

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
July 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
Adam Moore, Lead Planner
Andy Fedewa, Planner I
Reed Eriksson, Assistant City Attorney

Commissioners Not Present

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 PC 19-340 to Case Review. Reports moved to after Case Review.

ADOPTION OF THE AGENDA:

M/S – Jewell/Campbell

Motion to adopt the meeting agenda as presented.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 5-28-19. The meeting scheduled on 6-25-19 was cancelled due to a lack of quorum.

M/S – Ryan/Jewell

Motion to approve the minutes of 5-28-19 with revisions.

Yes – Ryan, Jewell, Jordan, Wesley

Abstain – Blower, Campbell

Motion passes.

PUBLIC FORUM:

City Councilmember Mays spoke. He expressed the need for staff and Planning Commission to work together with City Council.

CASE REVIEWS:

SPR 19-900: 501 N Chevrolet Ave - Kettering Learning Commons. Andy Aamodt detailed a change in the plans to reduce four parking spaces and reconfigure the driveway and delivery truck loading area.

SPR 16-866: 1207 N Ballenger Hwy - Communities First. Substituting previously planned ground-floor commercial for residential. Reconfiguring parking area.

PC 19-340: 550 S Saginaw St – Mott Culinary Institute outdoor seating. There was a discussion about how applications need contextual and related information presented to the Commission at the onset.

REPORTS:

Medical Marihuana submittal guidelines: A final draft was presented to the Planning Commission.

PUBLIC HEARING:

PC 19-341: Christopher Klamkin and Daniel Amori of Operation Grow, LLC request a “Group F” Special Regulated Use Permit to allow for a medical marihuana growing facility at 1110 Tower St. (PID # 41-16-101-010).

Chris Klamkin presented the application. If approved the company plans to hire up to 75 local residents. The local manager has 8 years of experience growing medical marihuana. Operation Grow LLC does have plans to eventually have a provisioning center in Flint. Operation Grow also has an account with a Michigan bank for business transactions which is difficult for many in the industry to get.

Commissioner Jordan stated that the applicant mentioned hiring 75 local residents and asked if there is any proposal or plan for hiring Flint residents. Dan Amori, co-applicant, clarified that the staffing plan calls for 75% of employees to be City of Flint residents.

Thanat Khamlua, Head of Cultivation, spoke about the operations of the business. He stated that all cameras would be pointed at the doorways to track arrivals and departures. The property will be fenced in. All visitors will have to sign in and will carry a specialized ID card. All doors will have magnetic locks, therefore, only people with permissions granted on their ID cards will be able to enter certain rooms.

Commissioner Jewell asked if there is a centralized location to monitor the cameras. Mr. Klamkin answered there is a room behind his office and that video is digitally backed up and centrally monitored. Mr. Amori stated they have contracted with Sonitrol to be part of Project CATT Eye. Sonitrol will monitor cameras as well.

Mr. Khamlua spoke on the process from seed to provisioning center. Each plant has an identification

Commissioner Jordan asked if all of the correct boxes of the application were checked. Mr. Klamkin checked the boxes and initialed on the original application. Commissioner Jordan also asked how might staff or the Planning Commission verify the benchmarks of the staffing plan. Reed Eriksson said that benchmarks could be assessed when it is time to re-license facilities.

Commissioner Campbell asked for the applicant to speak more on the banking aspect. Mr. Klamkin replied that now they can account for all money coming in and going out. Mr. Amori stated they received their pre-approval from the state in February and that they met with Dart Bank afterward. Mr. Klamkin said this was an important process and allows them to provide their employees with insurance and bi-weekly direct deposit.

Commissioner Jewell asked if the company has an existing client list for when they are operational. Mr. Khamlua responded that it would actually be to their detriment to have pre-agreements or contracts

this early. Because of the pent up demand in Michigan they can contract with provisioning centers when they are closer to harvest.

Commissioner Ryan asked about product testing. Mr. Khamlua answered that third party testing is to make sure the product is of medicinal grade. Commissioner Wesley questioned how the applicant might declare that their product is better than another. Mr. Khamlua responded that validation will come from laboratory testing.

Commissioner Ryan asked where the plants are coming from. Mr. Khamlua answered that they will be utilizing clones and seeds.

No one spoke in favor of the application. No one spoke in opposition. Staff confirmed they received no feedback.

M/S – Jordan/Campbell

Motion to approve PC 19-341: Christopher Klamkin and Daniel Amori of Operation Grow, LLC request for a “Group F” Special Regulated Use Permit to allow for a medical marihuana growing facility at 1110 Tower St. (PID # 41-16-101-010), as presented.

Unanimously carried.

SITE PLAN REVIEW:

SPR 19-914 Medical Marihuana Growing Facility
Applicant: Chris Klamkin and Daniel Amori, Operation Grow, LLC
Location: 1110 Tower St. (PID # 41-16-101-010)
Contact: David McDade, Roark Galt Architects

David McDade presented application. Through the design process, it was realized a part of another parcel used for parking was not connected because of the street right-of-way and another parcel to be used for new parking was used by the neighbors to the north. The only concern from city staff about the site plan was possible runoff with a new parking lot, but parking was configured to actually reduce stormwater runoff.

The applicants provided a statement on how they request an expansion of their Special Regulated Use to incorporate the northern parcel into their site plans for the sole purpose of parking. The applicants provided proof of the parcel combination they have applied for.

Commissioner Blower asked how many parking spots will there be. Mr. McDade responded that there will be 2 accessible and 22 spots total. Applicant will fence in lot and grass will replace some of the existing gravel outside of parcel boundaries. Architect will make a revision to display fences on the drawings.

Commissioner Blower stated the reason for not meeting the front setback requirement is that current building exists and it is legally nonconforming.

Commissioner Jewell asked for more details about the landscaping. Mr. McDade stated they will be keeping the existing trees around the border and that grass will be around the parking lot.

M/S – Campbell/Ryan

Motion to approve SPR 19-914 at 1110 Tower St. (PID #41-16-101-010) with the condition that the subject parcels will be combined and the property will be fenced.

Unanimously carried.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Adam Moore spoke briefly about the Draft Zoning Code update.

NEW BUSINESS:

There was no new business

ADJOURNMENT:

M/S – Jewell/Campbell

Unanimously carried.

Meeting adjourned at 8:35 pm.