

FLINT PLANNING COMMISSION
Meeting Minutes
September 12, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner
Kristin Stevenson, Planner I

ROLL CALL:

Chairman Wesley called the meeting to order at 6:09 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Commissioner Jewell added the Executive Session to Reports.

ADOPTION OF THE AGENDA:

M/S – Jordan/Allen

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 8-22-17.

Commissioner Jordan made several changes.

M/S – Allen/Ryan

Motion to approve the minutes of 8-22-17 as amended.

Unanimously carried.

PUBLIC FORUM:

There were no public comments.

SITE PLAN REVIEW:

There were no site plan reviews

CASE REVIEWS:

PC 17-312: Leo Adams Jr. requests a conditional use permit for a group daycare home at 4235 Comstock Ave., Flint, MI 48504 Parcel # 46-35-181-007.

The applicant, Leo Adams Jr. requests a conditional use permit to allow for a group daycare. Mr. Adams has modified the home with new concrete, a privacy fence, landscaping and put a new roof on the home in order to allow for the Group Day Care. The idea was to improve the environment of the property to provide for the kids.

Commissioner Jordan requested information on the background of the daycare. Right now the daycare is open 7-10 with 9 kids total but no more than 6 at a time. Mr. Adams is requesting the conditional use permit to allow for a greater number of kids. His goal is to make things easier and safer in the neighborhood. There will be no loud noises or any nuisances to the neighbors if he is permitted to operate a larger daycare.

Commissioner McCree asked about the applicant's license. Mr. Adams is licensed and received his license in 2015. There are 3 total staff members. One has a degree in early childcare and has been working in the childcare field for 20 years. Another just graduated from high school and the other is working on her childhood education degree.

Commissioner Wesley asked about the applicant's current license. Mr. Adams currently has a license for up to 6 children. He is planning to add only 3 kids.

Lisa Adams explained that a family daycare is for 6 or less kids, group daycare is licensed for up to 12 kids, and a center is approved based on how much space is available. Mr. Adams is trying to go from a family daycare to a Group Daycare.

Commissioner Ryan asked about bathrooms. There are 2 bathrooms.

Commissioner Jewell asked about his intent in getting signatures from his neighbors. Mr. Adams wanted to make sure his neighbors were aware of what his intention is. Commissioner Jewell asked if he had received any outreach that was negative from his neighbors. He had not.

Commissioner Ryan commented that he was impressed with the improvements to the property.

Commissioner Campbell arrived at 6:25 PM.

No further questions for the applicant.

Public Comment in opposition:

There is a letter from Freddie Darrels. Commissioner Wesley read the letter.

Public Comment in Favor:

Lisa Adams stated that the daycare has been there since 2015. There is a policy that the music cannot be loud, out of respect for the neighbors. The neighbors they spoke to did not even realize they were operating a daycare because they are so quiet.

There were several signatures collected from neighbors in favor.

Commissioner Jewell asked if there was any more communication. There has not been.

M/S – Jordan/Allen

Motion to adopt PC 17-312: Leo Adams's Jr requests a conditional use permit for a group daycare home at 4235 Comstock Ave., Flint, MI 48504 Parcel #46-35-181-007.

Yes: Wesley, Jewell, Allen, Jordan, Ryan, Blower, McCree

No:

Abstain: Campbell

PUBLIC HEARING:

There were no public hearings.

REPORTS:

Commissioner Jordan explained that Reed Eriksson would not be available until October 10th.

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Kevin Schronce spoke regarding the third medical marihuana meeting held in Bath Township. Discussion was held as to state decision making and related impact on local decision making.

Mr. Schronce and Kristin Stevenson spoke regarding the Choice Neighborhoods Project.

NEW BUSINESS:

There is no new business.

ADJOURNMENT:

M/S – Allen/Campbell

Unanimously carried