Clark Commons, Sweet Leaf, and the Planning & Zoning Division Organizational Chart were not ready and postponed until the next meeting April 9, 2019.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Medical Marihuana Group “F” and “G” Application Submittals

To save paper, resources, mailing costs, and time, incoming marihuana growing & processing applications will stay with the Zoning Coordinator for viewing, while an abbreviated summary will be drafted for Planning Commissioners. A 5:30pm start time for meetings will be considered when the marihuana growing & processing applications begin.

ADJOURNMENT:

M/S – Jordan/Campbell

Unanimously carried.

Meeting adjourned at 8:10 pm.