

FLINT PLANNING COMMISSION
Meeting Minutes
September 26, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Kevin Schronce, Lead Planner
Reed Eriksson, City Attorney

Commissioners Not Present

Phyllis McCree

ROLL CALL:

Chairman Wesley called the meeting to order at 6:02 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 corrected the SPR number on the agenda.

ADOPTION OF THE AGENDA:

M/S – Jewell/Ryan

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES:

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

Commissioner Campbell, Commissioner Jordan, and Commissioner Jewell made several corrections to the minutes.

M/S – Ryan/Jordan

Motion to approve the minutes of 9-12-17 as amended.

Unanimously carried.

PUBLIC FORUM:

There were no public comments.

SITE PLAN REVIEW:

SPR 17-885: Clark Commons

Applicant: Norstar Development USA, L.P.

Location: Scattered Sites (see parcel list)

Phase I Development bounded by:

Wood St. – Root St. – Louisa St. – Saginaw St.

Contact: Lori Harris, Norstar Development

Lori Harris spoke on behalf of Norstar development. She gave an update on the history of the choice neighborhoods initiative and where they are now. She gave an overview of what norstar does, the exclusively work on mixed income development. This location was an ideal scenario because there was a lot of publicly held land already, the infrastructure was already in place and the vacant lots were well suited to development. The first phase will be composed of 62 units. There are 3 different building types all in compliance with the land use plan. There are 32 publicly owned parcels that this project will be built on. The Genesee County Land Bank gave approval of site control to the city of flint. They will be applying for tax credits on Friday. There has been a lot of public input for this phase and the other phases as well.

Jim Pappas spoke and gave an overview of the site plan. There are scattered sites that add up to 5.5 acres. There are three different building concepts; three story units along Saginaw, single family homes, and townhouses. The goal was to maintain a residential character to the neighborhood.

The three story apartment structure along Saginaw will not have any common areas. The ground floor will be ranch units. Every unit in the building has an independent entrance. There will be 23 units in the building and 23 parking spaces. The parking lot can be reconfigured to allow for more parking if necessary. There is a zero foot set back along Saginaw. The architectural style of the structure will be modern. The townhouses will come in multiple colors to make each unit feel more unique.

Commissioner Jordan asked for clarification regarding discrepancies between documents and the site plans. Mr. Pappas explained that the full sized site plans contain the accurate information.

Commissioner Jordan asked if there will be a door to the patio in the ranch apartments. Mr. Pappas replied that there will be a door from the dining space.

Commissioner Jewell drew attention to items in the agenda that were not included in the site plans. Jim Pappas explained that dumpsters and lighting is included in the site plans.

Commissioner Jewell asked what is not complete on the site plans. Jim Pappas explained that the parking meets the ordinance but he was informed there was concern about the amount of parking. He can add some more if it is the desire of the commission. Regarding the height, the three story apartment building is currently 42 feet but can be changed to 40 if the commission prefers. None of the layout will change. The multifamily site may require some final engineering, but the layout and facades will not change.

Commissioner Ryan asked for clarification from Commissioner Jewell whether he was making a motion or suggesting administrative approval.

Commissioner Campbell asked about the total site area and asked where the building would be with zero setbacks out of concern of sight lines when making a turn. The plans include a cut back to allow for visibility when turning on Saginaw St.

Commissioner Jordan asked for clarification on the landscaping plan. They would like to include street trees but require planning commission approval.

Commissioner Jewell suggested that they approve with administrative review. He recommends the chair and Denise be involved in the administrative review.

M/S – Jewell/Allen

Motion to adopt SPR 17-885 as presented on condition that any other appropriate additions, alterations, corrections or any other issues that arise be reviewed and approved administratively with the Chair, Vice Chair, and Commissioner Allen.

Unanimously carried.

CASE REVIEWS:

There were no case reviews.

Commissioner Blower left at 6:56 pm.

PUBLIC HEARING:

There were no public hearings.

REPORTS:

There were no reports

RESOLUTIONS:

There were no resolutions.

OLD BUSINESS:

Kevin Schronce presented a letter from LARA which gives some guidance to local communities regarding Medical Marihuana. Kevin presented a revised draft of the medical marihuana ordinance.

The Commission discussed holding a public hearing for the draft medical marihuana ordinance and established a timeline.

The Commission requested a discussion of the draft medical marihuana ordinance and an executive session be added to the next Planning Commission Agenda.

NEW BUSINESS:

There is no new business.

ADJOURNMENT:

M/S – Allen/Campbell

Unanimously carried