

**FLINT PLANNING COMMISSION**  
**Meeting Minutes**  
**April 24, 2018**

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**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

**Commissioners Not Present**

Denise Allen - Excused

**ROLL CALL:**

Chairman 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 Dome, basement of the City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

Public Hearings were moved to come before their associated Site Plan Reviews.

Addition of Flint Cultural Center Vacated Streets Update and Planning Commission Member Status Memo to Reports.

**ADOPTION OF THE AGENDA:**

*M/S – Jewell/Campbell*

Motion to adopt the meeting agenda as amended.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of 4-10-18 and made corrections.

*M/S – Campbell/Blower*

Motion to approve the minutes of 4-10-18 as modified.

*Unanimously carried.*

**PUBLIC FORUM:**

Councilman Eric Mays spoke to the Commission. He thanked the Commission for their hard work on the MMFLA ordinance.

**PUBLIC HEARING:**

**PC-321:** Vionna Adams requests a street vacation of Buckham Alley north of W. Kearsley St.

Vionna Adams, from Giffels Webster, presented the project. Joining her was with Amy Hovey, of the Mott Foundation, and Stacey Tobar, also from Giffels Webster.

Ms. Adams presented their plans to vacate Buckham Alley, north of Kearsley St. and turn it into a private drive for hotel guest drop-offs. There will be an east-west alley addition that will be dedicated to the City to allow for access. This will essentially create an “L” shape, they explained.

Commissioner Jordan asked if there will be any impact to properties to the rear of Buckham Alley. Ms. Adams stated there will be no impact on access to neighboring properties.

Commissioner Wesley asked if the alley will be wide enough for two vehicular directions. Ms. Adams described that the east-west section of the alley will be widened, wide enough for vehicles going both directions. Ms. Hovey elaborated further on the “L” shape of the alley. The east-west section will be widened to a two-way alley. The section running north will still remain one-way.

Commissioner Campbell clarified that the property that will be renovated is 352 S. Saginaw.

No one spoke in opposition.

Councilman Mays stated he was in favor of the project.

Corey Christensen confirmed staff received no comments in favor nor in opposition of the project.

***M/S – Jordan/Campbell***

Motion to recommend City Council approval for street vacation of Buckham Alley north of W. Kearsley St., as presented.

***Unanimously carried.***

**SITE PLAN REVIEW:**

**SPR 18-890: Hotel and Open Space**

Applicant: Vionna Adams, PE

Location: 352 S. Saginaw St., parcel # 41-18-102-019

Contact: Vionna Adams, PE

Vionna Adams presented the project, which is for a Hilton Garden Inn hotel, as well as an open space southwest of the hotel. The previous request for the street vacation will allow for this redevelopment. The hotel will be based in the existing 352 S. Saginaw building. The open space will be created after two existing buildings are demolished.

Commissioner Jordan asked about the landscaping plan. Landscape architect Stacey Tobar stated that they have not identified specifics because they first want to move farther along in the design process. They envision the plan to be for native deciduous trees to vertically close the open space for a “theater” feel. Commissioner Jordan stated that the site plans should provide for species and details.

Commissioner Jewell asked why the applicants submitted their plans if they were not final. He stated a landscaping plan is required for site plan review. He then asked about dumpster screening and site lighting. Ms. Adams confirmed the dumpster location is set, but they do not have exact details on materials yet. Ms. Adams stated they do not have site lighting plans yet at this point in the process. Commissioner Jewell explained that these missing items make the site plan insufficient.

Commissioner Jordan explained that the Commission can either approve the site plan with conditions regarding missing items, or postpone the site plan review for a future meeting. Commissioner McCree mentioned postponement is helpful in allowing the commissioners to see clearly see everything.

Commissioner Blower asked for a summary of parking and flow of traffic. Amy Hovey explained there are no parking requirements for this project, but they have secured, through the DDA, 35 spaces in the Rutherford Lot and 35 spaces in the Riverfront Lot. The Riverfront Lot spaces include employee parking. Valet parking is available as well. Guest drop-offs will occur at the drive created by the street vacation, and one can take the drive to Beach St. to get back to Kearsley.

