

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
August 13, 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
Kristin Stevenson, Choice Neighborhood
Initiative Project Coordinator

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:

Clarification of organization as applicant for PC 19-343 added before Public Hearing starts.

ADOPTION OF THE AGENDA:

M/S – Ryan/Blower

Motion to adopt the meeting agenda as revised.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 7-23-19.

M/S – Ryan/Jewell

Motion to approve the minutes of 7-23-19 with revisions.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

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 and revised site plan from the July 23, 2019 Planning Commission meeting. A typographical error of the parcel identification number was corrected.

Commissioner Wesley reminded the Commission and staff that a corrected staffing/organizational chart and description for PC 19-342, at this location is still needed and is requested as Case Review for the next held Planning Commission meeting.

M/S – Jewell/Jordan

Motion to approve SPR 19-913 at 4500 S Saginaw St. (PID #41-30-206-076)

Unanimously carried.

CASE REVIEW:

There was no case review.

PUBLIC HEARING:

PC 19-343: Norstar Development USA, L.P. on behalf of Clark Commons II LDHA LLC requests an alley vacation of the alley off Louisa St. near Root St., adjoining PID #40-12-427 017.

Lori Harris of Norstar Development presented the application with representatives of the architect, Fusco, Shaffer, & Pappas, Inc. This alley vacation is required to build a new apartment building on a number of parcels that are being combined for the project. Commissioner Ryan requested the setbacks of the buildings depicted on the parcel combination application drawings. Andy Aamodt clarified these drawings are conceptual only and that the site plan for Clark Commons Phase II will be coming before the Planning Commission in the future.

Commissioner Jewell asked how the alley vacation will affect existing property owners/structures. Ms. Harris responded that three of the four parcels surrounding the vacation boundaries are owned by the Genesee County Land Bank, which are part of a purchase agreement for this project.

Commissioner Jordan asked why the vacation area extends further than the apartment building project area. Representatives of the architect answered that it is the intent of the developer to create a larger rear setback in-line with the 30' required setback of "B" and "C" zoning districts.

Commissioner Jewell questioned if the developer had discussed plans with the resident of the house immediately neighboring the alley vacation. Ms. Harris responded that they believe the house is vacant.

Marvin Chapman of Root St. asked for clarification of this alley vacation and what it means to him as the adjacent property owner.

No one spoke in favor. No one spoke in opposition. Staff confirmed no feedback was received.

M/S – Jewell/Jordan

Motion to approve PC 19-343, Norstar Development USA, L.P. on behalf of Clark Commons II LDHA LLC requests an alley vacation of the alley off Louisa St. near Root St., adjoining PID #40-12-427-017, on condition that if the purchase agreement does not finalize, then the Planning Commission motion is null and void.

Unanimously carried.

REPORTS:

SPR 19-909: 2610 Davison Rd. Andy Aamodt discussed the former building at 2610 Davison Rd. which was deemed too unsafe to rehabilitate by the applicant's contractors and demolished with the Zoning Coordinator's approval. Applicant is now in the process of rebuilding to the approved specifications of SPR 19-909 with the required building and trades permits.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Draft Zoning Code: Andy Aamodt spoke briefly about the Draft Zoning Code and the community meetings held during early August 2019.

Public Hearing Format documents: Andy Aamodt reviewed the documents that staff created to better inform the public and applicants about the Planning Commission's meeting format. These documents cover public hearings/site plan reviews and applications pertaining to medical marijuana facilities to describe some of the questions for information asked by Planning Commission and to acquaint applicants whom may be unfamiliar with these meetings.

NEW BUSINESS:

The Planning Commission discussed the potential caseload for medical marijuana facilities coming up and changed the start time of meetings from 6:00pm to 5:30pm for the rest of 2019.

ADJOURNMENT:

M/S – Jewell/Jordan

Unanimously carried.

Meeting adjourned at 7:35 pm.