

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
July 23, 2019

Commissioners Present

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

Staff Present

Andy Aamodt, Zoning Coordinator
Andy Fedewa, Planner I
Reed Eriksson, Assistant City Attorney

Commissioners Not Present

Leora Campbell (excused)

ROLL CALL:

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

ADDITIONS/CHANGES TO THE AGENDA:

Site Plan Review moved to after Public Hearing. Addition of ZBA 19-2226 to Reports. Addition of SPR 19-909 to Old Business.

ADOPTION OF THE AGENDA:

M/S – Jewell/Campbell

Motion to adopt the meeting agenda as revised.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 7-9-19.

M/S – Jordan/Blower

Motion to approve the minutes of 7-9-19 with revisions.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

CASE REVIEW:

There was no case review.

PUBLIC HEARING:

PC 19-342: Dr. Jawad Shah, of Insight MM Research, LLC requests “Group F” Special Regulated Use Permits to allow for a medical marihuana growing and processing facility at 4500 S Saginaw St. (PID # 41-30-206-076).

Dr. Jawad Shah presented the application. The existing facility will host growing of marihuana as well as processing. Eventually the applicant wants to conduct provisioning as well. Dr. Shah stated they are collaborating with more experienced businesses overseas to start. Dr. Shah spoke on the existing

security already in place on the premises and this project will expand the security footprint. Dr. Shah stated growing and processing will become another division of his medical businesses.

Commissioner Jordan clarified that this public hearing is for growing and processing only, not a provisioning center. Commissioner Jordan asked for the specifics of the staffing proposal and how many employees would be Flint residents.

Atif Bawahab, member of IINN's executive team spoke further on the application. They have applied for a single Class C license with the state and will utilize one grow room. Mr. Bawahab stated that to begin they will be dictated by supply and demand and the 'ecosystem' will be completely in-house. Mr. Bawahab stated that they are early in the process and cannot commit to employment numbers.

Commissioner Jewell said that when the applicant comes to re-license they will be able to demonstrate what has occurred in regards to employment.

Commissioner Ryan asked about the applicant's plans for testing.

Mr. Bawahab answered that they are going to contract with a 3rd party to transport and grade flower.

Commissioner Ryan asked for the applicant's plans for odor control.

Kurt Neiswender, architect, answered that the building will have a carbon filtration system per state law, to filter grow exhaust. The project will have a separate mechanical system.

Commissioner Jordan asked if the applicant has plans to grow and process for recreational marijuana. Dr. Shah responded that he has zero interest in recreational marijuana and this project is strictly for medicinal purposes.

Commissioner Jordan asked for more details of Dr. Shah's career and other endeavors as well as his direct involvement in the growing and processing project. Dr. Shah gave details on his team and that he plans on having one person in charge of this project while he sets the vision and tone. Dr. Shah said there are managers in place.

Commissioner Jordan pointed out a discrepancy between the full application and the staffing tree. Applicant will amend and correct staffing titles.

Commissioner Blower asked for details about the single grow room. Mr. Bawahab reiterated they applied for a single Class C license to start with a limited number of plants, but will plan to expand as the system is built. Commissioner Blower asked how the security of growing and processing will be balanced with the other endeavors of the entire facility. Dr. Shah replied they are looking forward to new interest from across the country and specifically new academic spaces. Mr. Bawahab said they are really striving for medical cannabis best practices. Any outside visitors would be kept separate from the actual growing and processing space.

Commissioner Jewell asked to confirm that the facility is located beyond the distance standards of 500' from Windiate Park. Andy Aamodt, Zoning Coordinator, confirmed they are far enough away but the facility also qualifies for a Medical Research Facility Exemption.

No one spoke in favor of the application. No one spoke in opposition. Chairperson read aloud a letter of support from State Representative Mr. Sheldon Neeley. Staff confirmed they received no other feedback.

M/S – Jordan/Ryan

Motion to approve PC 19-342: Dr. Jawad Shaw, of Insight MM Research, LLC request for a “Group F” Special Regulated Use Permits to allow for a medical marihuana growing and processing facility at 4500 S Saginaw St. (PID # 41-30-206-076) with the condition that the number of employees and number of employees that are City of Flint residents are noted at re-licensing and that the staffing plan is amended and provided to Planning Commission.

Unanimously carried.

SITE PLAN REVIEW:

SPR 19-913 Medical Marihuana Growing & Processing Facility
Applicant: Dr. Jawad Shah, Insight MM Research LLC
Location: 4500 S Saginaw St. (PID # 41-30-206-076)
Contact: Kurt Neiswender, Sedgewick & Ferweda Architects

Kurt Neiswender presented the application. 10,000 square feet will be secured from the rest of the building. The area is currently vacant tenant space. The facility has around 1,800 parking spaces total and currently about half are occupied at any given time. The proposed use for this project would require 31 parking spaces.

Commissioner Jordan inquired about the rolling overhead doors depicted on the drawings. Mr. Neiswender answered that the doors will remain for material movement.

Commissioner Jewell asked why components of the staff site plan review were missing or marked “not applicable”. Mr. Neiswender answered that because the structure is existing and that only interior changes will be made to a room many informational requirements were not applicable. The commissioners stated that drawings need to show what is being asked for or have annotations so the public knows the commission covered everything in their review.

M/S – Jewell/Blower

Motion to postpone SPR 19-913 at 4500 S Saginaw St. (PID #41-30-206-076) until the next scheduled meeting for preliminary and final site plan review items to be reconciled with additional time given if requested by the applicant.

Unanimously carried.

REPORTS:

ZBA 19-2226: Commissioner Blower gave an overview of ZBA 19-2226 which was an appeal of the Planning Commission’s public hearing case PC 19-339.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

SPR 19-909: Commissioner Blower requested a report of the SPR 19-909 case at 2610 Davison Rd.

Draft Zoning Code: Andy Aamodt spoke briefly about the Draft Zoning Code update.

NEW BUSINESS:

Creating an overview to give to applicants on commonly requested items by commissioners and the commission meeting format was discussed.

ADJOURNMENT:

M/S – Jordan/Jewell

Unanimously carried.

Meeting adjourned at 8:37 pm.