

# City of Flint, Michigan

*Third Floor, City Hall  
1101 S. Saginaw Street  
Flint, Michigan 48502  
[www.cityofflint.com](http://www.cityofflint.com)*



## Meeting Agenda - Final

**Monday, April 11, 2022**

**4:30 PM**

**COUNCIL CHAMBERS**

### **SPECIAL AFFAIRS COMMITTEE**

*Allie Herkenroder, Chairperson, Ward 7*

*Eric Mays, Ward 1  
Quincy Murphy, Ward 3  
Jerri Winfrey-Carter, Ward 5  
Dennis Pfeiffer, Ward 8*

*Ladel Lewis, Ward 2  
Judy Priestley, Ward 4  
Tonya Burns, Ward 6  
Eva L. Worthing, Ward 9*

*Inez M. Brown, City Clerk*

*Davina Donahue, Deputy Clerk*

## ROLL CALL

## READING OF DISORDERLY PERSONS CITY CODE SUBSECTION

*Any person that persists in disrupting this meeting will be in violation of Flint City Code Section 31-10, Disorderly Conduct, Assault and Battery, and Disorderly Persons, and will be subject to arrest for a misdemeanor. Any person who prevents the peaceful and orderly conduct of any meeting will be given one warning. If they persist in disrupting the meeting, that individual will be subject to arrest. Violators shall be removed from meetings.*

## REQUESTS FOR CHANGES AND/OR ADDITIONS TO AGENDA

*Council shall vote on any amendment change(s).*

## PUBLIC SPEAKING

*Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), two (2) minutes per speaker. Only one speaking opportunity per speaker.*

## COUNCIL RESPONSE

*Per the amended Rules Governing Meetings of the Council (as adopted by the City Council on Monday, June 12, 2017), Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two minutes.*

## RESOLUTIONS

**220149** Demolish Blighted Structures/City of Flint/American Rescue Plan Act (ARPA) Funding

Resolution resolving that the Flint City Council authorizes the appropriate city officials to do all things necessary to use the city's American Rescue Plan Act (ARPA) funds to demolish blighted structures. Before funds are distributed, the city's ARPA administration, compliance and implementation firm shall review and ensure compliance with the latest U.S. Department of Treasury final rules. Funds will be paid from the American Rescue Plan Act (ARPA) Fund (287).

**220155** Removal/Councilman Eric Mays/City Council President

Resolution resolving that the Flint City Council shall do all things necessary to remove Council President Eric Mays from the role of Flint City Council President, effective immediately upon the decision of the Flint City Council.

## APPOINTMENTS

## ORDINANCES

**220145** Amendment/Chapter 50/PC-22-3/Flint Planning Commission [Deda

Juncevic]/Rezoning/4811 Fenton Road/From 'CC' to 'CE'/Ward 9

An ordinance to amend the Code of the City of Flint has been requested by Flint Planning Commission [Deda Juncevic] (PC-22-3) to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows: 4811 Fenton Road, Flint MI 48507, Parcel No. 41-30-302-004, legally described as PART OF SW FRAC ¼ OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2/ OF NW ¼ OF SW FRAC'L ¼ OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CONT 19.226 AC+/- from "CC" City Corridor to "CE" Commerce and Employment. THE PLANNING COMMISSION RECOMMENDS APPROVAL.

## DISCUSSION ITEMS

## ADJOURNMENT



RESOLUTION NO.: 220149

PRESENTED: APR - 6 2022

ADOPTED: \_\_\_\_\_

**RESOLUTION AUTHORIZING USE OF ARPA FUNDING TO DEMOLISH  
BLIGHTED STRUCTURES IN THE CITY OF FLINT**

**BY THE MAYOR:**

**WHEREAS**, unoccupied, blighted properties are a major concern of the City of Flint and its residents; and

**WHEREAS**, the Genesee County Land Bank Authority (GCLBA) is currently in possession of over 4,000 unoccupied properties with structures remaining, 2000 of which are unfit for sale or occupancy, and an additional 1,100 of which are in poor condition and which are currently being inspected to determine if they should be prioritized for demolition; and

**WHEREAS**, the Genesee County Land Bank Authority (GCLBA) has requested that the City of Flint allocate \$16 million of its American Rescue Plan Act (ARPA) funding to conduct demolition of blighted, unoccupied structures, which will fund the demolition of 800 blighted residential and commercial structures in the City of Flint; and

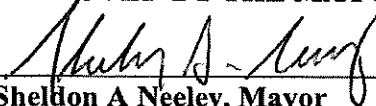
**WHEREAS**, GCLBA intends to combine the City’s contribution of \$16 million with an \$8 million contribution from Genesee County, leveraging these funds to secure an additional \$21.3 million from other sources, which will fund the demolition of up to 2,410 blighted structures in the City of Flint (~94%) and Genesee County (~6%).

