

FLINT PLANNING COMMISSION
Meeting Minutes - *Approved*
September 24, 2019

Commissioners Present

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

Staff Present

Adam Moore, Lead Planner
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, 3rd floor of the City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

Addition of 'Zoning Code Status Update' to Old Business. Addition of 'Recreation Marihuana' to Reports. Addition of 'Medical Marihuana Provisioning Centers' to New Business.

ADOPTION OF THE AGENDA:

M/S – Ryan/Jewell

Motion to adopt the meeting agenda.

Unanimously carried.

MINUTES:

The Commission examined the minutes of 9-10-19.

M/S – Ryan/Blower

Motion to approve the minutes of 9-10-19 with revisions.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

Planning Commissioners raised the issue of the Municipal Center's new front doors not being unlocked during Planning Commission meetings in violation of the Open Meetings Act.

SITE PLAN REVIEW:

SPR 19-918 University Park Apartments
Applicant: Communities First, Inc
Location: 422 W University Ave. (PID # 40-12-457-008)
Contact: Kurt Neiswender, Sedgewick & Ferweda Architects

Kurt Neiswender presented the application. Mr. Neiswender stated that this project has gone through numerous redesigns since it was first brought up to the City and that Communities First, Inc has met with the Carriage Town Historic Neighborhood Association several times. Communities First, Inc has

received the appropriate approvals for this project from the City of Flint Historic District Commission and the City of Flint Zoning Board of Appeals. None of the four buildings are taller than 30 feet in height, in accordance with the Zoning Ordinance. Mr. Neiswender stated that he has paid special attention to the site lighting and balcony projection components. This submittal has not yet received comments back from the City Engineer, but there is time to respond to their comments before construction breaks ground.

Jeff Ferweda, Sedgewick & Ferweda Architects, took over the presentation.

Commissioner Jewell referenced the Flint City Council meeting of September 9, 2019 during which the City Council declined to consider a resolution for Communities First's PILOT application during the first reading. Glenn Wilson, President and CEO of Communities First, stated that a community member misled the City Council during the meeting and the vote did not pass. Communities First has been in talks to bring the application to the City Council for another reading. The project is feasible even without the PILOT, but the tax credits would allow for more affordable units.

Commissioner Jewell brought up multiple items on the Site Plan Review Checklist that will need to be addressed. Mr. Ferweda stated the site plan sheets will be clarified and completed. Additionally, the applicant understands that any specified fencing and signage will need approval from the Historic District Commission, while proposed drainage needs to be approved by the City Engineer.

Commissioner Jordan stated that historically there have been Native American burial grounds in the Carriage Town area. Mr. Wilson said that Communities First has received a letter from the Saginaw Chippewa Tribe of Michigan stating this property is outside the boundaries of the grounds and that he will forward this letter to City staff.

Commissioner Blower asked for Communities First to speak on how they have incorporated community feedback. Mr. Wilson stated they started with a singular large building and they originally followed guidelines of the proposed MR-2 regulations in the Draft Zoning Ordinance. Mr. Wilson said they have reduced the height after multiple denials from the Zoning Board of Appeals. They have broken up the building into four separate buildings and reduced the amount of units. Communities First is now following regulations of the current zoning ordinance. Mr. Wilson stated that Communities First has completely redesigned the project to react to community input and are trying to be more in tune with the neighborhood.

Planning Commissioners discussed the process of administrative review for missing items.

M/S – Jordan/Jewell

Motion to approve SPR 19-918 at 422 W University Ave. (PID # 40-12-457-008) absent fencing and signage to be approved by the Historic District Commission, on the condition that the site lighting is clarified, that the statement regarding dust and odor be included on the drawings, and the letter from the Saginaw Chippewa Tribe of Michigan be submitted and reviewed by the Chair and staff.

Unanimously carried.

CASE REVIEW:

There was no Case Review.

PUBLIC HEARING:

There were no Public Hearings.

REPORTS:

Reed Eriksson, Assistant City Attorney, spoke on the proposed ordinance to let licensed medical marihuana businesses to apply for recreational marihuana while opting out of licensing other recreational marihuana businesses as the City drafts a comprehensive ordinance. This ordinance would expire after one year.

RESOLUTIONS:

There were no Resolutions.

OLD BUSINESS:

Draft Zoning Code: Adam Moore, Lead Planner, spoke on the process to pass the draft Zoning Code.

The Planning Commission requested to hear exact dates for bringing the Zoning Ordinance to Flint City Council.

NEW BUSINESS:

Andy Aamodt, Zoning Coordinator, stated that the first applicant for new medical marihuana provisioning centers will be heard at the October 8, 2019 meeting. The Planning Commission discussed the process to review promises made by the applicants and requested that relicensing roles and responsibilities be clarified at a future meeting.

ADJOURNMENT:

M/S – Ryan/Jewell

Unanimously carried.

Meeting adjourned at 7:10 pm.