

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
April 9, 2019

Commissioners Present

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

Staff Present

Andy Aamodt, Zoning Coordinator
Andy Fedewa, Planner I
Kelly Kiertzner, Assistant City Attorney

Commissioners Not Present

Denise Allen – Excused

ROLL CALL:

Chairperson Wesley called the meeting to order at 6:12 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, the Department of Planning & Development budget, Medical Marihuana Growing and Processing facilities, and the Capital Improvements Plan were added to the agenda.

ADOPTION OF THE AGENDA:

M/S – Blower/Campbell

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 3-26-19 and made corrections.

M/S – Jewell/Ryan

Motion to approve the minutes of 3-26-19 as corrected.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

SITE PLAN REVIEW:

SPR 19-906 Mott Community College – Child Care Facility
Applicant: Chad Stirrett, Mott Community College
Location: 1509 E. Court St. (PID # 41-08-351-004)
Contact: Chad Stirrett

Chad Stirrett, Director of Facilities at Mott Community College (MCC), presented. MCC purchased what was formerly called Woodside Church, at 1509 E. Court St. in 2017. There is a small addition to the footprint. The plan is to add entrances to the main campus building, and remove two drive entrances from

Court St. to ultimately make the site more of a campus asset. This configuration was created so that children will not have to cross driveways to access the playground.

Commissioner Jordan questioned how parking requirements are being satisfied. Mr. Stirrett replied that the parking that exists as of today will be reconstructed. There are walkways from the childhood center to the adjacent lot of 600 parking spaces. Campus has a surplus of parking with over 3000 spaces in total.

Commissioner Jordan asked if there will be priority parking for visitors that exclusively use the childhood center. Mr. Stirrett answered that there has been an issue with students using any parking space available and efforts will be made to discourage student use. The site's parking lot will be dedicated solely for the early childhood learning center. MCC will enforce parking rules with signs and policing.

Commissioner Jewell disclosed that he has been involved with fundraising for MCC.

Mr. Stirrett stated that MCC is working on a master plan for campus and that parking will be addressed.

Commissioner Jewell stated that per the staff review, there are no outstanding issues or concerns raised.

Andy Aamodt, Zoning Coordinator, said the documented overabundance of general parking on the adjoining parcel can be used for the childhood center.

M/S – Jordan/Campbell

Motion to approve SPR 19-906, of Mott Community College – Child Care Facility. 1509 E. Court St. (PID # 41-08-351-004) as presented

Unanimously carried.

SPR 19-911 Green Skies Healing Tree

Applicant: Victor Kattoula

Location: 3401 Corunna Rd. (PID # 40-23-101-010)

Contact: Jonathan Kattoula

An update letter handout was given to Planning Commissioners.

Victor Kattoula presented revised application. The new floor plan shows the employee break room and the camera placement has been corrected. Mr. Kattoula clarified the operating procedure; when a patient has been admitted with their medical marihuana card they will have access to the lobby and bathroom.

Commissioner Jewell stated that at the last meeting the discussion was concerned with non-patients in the building. Mr. Kattoula replied that no non-patients will be admitted into the building.

M/S – Campbell/Jordan

Motion to approve SPR 19-911, of Green Skies Healing Tree, 3401 Corunna Rd. (PID # 40-23-101-010) as presented

Unanimously carried.

CASE REVIEWS:

There were no Case Reviews.

PUBLIC HEARING:

There were no Public Hearings.

REPORTS:

Clark Commons: a summary on the status of the project was given to the commissioners. Commissioner Jewell inquired about the status of the 7' setback discussion. Chairperson Wesley and Andy Aamodt met and approved of the condition March 29, 2019.

A handout of the Planning & Zoning Division organizational chart was given to the commissioners. Commissioner Jewell inquired about the vacancies in the Division. Andy stated that Choice Neighborhoods Initiative Planner is grant funded and the listing is currently posted.

Commissioners discussed a local news story about a moratorium on City hirings. The Planning Commission is aware of and sensitive to staffing levels and how much work is needed for Planning Commission meetings. Commissioner Jewell requested an update of Department of Planning & Development (DPD) staffing as related to the budget from Suzanne Wilcox, Director of DPD.

Commissioners discussed the application for new medical marijuana growing and processing facilities. Staff has created a checklist document and abridged version of the application for Planning Commission review, while a complete application will be on site in the Zoning Coordinator's office and at Planning Commission meetings. Commissioner Jewell requested a cover sheet and a review of the Planning Commission's operating procedure be added for transparency and as a standard to look back on. Andy confirmed the submittal requirements will be posted on the cityofflint.com website.

A status update on the Capital Improvement Plan will be added to Reports for the next Planning Commission meeting, April 23, 2019.

A handout on the Flint Recovery Plan was given to the commissioners.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Draft Zoning Code: Commissioner Jordan stated that a plan was made to have Suzanne Wilcox discuss the Draft Zoning Code with Flint City Council and that there are a lot of comments from the public about how they want this Code to be passed. The Planning Commission stated they need an action plan to move the Draft Zoning Code along and would like a staff update from Suzanne.

NEW BUSINESS:

There was no new business.

ADJOURNMENT:

M/S – Campbell/Ryan

Unanimously carried.

Meeting adjourned at 7:30 pm.