

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
October 16, 2018

Commissioners Present

Matthew Telliga, Vice-Chair
John Hardy
Mona Munroe-Younis
Heather Kale
Jerry Kea
Jacqueline Jordan
Carol-Anne Blower

Staff Present

Corey Christensen, Zoning Coordinator
Andy Aamodt, Planner I

Commissioners Not Present

Chris Zuwala, Chair

ROLL CALL:

Vice-Chairperson Telliga called the meeting to order at 6:05 p.m. Roll was taken and a quorum was present. The meeting was held in the City Council Chambers, 3rd Floor, Flint City Hall.

ADOPTION OF THE AGENDA:

There were no additions or changes to the agenda.

M/S – Blower/Kale

Motion to adopt the meeting agenda as presented.

Unanimously carried.

APPROVAL OF MINUTES:

There were no changes or modifications to the minutes from 8-21-18.

M/S – Blower/Jordan

Motion to adopt the 8-21-18 meeting minutes as presented.

Unanimously carried.

REPORTS:

There were no reports.

COMMUNICATIONS:

There were no communications.

PUBLIC HEARING:

ZBA 18-2220: Communities First, Inc. is requesting a 26' relief from the maximum height requirement of 30' at 422 W. University Ave. (Parcel ID 40-12-457-008)

Glenn Wilson, Michael Wright, and Ray Embach presented the variance request. Mr. Wilson explained that in terms of process, they are planning on hosting a neighborhood charrette to discuss design ideas and details with the neighborhood. He also acknowledged they will have to achieve Historic District Commission and Planning Commission approval in the future as well. Right now, their focus is obtaining the variance from the 30' maximum height requirement. Their application requests a 26' height increase for the permission to build a 56' high structure. Mr. Wilson described that this is only 11' greater than the height

maximum of the future zoning code, which prescribes a 45' height maximum. Their intent is to try to develop this now, rather than waiting for City Council to adopt the new zoning code.

Commissioner Blower asked why the request is for 56' rather than 45'. Mr. Wilson described that they need 10' ceilings for the retail space. There will also be market rate units in the development which intend to have higher ceilings.

Commissioner Kea asked how many units there will be and how many parking spaces are intended. Mr. Embach stated they have 71 parking spaces noted and there will be 58 housing units.

Angela Kinsey-Herring spoke in opposition.

Nancy Sinclair spoke in opposition.

Ken Van Wagoner spoke in opposition.

Liz Curtis spoke in opposition.

Patty Warner spoke in opposition.

Frederick Jones spoke in opposition.

Paul Herring Jr. spoke in opposition.

Andre Linden spoke in opposition.

Corey Christensen stated staff received seven emails in opposition to the variance request.

Glenn Wilson thanked the residents for voicing their thoughts. He addressed the questions about property values, and stated that some of his previous, similar work such as Oak School and Swayze Court, has actually increased property values. He explained that this property will likely be developed in the near future and there is a need for equitable housing. They like this property because it is a corner lot made up of combined parcels, with close proximity to downtown. There are parameters that they have followed in finding this site. This will not only provide housing for professionals like doctors, but will also provide affordable housing for those who need it. They currently have funding for this and it will create construction jobs. He stated he has won a national award for historic preservation of a former redevelopment, and in this development they will incorporate historic architectural elements and design practices.

Michael Wright explained the traffic calming measures that this development can provide.

Mr. Wilson explained that overall, they want to be in front of the zoning changes that will be happening in the coming years. They were very involved in the Master Planning process. They have invested in the Grand Traverse neighborhood and property values have stabilized. They intend to continue talking with residents at charrettes because they want to bring high quality housing to the neighborhood.

M/S – Kale/Jordan

Motion to approve ZBA 18-2220 as presented.

Yes: Blower, Jordan, Kale, Telliga

No: Hardy, Kea, Munroe-Younis

Variance denied.

Commissioner Munroe-Younis explained that the statements about conforming to the height requirements of the future code are compelling. There are also other places that can accommodate a development of this height.

Commissioner Kea explained that a building at this height with only a 7 foot setback is not good scale. There will also be difficulty with parking spaces and circulation on this lot.

Commissioner Hardy explained that the setback will not be acceptable. Also, he is concerned that this group is trying to override what is coming out of the Council. The future ordinance is stuck there. The current zoning ordinance is the ordinance in place.

CITY ATTORNEY REPORT:

There was no city attorney report.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

There was no new business.

PUBLIC FORUM:

Ken Van Wagoner spoke. He requested an explanation of what the voting of ZBA 18-2220 meant. Corey Christensen explained the variance request was denied.

Cade Surface spoke. He stated he appreciates the dialogue that happened tonight.

ADJOURNMENT:

M/S – Blower/Munroe-Younis

The meeting was adjourned at 7:02 pm.

Unanimously carried.