Commissioner Blower asked how many hotel rooms there will be. Ms. Hovey confirmed there will be 101 rooms.

Ms. Hovey expressed they are excited for this plan, as it could be big for downtown Flint. The goal is to have guests stay in the heart of downtown Flint. There will be a full service breakfast, lunch, and dinner restaurant in the hotel. There will also be community space available for meetings.

Commissioner Wesley asked about a timeframe for providing landscaping, dumpster, and lighting plans. Ms. Hovey explained a lot of this is planned, it's just a matter of putting them into the site plans. They however do not feel comfortable getting these site plans revised by the next Planning Commission meeting in two weeks.

Commissioner Campbell asked for, although not required for site plan review, a letter of agreement regarding the parking spaces provided.

***M/S – McCree/Ryan***

Motion to postpone SPR-890 until the second meeting in May (May 22), unless they contact staff for an extension. Landscaping, dumpster screening, and lighting plans are to be included in the site plans.

***Unanimously carried.***

**PUBLIC HEARING:**

**PC 18-320:** Mouayad Youhana Sokana requests a Group E Special Regulated Use Permit to allow for a dispensary at 2610 Davison Rd.

Bruce Leach, attorney, introduced Fadi Hindi as the applicant for the dispensary.

Commissioner Jewell asked if there is documentation that Mr. Hindi is the applicant. The application notes Mouayad Youhana Sokana as the applicant. The applicant has not provided staff or the Commission proper documentation that makes Mr. Hindi the applicant to present the project on Mr. Sokana's behalf. Commissioner Wesley mentioned he does not see Mr. Hindi's name anywhere on the application. Mr. Leach stated that Mr. Hindi's name is listed in the business plan. The Commission explained the business plan is not the application and that in Mr. Sokana's absence, proper documentation would be required to authorize Mr. Hindi as the applicant.

***M/S – Jewell/Campbell***

Motion to postpone PC 18-320, as well as corresponding SPR 18-891, until May 22, with the requirement for proper documentation clarifying applicant if applicant on paper, Mr. Sokana, is absent.

***Unanimously carried.***

**PC 18-319:** Regina Momgaudas requests a Group E Special Regulated Use Permit to allow for a dispensary at 6200 N. Dort Hwy.

Regina Momgaudas presented the project. She stated she wants to grow products from Israel that qualify under the State regulations for medical cannabis.

Commissioner Jordan asked for a clarification on growing. Ms. Momgaudas clarified there will be no growing on the premises but caregivers will bring her these products.

Commissioner Campbell asked how many caregivers there will be. The application states there will be one caregiver. Ms. Momgaudas stated there will be three caregivers. There was confusion between the application that was given to staff and planning commission and an application in the past.

Commissioner Campbell asked how many employees there will be. Ms. Momgaudas stated this is to be determined, but explained there are six recommended positions on her organizational chart. She would like all six positions to be filled eventually. She also explained that one person, such as herself, can fill multiple positions. Commissioner Campbell stated that the application lists many individual positions. Ms. Momgaudas explained she managed a manufacturing company and has experience staffing positions.

Commissioner Campbell asked about the physician's assistant position. Ms. Momgaudas stated she would like this position filled to have a medical professional involved.

Commissioner Campbell asked about security plans. Ms. Momgaudas explained there will be 24/7 security contracted off premises, cameras and alarms, and a former DEA agent who will provide extra security.

Commissioner McCree mentioned it would be helpful if the application contained more details, e.g. security.

Commissioner Jordan asked if the operation will fall under the caregiver model or the commercial model, because the caregiver model is not a sale-based model. Ms. Momgaudas stated they will be following the caregiver model. Commissioner Jordan then asked about the marketing plan, stating it does not make sense for an operation under the caregiver model. Commissioner Blower brought up the plan's mention of cross-training for individuals for the implementation of the marketing strategy. Ms. Momgaudas explained that the marketing plan is for future business, not part of the request the application is for.

The Commission stressed that the City only has one Medical Marijuana ordinance currently. An application should be relevant for the City's current ordinance.

