

**FLINT ZONING BOARD OF APPEALS**  
**Meeting Minutes - *Approved***  
**February 19, 2019**

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**Board Members Present**

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

**Staff Present**

Andy Aamodt, Planner I  
Reed Eriksson, Assistant City Attorney  
Suzanne Wilcox, Planning & Development  
Director

**Board Members Not Present**

Chris Zuwala, Chair

**ROLL CALL:**

Vice-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, 3<sup>rd</sup> Floor, Flint City Hall.

**ADOPTION OF THE AGENDA:**

“Draft Zoning Code Update” and “Public Forum Language Discussion” was added to New Business.

***M/S – Blower/Kea***

Motion to adopt the meeting agenda as amended.

***Unanimously carried.***

**APPROVAL OF MINUTES:**

The Board reviewed the minutes of 12-18-18 and made no changes.

***M/S – Munroe-Younis/Kea***

Motion to adopt the 12-18-18 meeting minutes as presented.

***Yes- Hardy, Jordan, Kea, Munroe-Younis, Telliga***

***Abstain- Blower, Kale***

***Motion passes.***

**REPORTS:**

There were no reports.

**COMMUNICATIONS:**

There were no communications.

**PUBLIC HEARING:**

**ZBA 18-2223:** Brinshore Development, LLC requests a Use Variance to permit commercial and high density residential mixed-use at 1910 Pierson Rd. (Parcel ID # 46-26-379-018).

The applicant was not present.

*M/S – Kale/Jordan*

Motion to postpone ZBA 18-2223.

*Unanimously carried.*

**ZBA 19-2224:** Communities First, Inc. requests a Use Variance to permit multi-family residential at 411 Lyon St. (Parcel ID # 40-12-482-021).

Glenn Wilson and Mike Wright of Communities First, Inc., presented their request. They are intending to reuse the building as a multi-family apartment building. This building was previously used for such, as a legally non-conforming use in this “B” district. However, after the non-conforming use ceased to exist for more than one year, it lost its ability to be reused for multi-family. Mr. Wilson explained they prefer not to do new construction or demolition plus re-construction because it could create bigger problems.

John Costa, architect, spoke. He explained the building was built in 1966, as a 26 unit apartment building. They are looking to reuse the building for 26 units.

Cade Surface spoke in favor of ZBA 19-2224.

Nancy Sinclair spoke in favor of ZBA 19-2224.

Ken Van Wagoner spoke in favor of ZBA 19-2224.

Ron Luczak spoke in favor of ZBA 19-2224.

Derek Dohrman spoke in favor of ZBA 19-2224.

No one spoke in opposition to the request. Staff confirmed there was no feedback.

*M/S – Kale/Jordan*

Motion to approve ZBA 19-2224 as presented.

*Unanimously carried.*

**ZBA 19-2225:** Communities First, Inc. requests a Non-Use Variance to reduce the on-site parking space requirement by 9 spaces (from 26 to 17) at 411 Lyon St. (Parcel ID # 40-12-482-021).

Glenn Wilson and Mike Wright presented their request. In the past, the site only had 14 parking spaces. Now, their request is for 17 spaces. This is a reduction of 9 required off-street spaces. Mr. Wilson and Mr. Wright explained that some of their existing Communities First developments have an overabundance of parking spaces, even though they meet ordinance standards. Mr. Wright explained that there are about 100 on-street parking spaces within a half-mile.

Cade Surface, clarifying he is not on behalf of Carriage Town Board, spoke in favor of ZBA 19-2225.

Kaye Sims spoke in opposition of ZBA 19-2225.

Nancy Sinclair spoke in opposition of ZBA 19-2225.

Ken Van Wagoner spoke in opposition of ZBA 19-2225.

Ron Luczak spoke in opposition of ZBA 19-2225.

Derek Dohrman spoke in opposition of ZBA 19-2225.

Staff confirmed there was no feedback.

Mr. Wilson offered a response to the comments in opposition.

Mr. Wilson explained they intend to have large trash cans that are brought to the street, rather than a trash receptacle. He also confirmed he has had discussions with the Carriage Town Neighborhood Association president.

Commissioner Blower asked if the parking lot will be gated. Mr. Wilson responded that they do intend to have a secure entry, and they want to beautify the gate eventually.

Commissioner Blower asked if there will be bicycle racks or if the residents will be encouraged to use alternative modes of transportation. Mr. Wilson confirmed both, that there will be a bicycle rack and there are bus stops in walking distance.

Andy Aamodt provided an explanation of the zoning certificate process and its requirements.

*M/S – Kale/Kea*

Motion to approve ZBA 19-2225, with the condition that all 17 parking spaces are documented in site plans for zoning certificate, and that the project includes a bicycle rack.

*Yes - Blower, Jordan, Kale, Kea, Munroe-Younis, Telliga*

*Abstain - Hardy*

*Motion passes.*

Commissioner Hardy stated he abstained because he agrees with the residents' concerns that there needs to be more discussion.

**CITY ATTORNEY REPORT:**

There was no city attorney report.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

**Draft Zoning Code Update**

Andy Aamodt provided an update of the draft zoning code.

**Public Forum Language Discussion**

Commissioner Munroe-Younis requested this to be discussed because of a lack of clarity at the previous meeting. Possible amendments to the bylaws were discussed, but none were proposed.

**PUBLIC FORUM:**

Ken Van Wagoner stated he wished he had more time to speak during the public hearing.

Cade Surface stated revising the sign-in sheet and bylaws might help clarify things.

Nancy Sinclair stated she would like to see the public notice be more detailed, or include references to the relevant ZBA section of the ordinance.

**ADJOURNMENT:**

*M/S – Kea/Blower*

The meeting was adjourned at 7:38 pm.

*Unanimously carried.*