

FLINT PLANNING COMMISSION
Meeting Minutes
May 22, 2018

Commissioners Present

Robert Wesley, 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
Andy Aamodt, Planner I
Bill Kim, Assistant City Attorney

Commissioners Not Present

Denise Allen - Excused
Elizabeth Jordan - Excused

ROLL CALL:

Chairman Wesley called the meeting to order at 6:10 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 for PC 18-320 and 18-319 were moved to take place before their corresponding Site Plan Reviews.

ADOPTION OF THE AGENDA:

M/S – Campbell/Blower

Motion to adopt the meeting agenda.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 5-8-18. There were no corrections.

M/S – Campbell/Jewell

Motion to approve the minutes of 5-8-18.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

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

Stacey Tobar presented the project. She provided the Commission proper documentation as the replacement for the former applicant, Vionna Adams. The dumpster screening, lighting, and landscaping were the items of issue from the previous meeting. Ms. Tobar pointed to the revised plans where these items can be viewed.

Commissioner Jewell noted the revised plans were sufficient, and thanked the applicant.

M/S – Jewell/Campbell

Motion to approve SPR 18-890, hotel and open space at 352 S. Saginaw St. (parcel # 41-18-102-019).

Unanimously carried.

PUBLIC HEARING:

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

Bruce Leach, attorney, presented the project with Fadi Hindi. Mr. Leach provided the Commission proper documentation authorizing him and Mr. Hindi to present on behalf of Mouayad Sokhana. Mr. Leach and Mr. Hindi explained the focus of the facility will be a caregiver operation, while also conducting medical marihuana research. The dispensary will work with different strains and track how they serve their patients. Seed to sale tracking system will be used here, as the tracking is very important for medical research uses, especially in terms of dosage. Mr. Hindi emphasized the facility will not be retail-based.

Mr. Hindi explained that they will have sufficient lighting, parking, and security in terms of the site. He stressed the importance of security. He also noted that patients will be coming in based on appointment times; people will not be driving in and out at random.

Commissioner Campbell asked about ownership. Mr. Hindi confirmed Mr. Sokhana owns the building. The former owner was also seated in the room, and he is in support of the business. He owns a collision shop nearby.

Commissioner Jewell asked if there is proof of documentation of the owner's purchase agreement. Mr. Leach stated Mr. Sokhana is the owner. No documentation was presented.

Commissioner Jewell asked about Appendix E known as "site survey", as it states "coming soon". Mr. Leach stated that information is provided in the site plan provided by architect David McLane, not in the application.

Commissioner Campbell asked about the number of caregivers. Mr. Hindi confirms there will be four caregivers. Each caregiver can have five patients. Commissioner Campbell suggests just five parking spaces may not be enough. Mr. McLane clarified there will be seven spaces provided.

Commissioner Blower asked if there has been any communication with the neighborhood's property owners. Mr. Hindi stated there is a lot of vacant property near the site, but the owner of the business adjacent to the site is supportive of the project.

Commissioner McCree asked about the research aspect, and if the patients have to be aware that they will be part of a research activity. Mr. Hindi confirmed the patients will be aware that their progress with certain medications will be tracked. There is no legal requirement for tracking research, and no formal agreement is necessary.

Commissioner Jewell asked what zoning district is the site. Mr. Leach stated it is zoned D-3.

Commissioner Jewell pointed to typos regarding the name of the business and the zip code.

Commissioner Jewell pointed to a typo involving a statement saying the property is grandfathered-in. Mr. Leach confirmed that statement is a typo and the location is not grandfathered-in, which is why they are applying to the Commission.

Commissioner Jewell noted the inconsistency of the number of caregivers, where certain statements say there will be between 3 and 10 caregivers. Mr. Hindi noted there will only be four caregivers.

Commissioner Jewell noted the floor plan (in the business plan) does not label the security and access points, and does not match the plans in the site plan. Commissioner Jewell also noted security issues are not described in the business plan.

Commissioner Jewell asked how the request is consistent with the Master Plan in regard to future uses, especially in proximity to residential land uses. Mr. Leach stated that under the MMA ordinance, there is no residential buffer. Mr. Leach stated that according to the Master Plan, that strip of land is suggested commercial land use. The property is currently a commercial property, and is adjacent to the Dort Highway commercial corridor. This will be consistent with what has been detailed in the Master Plan.

