

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
October 15, 2019

Board Members Present

Matthew Telliga, Chair
Jerry Kea, Vice-Chair
John E. Hardy II
Karl Collyer
Jacqueline Jordan
Heather Kale
Carol-Anne Blower
Lauren Coney
Florlisa Stebbins

Staff Present

Adam Moore, Lead Planner
Andy Aamodt, Zoning Coordinator
Bill Vandercook, Planner I
Whitney Frazier-Jenkins, Assistant City Attorney

Board Members Not Present

Ari McCaskill - Excused

ROLL CALL:

Chairperson Telliga called the meeting to order at 6:10 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, Third Floor, Flint City Hall.

Chairman Telliga made remarks, and asked that all Board members introduce themselves as there are new Board members.

ADOPTION OF THE AGENDA:

M/S – Kale/ Blower

Motion to adopt the meeting agenda.

Unanimously carried.

APPROVAL OF MINUTES:

The Board reviewed the minutes of 7-16-19 and 8-20-19. By way of background, the minutes of 7-16-19 were postponed.

M/S – Kea/ Blower

Motion to approve the minutes of 7-16-19 and 8-20-19.

Unanimously carried

PUBLIC FORUM:

No one spoke at Public Forum.

REPORTS:

There were no reports.

COMMUNICATIONS:

There were no communications.

PUBLIC HEARING:

ZBA 19-2231: Jerome Adams Sr. requests a non-use variance for an attached garage to encroach into the required setbacks at 2559 Norbert St. (PID # 40-11-353-006).

Jerome Adams explained his need for the non-use variance. He constructed the attached garage using a contractor, who he believed had appropriately pulled permits. The original contractor did not pull permits, so Mr. Adams was then left with trying to rectify the situation by pulling permits retroactively. Mr. Adams hired a new contractor, Patrick Carnocki, who was present at the meeting. Because the attached garage is already built, this is his attempt to come into compliance with the zoning code. It is currently encroaching the side setback by 1.4' feet and encroaching the 10' foot requirement from an adjoining property's dwelling by 0.2' feet. Mr. Adams provided a survey to show this situation.

Board member Blower asked about Mr. Adams's relationship with other neighbors, including the neighbor that lives next door. Mr. Adams stated he has mowed her property to help her in the past and has good relationships with his neighbors.

Board member Telliga asked if there will be a living space above or attached to this. Mr. Adams confirmed there will not be living space associated with this garage addition.

Board member Kea and Board member Stebbins asked about fire-rating and if they anticipate any safety issues of the building. Mr. Adams and Mr. Carnocki responded that the building will be built to code, and will include fire-rating because it's built that close to the property line. It will be inspected by the Building Inspector.

Daryl Shoemo spoke in favor of the application.

Patrick Carnocki, the new contractor, spoke in favor of the application.

No one spoke in opposition. Staff confirmed they did not receive any official correspondence.

M/S – Kea/ Kale

Motion to approve ZBA 19-2231 as presented.

Unanimously carried.

CITY ATTORNEY REPORT:

Whitney Frazier-Jenkins stated City Council postponed the marijuana ordinance that was drafted, so the City Attorney's office will now be working on a new ordinance to bring to City Council.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Andy Aamodt and the ZBA discussed the process Planning & Zoning Division is using to take the draft zoning code to City Council.

ADJOURNMENT:

M/S – Kea/ Collyer

The meeting was adjourned at 6:58 pm.

Unanimously carried.