

FLINT PLANNING COMMISSION
Meeting Minutes
April 10, 2018

Commissioners Present

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

Commissioners Not Present

Denise Allen - Excused

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 Committee-of-the-Whole Room, 3rd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Added Planning Commission Member Statuses to Reports.

Added Master Plan 5-Year Review Preparation to Reports.

ADOPTION OF THE AGENDA:

M/S – Jordan/Blower

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 3-13-18. There were no corrections.

M/S – Jordan/Campbell

Motion to approve the minutes of 3-13-18.

Unanimously carried.

PUBLIC FORUM:

No one spoke during public forum.

SITE PLAN REVIEW:

SPR 18-883: New Stormwater Management Building, GM

Applicant: Brian Becker, GM Global Facilities Construction Project Manager
Location: Van Slyke Rd., Flint, MI 48503 (parcel # 40-23-476-002)
Contact: Ryan DeBono, PE, Staff Engineer

Steve Fall, from General Motors, spoke on behalf of Ryan DeBono. The building will be located on the northeast side of the property. The existing facility dates back to 1973. Now, they would like to build a new facility that cleans all the water before exiting the property into Swartz Creek. The new building will

be an unoccupied structure and will be built entirely above grade. It will only service the GM property. All utilities are coming from on-site. They will be adding parking spaces. The building will look consistent with the other buildings on the property. The roof will be flat, and be roughly 35 feet tall.

Commissioner McCree asked if the new building will block the view of the train tracks from Van Slyke. It will not, because it's far enough away from the intersection.

Commissioner Jewell asked about certain items on the site plan review checklist being "not applicable".

M/S – McCree/Campbell

Motion to approve SPR 18-883 at Van Slyke Rd., Flint, MI 48503 (parcel # 40-23-476-002), as presented.
Unanimously carried.

SPR 18-884: General Assembly Facility Addition, GM

Applicant: Brian Becker, GM Global Facilities Construction Project Manager
Location: Van Slyke Rd., Flint, MI 48507 (parcel # 40-23-400-001)
Contact: Craig Westrick, Ghafari Associates

Craig Westrick spoke regarding the site plan. There will be a 16,500 square foot addition of frame storage and bays. This addition is in the back of the facility and cannot be seen from Van Slyke or the expressways. It is where the old powerhouse was located. The building will be 35 feet tall, closely matching previous projects on the site. It is located 600 feet to the nearest property line. There will be no additional occupancies, and no additional parking is required. The building will be fully sprinkled.

Commissioner Jewell asked about lighting. There will be no light poles, but there will be LED light packs added to exterior of the building. These are shown on the site plan's elevation drawings.

Commissioner Jewell asked about landscaping. There will be no landscaping, as the new addition will be entirely paved.

Commissioner Jordan mentioned inconsistencies in building labels in the vicinity maps.

M/S – McCree/Blower

Motion to approve SPR 18-884 at Van Slyke Rd., Flint, MI 48507 (parcel # 40-23-400-001), as presented.
Unanimously carried.

CASE REVIEW:

There were no case reviews.

PUBLIC HEARING:

PC 18-317: Flint Cultural Center requests the following streets be vacated: Mathews Street from Hunt Lane to Forest Street and Forest Street from Robert T. Longway Blvd. to its southerly termination.

Ken Perry, from Rowe Professional Services, presented the application on behalf of Flint Cultural Center. Mr. Perry passed out a map that illustrates which streets are being requested to be vacated. The map also illustrates the parcel ownership of the various parcels adjacent to the requested street vacations.

Commissioner Ryan asked if there are any private property owners who will be affected and if they have been notified. Corey Christensen confirms every property owner within 300 feet has been notified.

Commissioner Jewell asked if the existing residential property at Manning Court will still have access to a public street. The residential property's driveway connects to Manning Court, which will not be vacated. Flint Cultural Center owns a different residential property, 1103 Manning Court.

Commissioner Jordan mentioned plans to reopen Flint Central High School, and asked if these street vacations will affect that. Ryan Bauer, from Rowe Professional Services, confirmed a traffic study was conducted regarding vehicle access to the site from Robert T. Longway. The Commissioners showed concern regarding traffic flow of the area streets, as well as the flow of traffic on-site. This will be addressed if the site's proposed development seeks site plan review approval.

Kevin Schronce confirmed city staff has had meetings regarding the traffic study. There are ongoing traffic improvements that are being planned. Robert T. Longway is built better for heavier flows of traffic.

Commissioner Jewell explained that hypothetically, the applicant could re-use the current streets as they exist as driveways for their private property, renovate these driveways for their private property, or close them all together and reconfigure the driveways within the site.

No one spoke in favor or in opposition of the application.

Therese McDonnell, the current property owner of the adjacent residential property at Manning Court, spoke regarding her interpretation of what Flint Cultural Center's plans are. She has been in contact with the Flint Cultural Center regarding their plans for the site. She does not see herself selling her property.

M/S – Jewell/McCree

Motion to recommend City Council approval for street vacation of Mathews Street from Hunt Lane to Forest Street and Forest Street from Robert T. Longway Blvd. to its southerly termination, as presented.

Yes: Jewell, McCree, Blower, Wesley, Jordan

No: Campbell, Ryan

REPORTS:

MMFLA Ordinance Update

Reed Eriksson provided an update on the MMFLA draft ordinance. There will be a City Council Special Meeting on Thursday, April 12 at 4 pm regarding the draft ordinance. Amendments to the draft ordinance have been made and more are expected. The first change already amended by Council reduced the 10,000 square feet growing facility minimum down to 5,000 square feet. The second change is that provisioning center applications will be processed using a merit-based system, rather than a first-come first-serve basis.

The Commission discussed possible pros and cons with a merit-based system, with specific concerns that an application will never be fully "blind". The Commission also discussed application appeals.

Planning Commission Member Statuses

Reed Eriksson stated he is drafting a legal opinion, and will provide it to the Commission at the next meeting.

Master Plan 5-Year Review Preparation

Commissioner Jewell requested time be set aside for the 5-year review during new business of the next meeting.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – McCree/Campbell

Unanimously carried.

Meeting adjourned at 8:24 pm.