Commissioner Jewell expressed his concern regarding some aforementioned gaps and inconsistencies.

Commissioner McCree expressed her concern that the applicant does not know the business model and does not have knowledge of some of the documents. She suggested that if they were postponed at the prior meeting, they should have been more prepared to thoroughly include all the documentation necessary.

Commissioner Blower pointed to the front photo rendering in the business plan and asked if that is how they envision the building and area looking. Mr. Hindi stated yes, that is what they intended with the photo. Commissioner Blower mentioned she sees this as resembling a commercial retail store. It concerns her that they emphasize a research and medical-based operation but this photo seems to show something different.

No one spoke in favor of the application. Corey Christensen confirmed staff received no feedback.

No one spoke in opposition of the application. Corey Christensen confirmed staff received no feedback.

Commissioner Jewell suggested the Commission itemizes items of concern.

M/S – Jewell/Campbell

Motion to postpone PC 18-320 and the corresponding SPR 18-891 to the June 12th meeting, based on the items noted: documentation regarding ownership of property; issue regarding site survey; filling in the blanks on the application (e.g. zoning district); typos regarding business plan information; inconsistencies with zip code; details on security and access points; clarification of grandfathering language; clarification of caregivers; clarity on Master Plan and Future Land Use Plan; clarity on the cover photo.

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, and clarified that there will be three caregivers at the facility.

Commissioner Campbell asked how many employees there will be. Ms. Momgaudas stated there will be herself, a manager, and perhaps a receptionist. Commissioner Campbell asked if there will be a security officer. Ms. Momgaudas confirmed there will be.

Commissioner Campbell asked what the hours of operation will be. Ms. Momgaudas replied 8am to 7pm Monday thru Saturday and 12pm to 6pm on Sunday.

Commissioner Campbell asked for clarification regarding the Airpark Drive address. Ms. Momgaudas clarified address and provided copies to Commissioners of documentation of address change. The Airpark Drive building was recently sold.

Commissioner Jewell asked about the purchase agreement and letter of intent of lease. Ms. Momgaudas pointed to the page where this is documented.

Commissioner Jewell asked about the caregiver model. Ms. Momgaudas explained that growing is conducted and there is an exchange of product to a patient for a fee. They will be operating under this model. Commissioner Jewell wanted this clarification because he said last meeting's presentation seemed commercial-based.

Commissioner Jewell asked how this project fits with the Master Plan and Future Land Use Plan. Ms. Momgaudas stated a project was permitted in the same ward in the past. Commissioner Jewell wanted reference to Master Plan and Future Land Use Plan to be pointed out in the application. Ms. Momgaudas stated application and revised documents do not cover this. There was a statement covering the Master Plan, but Commissioner Jewell argued the statement is too generic about providing jobs. Ms. Momgaudas argued the business can generate a tax revenue that would not exist if building is vacant.

Commissioner Campbell asked if the business needs to have more than one door. David McLane, architect, stated that under the building code in this instance only one door is required. Corey Christensen clarified this does not fall under the Planning Commission and zoning division's review.

There was confusion on business plan documents. Corey Christensen confirmed the materials the Commissioners have are the materials that were submitted. Ms. Momgaudas has another document that staff and the Commissioners did not receive. The Commissioners explain they cannot move forward on making decision without having the proper documents and materials.

M/S –Campbell/McCree

Motion to postpone PC-319 and the corresponding SPR 18-892 to the June 12th meeting, with complete documentation being submitted.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

REPORTS:

MMFLA Ordinance Update

Kevin Schronce updated the Commission that City Council adopted the MMFLA Ordinance at their May 14th meeting. He detailed that any new medical marihuana application will now be under the MMFLA. These two applications are the final MMA applications. All existing provisioning centers have to get both state and local approval.

ZBA Meeting Report

Kevin Schronce updated the Commission that there will be a ZBA update for the Commission following every ZBA meeting. Commissioner Blower detailed the training session that occurred at the meeting.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Kevin Schronce updated the Commission on the HUD visit.

ADJOURNMENT:

M/S – McCree/Campbell

Unanimously carried.

Meeting adjourned at 8:06 pm.