

FLINT ZONING BOARD OF APPEALS
Meeting Minutes - *Approved*
November 20, 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
Kevin Schronce, Lead Planner/ Planner III
Andy Aamodt, Planner I
Reed Eriksson, Assistant City Attorney

Commissioners Not Present

Chris Zuwala, Chair

ROLL CALL:

Vice-Chairperson Telliga called the meeting to order at 6:04 p.m. Roll was taken and a quorum was present. The meeting was held in the McKenzie Room, 2nd 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:

The Board reviewed the minutes of 10-16-18 and made changes.

M/S – Blower/Kale

Motion to adopt the 10-16-18 meeting minutes as amended.

Unanimously carried.

REPORTS:

There were no reports.

COMMUNICATIONS:

There were no communications.

PUBLIC HEARING:

ZBA 18-2221: Donald Houghteling requests a use variance to permit multi-family residential at 2957 Carr St. (Parcel ID 47-33-302-006).

Donald Houghteling presented the request. The intention is to provide housing for veterans and seniors. This will not be a cookie cutter apartment complex. The former apartment managers at this site did not manage the apartments well. They would re-use the existing buildings for housing. These buildings are suited towards individuals, as there are many studios and one-bedroom apartments.

Mr. Houghteling explained what the site will look like. This will be a gated community with a fence surrounding it. Residents will need a card to get in at the gated entrance. The gated entrance will be well-lit and will contain a security person. There will be laundry facilities, a fitness/activity room, a business room, and a medical room that the VA's medical personal can use. For construction, their intent is to use the local workforce. There will not be boiler problems, as in-wall heating units will be located in every unit. There will be a gardening project at the site and an area for cookouts on the waterfront. There will be 42 housing units. Just one of the buildings is two stories; the rest of the buildings are single-story.

Mr. Houghteling stressed that there will not be criminal activity here due to the residents being seniors and veterans.

Mr. Houghteling explained they have a good budget for this project. The budget was approved. The offer on the property was submitted and agreed upon. The granting of the variance will allow them to close on the property.

Commissioner Hardy commented about the bad shape a couple of the buildings are in. Mr. Houghteling explained there are building plans to refurbish some of these buildings.

Commissioner Telliga asked if the property's structures are currently boarded up. Mr. Houghteling confirmed the structures are boarded up.

Commissioner Blower asked Mr. Houghteling if he is associated with the prior apartment ownership or if he has ever owned the property. Mr. Houghteling confirmed he is not associated. He moved to Flint a couple years ago. He understands there may have been management problems in the past. He understands that the residents are concerned. In interactions with the neighboring residents, he explained they are standoffish about the re-use of the property for apartments again, but then are usually eased after hearing his business model, along with the physical elements like the gate, fence, and security aspect. He also stated he has a history of working in law enforcement.

Commissioner Telliga stated that if the property is not used and continues to be abandoned, then it will continue to be unsecure. The problems that have previously existed may continue if the property remains abandoned.

Commissioner Kea commented that there is nothing that can bind the applicant to keep the senior and veteran housing business model. He commented that he would be more comfortable if the approval can legally bind the housing to be allocated to seniors and veterans.

Jim Henry, a neighboring resident spoke in opposition to the request by reading a letter from the neighbors.

No one spoke in favor of the request. There were no other communications to staff.

Corey Christensen explained the zoning permit process. This applicant will still need to obtain a zoning permit.

Commissioners Kea and Telliga stressed that neighborhood concerns can be assuaged if conditions are added to an approval that cover security.

M/S – Kale/Kea

Motion to approve ZBA 18-2221, with the conditions that the housing is allocated to veterans and seniors, the facility is gated, and the applicant submits a security plan for zoning approval.

Unanimously carried.

Variance approved.

CITY ATTORNEY REPORT:

Reed Eriksson presented a brief summary regarding recreational marijuana.

UNFINISHED BUSINESS:

The Board revisited their ideas about speaking to their councilmembers regarding the future zoning code.

NEW BUSINESS:

Kevin Schronce announced he is leaving the City, as he has accepted a job elsewhere.

PUBLIC FORUM:

No one spoke.

ADJOURNMENT:

M/S – Munroe-Younis/Blower

The meeting was adjourned at 7:20 pm.

Unanimously carried.