

**FLINT PLANNING COMMISSION**  
**Meeting Minutes - *Approved***  
**August 27, 2019**

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**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 5:40 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3<sup>rd</sup> floor of the City Hall.

**ADDITIONS/CHANGES TO THE AGENDA:**

SPR 19-915 was moved to after PC 19-345. ZBA Meeting 8/20/2019 was added to Reports. Agenda was corrected to include Special Regulated Use permit for medical marijuana processing to PC 19-345.

**ADOPTION OF THE AGENDA:**

*M/S – Jewell/Blower*

Motion to adopt the meeting agenda as revised.

*Unanimously carried.*

**MINUTES:**

The Commission examined the minutes of 8-13-19.

*M/S – Ryan/Jewell*

Motion to approve the minutes of 8-13-19 with revision.

*Unanimously carried.*

**PUBLIC FORUM:**

No one spoke.

**SITE PLAN REVIEW:**

**SPR 19-917** Community Building and Maintenance Garage  
Applicant: Norstar Development USA, L.P.  
Location: 457 E. Wood St., 463 E. Wood St., and 1517 Avenue A (Parcel ID # 40-12-230-037, 40-12-230-035, and 40-12-230-034). (PID # 41-30-206-076)  
Contact: Lori Harris, Norstar Development USA, L.P.

Lori Harris of Norstar Development presented the application with representatives of the architect, Fusco, Shaffer, & Pappas, Inc. This site was chosen for the community building because there is an electric transformer to the east across Avenue A, which makes it unattractive for residential development. Commissioner Jewell referenced the Staff Review and how stormwater runoff pre/post calculations were not reviewed by the City Engineer. Andy Aamodt clarified that the City Engineer did not have enough time to review the revised site plans before this Commission meeting but will do so.

Commissioner Blower asked for the applicant to speak to the Commission about their Zoning Board of Appeals (ZBA) case at the meeting held on August 20, 2019. Ms. Harris spoke on the case requesting that the parking requirement be reduced from 19 spaces to four. Ms. Harris stated their cases were approved and that this community building and its activities are focused mainly on the immediate neighborhood and that many residents will be arriving by walking or biking. Based on feedback from the ZBA meeting they will be installing bike racks which were missing from original discussions.

***M/S – Jordan/Jewell***

Motion to approve SPR 19-917 at 457 E. Wood St., 463 E. Wood St., and 1517 Avenue A (Parcel ID # 40-12-230-037, 40-12-230-035, and 40-12-230-034) on condition that the City Engineer signs off on the plans and that any changes to the site plans are approved administratively by staff.

***Unanimously carried.***

**SPR 19-919** Medical Marihuana Provisioning Center – Floor Plans

Applicant: Mouhammed El Khatib, Holistic Health Flint

Location: 2849 Miller Rd. (PID # 40-23-40-029)

Contact: Mouhammed El Khatib

Applicant was not present.

***M/S – Jordan/Ryan***

Motion to postpone SPR 19-919 at 2849 Miller Rd. (PID # 40-23-40-029) with the understanding that if the applicant fails to appear at the next scheduled meeting of September 10, 2019, the case can be heard and dismissed by the Planning Commission.

***Unanimously carried.***

**CASE REVIEW:**

PC 19-342: 4500 S Saginaw St. (PID # 41-30-206-076): Corrected staffing/organizational chart and description. A corrected staff/organizational handout was given to the commissioners. Commissioner Jewell asked that the sheet be revised to correct the Director of Production discrepancy.

**PUBLIC HEARING:**

**PC 19-344:** Welson Sarkis of SecureCann, LLC requests a rezoning of 2502 S Dort Hwy and 2512 S Dort Hwy from “D-6” to “E” (PID # 41-20-278-030 and PID # 41-20-278-029)

Welson Sarkis presented the application. He would like these two parcels to be rezoned from “D-6” to “E” to aid in his redevelopment plans. Commissioner Jordan questioned the nature of the relationship between the applicant and the Latinx Technology and Community Center and the Community Foundation of Greater Flint that he listed in his application. Mr. Sarkis answered that he would like to use these organizations for potential employee job training.

Commissioner Jewell asked if there was some sort of documented partnership contract or memorandum of understanding. Mr. Sarkis replied there is not, but he held two discussions with the organizations earlier in the year.

