

**FLINT PLANNING COMMISSION**  
**Meeting Minutes - *Approved***  
**September 10, 2019**

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**Commissioners Present**

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

**Staff Present**

Suzanne Wilcox, Director of Planning and  
Development  
Adam Moore, Lead Planner  
Andy Aamodt, Zoning Coordinator  
Andy Fedewa, Planner I  
Kelly Kiertzner, Assistant City Attorney

**Commissioners Not Present**

**ROLL CALL:**

Chairperson Wesley called the meeting to order at 5:45 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 19-919 was moved to after Public Hearing.

**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 8-27-19.

*M/S – Jewell/Jordan*

Motion to approve the minutes of 8-27-19 with revisions.

*Unanimously carried.*

**PUBLIC FORUM:**

No one spoke.

**CASE REVIEW:**

There was no Case Review.

**PUBLIC HEARING:**

**PC 19-346:** Communities First, Inc requests a rezoning of 1207 N Ballenger Hwy. (PID # 40-11-155-014) from “D-2” Neighborhood Business to “D-5” Metropolitan Commercial Service.

Glenn Wilson, CEO and President of Communities First, Inc. presented the application. This project has gone before the Zoning Board of Appeals before for a non-use Variance and the Planning Commission for Site Plan Review approval. Mr. Wilson stated that because of funding and investor concerns Communities First needs to guarantee this project could be rebuilt by right in case it was

destroyed more than 51% of its value. The way the zoning ordinance reads for a “D-2” zoning district, this would not be possible.

Mr. Wilson referenced a letter that was passed out to the commissioners stating Communities First’s willingness for a conditional rezoning.

Commissioner Campbell joined the meeting.

No one spoke in favor. No one spoke in opposition. A letter from the Ballenger Highway Neighborhood Association in support was given to the commissioners. Staff confirmed no other feedback was received.

The commissioners discussed ‘spot-zoning’. The Planning Commission found that although “D-5” is a higher intensity, it is still a commercial use similar to the other zoning districts in nearby blocks and that there are residences in the area, therefore residential use on this block also fits.

***M/S – Jewell/Blower***

Motion to recommend that Flint City Council approve PC 19-346, Communities First, Inc request for a rezoning of 1207 N Ballenger Hwy. (PID # 40-11-155-014) from “D-2” Neighborhood Business to “D-5” Metropolitan Commercial Service on the condition the use(s) be strictly “C-2” Multi-Family and/or “D-2” Neighborhood Business District.

***Unanimously carried***

**SITE PLAN REVIEW:**

**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

Mouhammed El Khatib presented the application with his design consultant, Michael Hachem. Commissioner Jordan questioned the bars on the windows as they relate to a sense of safety in the neighborhood. Mr. Hachem said the bars will be painted to be attractive, but they are there for security. Commissioner Jordan asked if they have considered shatter resistant materials for the windows. Mr. El Khatib responded they would be willing to move the bars to the inside of the building so that they are not visible to the outside, but they will explore options to use a shatter resistant material rather than bars.

Mr. Hachem clarified that the business will be moving to the main floor of the building. The previous owner had used the lower floor. The lower floor will now be closed off from the public.

Commissioner Jewell discussed safety concerns with the window bars. Staff mentioned that these plans will be inspected by the Building and Safety Inspections Division so release levers and other safety measures will be required. Mr. Hachem expanded on that and explained that the State of Michigan will also inspect the site.

***M/S – Jordan/Ryan***

Motion to approve SPR 19-919 at 2849 Miller Rd. (PID # 40-23-40-029) on the condition that there not be security bars on the windows visible from the outside and that revisions are approved administratively by staff.

***Unanimously carried.***

Commissioner Jewell requested that a notice of revision and the site plans approved administratively be presented at a future meeting.

**REPORTS:**

There were no Reports.

**RESOLUTIONS:**

There were no Resolutions.

**OLD BUSINESS:**

**PC 19-342:** Staff showed the Commission an updated staff/organizational chart handout from Insight MM Research.

**Draft Zoning Code:** Suzanne Wilcox, Director of the Department of Planning and Zoning, spoke on the process to pass the draft Zoning Code.

**NEW BUSINESS:**

**PC 19-344:** Staff updated the Commission on the plans of the applicant from this case to bring to City Council an application to rezone only one parcel, 2502 S Dort Hwy (PID # 41-20-278-030), from “D-6” General & Highway Commercial Services to “E” Heavy Commercial Limited Manufacturing. The original application to the Planning Commission was to rezone two parcels, but was recommended for denial based on the Commission’s interpretation of “spot-zoning”. The Planning Commission stated that their recommendation for denial still stands even if the applicant has changed their request to just one parcel.

The Planning Commission recognizes the fact that if the new draft Zoning Code was approved, this would not have been a case before them.

**ADJOURNMENT:**

***M/S – Jewell/Jordan***

***Unanimously carried.***

Meeting adjourned at 6:40 pm.