



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## ZONING BOARD OF APPEALS

### AGENDA

#### FLINT ZONING BOARD OF APPEALS

October 20, 2020 at 6 P.M.

*Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.*

#### ELECTRONIC AND TELEPHONIC PARTICIPATION ONLY

In accordance with the Governor Whitmer's Executive Order 2020-21, entitled Stay Home, Stay Safe, "No person or entity shall operate a business or conduct operations that require workers to leave their homes or places of residence except to the extent that those workers are necessary to sustain or protect life or to conduct minimum basic operations." Likewise, pursuant to Executive Order 2020-15, strict compliance with section 3 of the Open Meetings Act is temporarily suspended in order to alleviate any such physical-place or physical-presence requirements, and a "meeting of a public body may be held electronically, including by telephonic conferencing or video conferencing, in a manner in which both the general public and the members of the public body may participate by electronic means."

This meeting is held electronically and telephonically in light of the State of Emergency declared in the City of Flint by Mayor Neeley and by Governor Whitmer for the State of Michigan. It is further held electronically and telephonically in order to comply with Executive Order 2020-21 and to suppress the spread of COVID-19, to prevent the state's health care system from being overwhelmed, to allow time for the production of critical test kits, ventilators, and personal protective equipment, and to avoid needless deaths to the maximum extent feasible.

All boards and commissions must adhere to all laws established under the Michigan Compiled Laws and in accordance with the revisions to the Open Meetings Act adopted in Senate Bill 1108, as passed on October 13, 2020 and signed into law on October 16, 2020.

The October 20, 2020, Zoning Board of Appeals meeting via webcam and/or by call-in only, and will not be meeting in person within the City of Flint. The following instructions will enable any member of the public to join the meeting by call-in only:

1. ***This option will be available to everyone***

Dial: +1 646 558 8656

Meeting ID: 871 2639 3741 # #



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- A. Roll Call
- B. Adoption of the Agenda
- C. Approval of the Minutes of previous meeting
  - Aug 18, 2020 meeting
- D. Public Forum
- E. Reports
- F. Communications
- G. Public Hearing
  - **ZBA 20-2238:** Alex Zetouna request a Use-Variance for 408 South Center Road (PID# 41-09-476-040, 41-09-476-022, 41-09-476-021, 41-09-476-020, 41-09-476-039) from 7.6 height fencing standard to 12 feet high fencing.
  - **ZBA 20-2239:** Maryum Rasool, Sylvester Broome Empowerment Village located at 4119 N Saginaw St (PID # 46-36-428-059) request a Non-Use Variances for three items:
    - 1) Request a Non-Use Variance from City code height standard of 35 feet to 56.6.
    - 2) Request Non-Use Variance from street setback City code standard of 25 feet to a minimum of 10 feet.
    - 3) Request a Non-Use Variance from the City code standard of 25 feet rear yard setback to 11 feet.
  - **ZBA 20-2240:** J & S Group request a Use- Variance from the current zoning of D-3 to D-5 to allow for warehouse as a principal permitted use at 3701 Lapeer Rd. (PID # 41-16-401-015).
  - **ZBA 20-2241:** A&S Properties – Bob Rollinger request a Use Variance for Ohio Avenue (PID# 41-08-239-001) and N.Meade Street (PID# 41-08-239-002) from the current zoning of B zoning to D-6.



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## ZONING BOARD OF APPEALS

- H. City Attorney Report
- I. Old Business
- J. New Business
  - Election of Officers
- K. Adjournment

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### *Flint Zoning Board of Appeals Members:*

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**WARD 1** – Lisa Stebbins  
**WARD 2** – John E. Hardy II  
**WARD 3** – Ari McCaskill  
**WARD 4** – Vacant

**WARD 5** – Jacqueline Jordan  
**WARD 6** – Jerry Kea  
**WARD 7** – Johnnetta Ricks  
**WARD 8** – Matt Telliga

**WARD 9** – Lauren Coney,  
**Planning Commission**  
**Representative** – Carol-Anne  
Blower



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### Rules of the Public Forum:

- A. The public will be allowed to address the Zoning Board of Appeals on any item on the agenda.
- B. During this time, the speaker will address the Zoning Board of Appeals.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.
- F. During the Virtual Meeting,
  - a. Please press **\*9** to raise your hand during the public forum to speak. This is necessary in order for the Zoom Administrator to unmute your phone.

### Public conduct during a Public Hearing:

- A. All speakers will address the Zoning Board of Appeals and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Zoning Board of Appeals may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.
- G. During the Virtual Meeting,
  - a. Please press **\*9** to raise your hand during the public hearings to speak. This is necessary in order for the Zoom Administrator to unmute your phone.