Commissioner Jewell asked for what reason is the rezoning and what his redevelopment plans are. Mr. Sarkis responded that he would like to use these properties for marihuana facilities – growing and processing. Commissioner Jewell asked if there would be a facility to which Mr. Sarkis replied affirmatively. Commissioners Jewell and Jordan reiterated that there are additional processes for Special Regulated Uses and locational standards for sites.

Commissioner Blower asked if the applicant has contacted adjacent property owners about the applicant’s redevelopment plans. Mr. Sarkis replied they haven’t not but all other properties besides O’Reilly Auto Parts seems to be vacant.

The commissioners discussed ‘spot zoning’ and what qualifies as such. Mr. Sarkis stated while the adjacent properties may not be “E” he believes the proposed use does fit with the *Imagine Flint* master plan for redevelopment and the approved Land Use Plan.

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

The Planning Commission agreed that under the proposed Zoning Code this case would not have come before them.

***M/S – Jordan/Jewell***

Motion to recommend that Flint City Council deny PC 19-344, Welson Sarkis of SecureCann, LLC request for a rezoning of 2502 S Dort Hwy and 2512 S Dort Hwy from “D-6” to “E” (PID # 41-20-278-030 and PID # 41-20-278-029), based on the consensus that changing commercial to industrial would constitute spot-zoning.

***Unanimously carried.***

**PC 19-345:** John McLeod of Oak Flint, LLC requests a “Group F” Special Regulated Use Permits to allow for a medical marihuana growing and processing facility at 4221 James P Cole Blvd. (PID #47-31-280-015).

John McLeod presented the application. Mr. McLeod introduced Chris Klamkin, of Operation Grow, as part of the consulting team that will manage operations at commencement.

Commissioner Jordan asked for clarification on the two organizational charts included in the application. The Operation Grow team was added to start the growing and processing operations.

Mr. McLeod spoke on the business operations, how there will be no public access, and how the floor area demarcated for “provisioning” is contingent on getting a license only. The space will not be used for anything if a license is not obtained.

Commissioner Jordan asked for details about staffing employees of which at least 75% are City of Flint residents. At relicensing time will be the time to review benchmarks and assess residence ratios.

Commissioner Ryan asked for details about the growing and processing operations. Mr. Klamkin spoke on operations.

Commissioner Jewell asked for details on the security plan. Mr. McLeod detailed the amount of security cameras and security guard(s) and how this site will be tied into the City of Flint Police’s

Project CATT Eye. Commissioner Jewell asked if the applicant has contacted adjacent property owners. Mr. McLeod responded this area is isolated and there is only one neighbor across the street.

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

***M/S – Jordan/Blower***

Motion to approve PC 19-345, John McLeod of Oak Flint, LLC request for “Group F” Special Regulated Use Permits to allow for a medical marihuana growing and processing facility at 4221 James P Cole Blvd. (PID #47-31-280-015).

***Unanimously carried***

**SITE PLAN REVIEW:**

**SPR 19-915** Medical Marihuana Growing & Processing Facility

Applicant: John McLeod, Oak Flint, LLC

Location: 4221 James P Cole Blvd. (PID # 47-31-280-015)

Contact: David McDade, Roark Galt Architecture

John McLeod presented the application. This facility is just under 55,000 square feet. 33 parking spaces are existing and striped. Commissioner Jewell referred to the staff review’s comment about the site plans claiming the building use is also for ‘provisioning’. Mr. McLeod said the site plans will be revised. Commissioner Jewell also referred to the staff review’s request for Project CATT Eye and ‘no consumption’ signage at building entrances.

***M/S – Jewell/Blower***

Motion to approve SPR 19-915 at 4221 James P Cole Blvd. (PID # 47-31-280-015) on condition that provisioning is edited out of site plans and that Project CATT Eye/No Consumption signage are labeled at entrances.

***Unanimously carried***

**REPORTS:**

**ZBA Meeting 8/20/2019:** Staff and Planning Commission Representative on the Zoning Board of Appeals – Commissioner Blower, detailed and spoke on some of the cases heard by the Zoning Board of Appeals at that meeting. Cases heard were: ZBA 19-2227, ZBA 19-2228, ZBA 19-2229, and ZBA 19-2230.

**RESOLUTIONS:**

There were no resolutions.

**OLD BUSINESS:**

**Draft Zoning Code:** Andy Aamodt spoke briefly about the community meeting held at Brennan Senior Center on August 14, 2019.

**NEW BUSINESS:**

There was no new business.

**ADJOURNMENT:**

***M/S – Blower/Jordan***

***Unanimously carried.***

Meeting adjourned at 7:50 pm.