Commissioner Jewell explained that the Commission follows the application that's provided to them. He did not see any business plan documents as application material.

Commissioner Jewell stated that Ms. Momgaudas does not own the property. Ms. Momgaudas confirmed that the property owner is selling the property to her, and there is a purchase agreement. Commissioner Jewell stated this is not documented, and needs to be.

Commissioner Jewell stated that the City is dealing with its present ordinance. He then asked if the applicant is familiar with the Master Plan and how the project fits into the Master Plan's goals. Ms. Momgaudas stated she is not familiar with the Master Plan. Commissioner Jewell explained applicants should be familiar with the Master Plan and the Future Land Use Plan.

Commissioner Jewell asked if the applicant made contact with the neighborhood about their plan. Ms. Momgaudas stated her colleague, Dave Curtis, met with four neighborhood residents that are in favor of the project.

Commissioner Jordan asked about the proposed operating hours. Ms. Momgaudas described that the regular operating business hours to customers will be Monday thru Friday, 8 AM to 6 PM.

Commissioner McCree asked who wrote the business plan. Ms. Momgaudas confirmed she did.

No one spoke in opposition.

Charles Sawdon, from MAG Architects, spoke in favor of the applicant. He explained her business is not to generate revenue at this time. He also acknowledged that the revenue explanations got muddy, but his understanding is that they need to operate under a caregiver model to get products to patients, but to have a staff they need to be a business. This is a medically-based business rather than money-based.

Councilman Mays spoke in favor of the applicant. He is impressed with the applicant's honesty, as well as the planned addition of a DEA agent for security. He hopes the applicant can work out some of the missing details.

Corey Christensen confirmed staff received no comments in favor nor in opposition of the project.

#### ***M/S – Campbell/Jewell***

Motion to postpone PC 18-319 and corresponding SPR 18-892 for May 22<sup>nd</sup> meeting, with the following requirements to be provided: revised business plan to follow current ordinance, clarity on the number of caregivers, more detailed security plans, incorporation papers for Bacco Farms LLC, and documentation of the property's purchase agreement.

***Unanimously carried.***

#### **REPORTS:**

##### **Flint Cultural Center Vacated Streets Update**

Commissioner Jewell provided an update on the street vacation of the Flint Cultural Center. The streets are not closed and are open to traffic.

##### **Planning Commission Member Status Memo**

Reed Eriksson presented his findings on the Planning Commission's member statuses. He explained that the City Charter is in conflict with the Michigan Planning Enabling Act. The MPEA states that Planning Commissioners can serve until they are replaced, even if their terms have expired. The MPEA, a State law, supersedes the City Charter.

Commissioner Jewell requested Mr. Eriksson provide a supplemental update regarding planning commissioner conditions for removal.

##### **MMFLA Ordinance Update**

Reed Eriksson provided an update on the MMFLA draft ordinance. City Council will have their second reading of the draft at their next meeting on May 14<sup>th</sup>. Mr. Eriksson updated the Commission on the five most recent amendments. One, there will be a medical research facility exemption. Two, places of worship and parks now have a 500 foot locational standard. The 1,000 foot locational standard for schools is

still in existence. Three, processing centers' square footage minimum has been decreased to 3,000 square feet. Four, the Flint River Trail/ Iron Belle Trail will be the source of measurement for the 500 foot locational standard when that trail is the principal use of the park. Five, the ordinance will go into immediate effect after the final reading.

Commissioner McCree asked if licensed child care centers fall under a pre-K facility as defined by pre-K through 12 schools. Kevin Schronce explained that no, the facility would have to be an early childhood education center that is attached to a state-licensed school. There are no locational standards for day care facilities.

Commissioner McCree and Commissioner Jewell expressed concern about the possibility of school programs being held at churches for example, and if that would then create a 1,000 foot locational standard. Mr. Eriksson confirmed that the locational standards follow the principal use of the property.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

Kevin Schronce provided an update that the City is a finalist for HUD's Choice Neighborhoods Grant.

**ADJOURNMENT:**

*M/S –Campbell/McCree*

*Unanimously carried.*

Meeting adjourned at 8:07 pm.