**IT IS RESOLVED**, that the Flint City Council authorizes the appropriate City Officials to do all things necessary to use of the City’s ARPA funds to demolish blighted structures as specified above. Before funds are distributed, the City of Flint’s ARPA administration, compliance, and implementation firm shall review and ensure compliance with the latest US Department of the Treasury final rules. Funds will be paid from the American Rescue Plan Act fund (287).

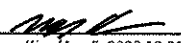
**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_  
Eric Mays, City Council President

**APPROVED BY THE MAYOR:**

  
\_\_\_\_\_  
Sheldon A Neeley, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
William Kim (Apr 5, 2022 13:21 EDT)  
William Kim, Acting City Attorney

**APPROVED AS TO FINANCE:**

  
\_\_\_\_\_  
Robert J.F. Widigan (Apr 5, 2022 14:45 EDT)  
Robert J.F. Widigan, CFO



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

**TODAY'S DATE:** April 5, 2022

**BID/PROPOSAL#** N/A

**AGENDA ITEM TITLE:** Resolution Authorizing Use of ARPA Funding to Demolish Blighted Structures in the City of Flint

**PREPARED BY:** Finance Department

**VENDOR NAME:** N/A

**BACKGROUND/SUMMARY OF PROPOSED ACTION:**

GCLBA requests that the City of Flint contribute \$16 million of its ARPA funding, with the intention of leveraging that contribution to secure a total of \$45.3 million. This \$45.3 million will be used to demolished blighted structures in the City of Flint and Genesee County, with approximately 96% of the demolitions to occur in the City.

**FINANCIAL IMPLICATIONS:**

**BUDGETED EXPENDITURE?** YES  NO  **IF NO, PLEASE EXPLAIN:**

Dept.	Name of Account	Account Number	Grant Code	Amount
	ARPA Grant	287-171.716-801.000	FUSDT-CSLFRF	\$16,000,000.00
		<b>FY20/21 GRAND TOTAL</b>		<b>\$0.00</b>

**PRE-ENCUMBERED?** YES  NO  **REQUISITION NO:** [REDACTED]

**ACCOUNTING APPROVAL:** N/A **Date:** N/A

**WILL YOUR DEPARTMENT NEED A CONTRACT?** YES  NO

*(If yes, please indicate how many years for the contract)* 5 YEARS

**WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)**

**OTHER IMPLICATIONS (i.e., collective bargaining):** None



# CITY OF FLINT

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STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Robert J.F. Widigan  
Robert J.F. Widigan (Apr 5, 2022 14:45 EDT)

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(Robert J.F. Widigan, Chief Financial Officer)



## Language for Resolution

### Genesee County Land Bank Request for American Rescue Plan Act (ARPA) Funding to Demolish Eligible Blighted Properties in Flint and Genesee County

#### Summary

The Genesee County Land Bank Authority (GCLBA) is requesting \$16 million from the City of Flint in American Rescue Plan Act (ARPA) funding to demolish priority blighted GCLBA held structures in the City of Flint. Genesee County is proposing to commit \$8 million in ARPA funding to demolish blighted GCLBA held properties in Flint and Genesee County. The GCLBA together with the Genesee County Treasurer will commit a combined total of \$4.5 million in additional matching funds. We plan to further leverage city funding with an \$8 million matching grant from the C.S. Mott Foundation and up to \$8.8 million from the State of Michigan and a variety of other sources to secure a total of \$45.3 million in blight elimination funding.

With the \$16 million in funding from the city, the GCLBA will demolish approximately **800 blighted residential and commercial structures in Flint**. If we are successful in fully leveraging the city's ARPA funding, we hope to demolish a total of up to 2,410 blighted structures in Flint (~94%) and Genesee County (~6%). While the inventory of blighted properties will continue to grow and we will need to continue to seek funding for future demolitions, the demolitions proposed to be completed with this funding will help to promote public health and safety, stabilize property values, and to enhance economic development opportunities.

#### About the Land Bank

The Land Bank receives blighted properties from the Genesee County Treasurer after people stop paying their taxes and the land goes through tax-foreclosure. GCLBA currently has about 15,000 properties in its inventory. Of those, over 4,000 have structures remaining, the majority of which have been left vacant for years before they end up in our inventory. When feasible, we sell houses to responsible owners through Realtors or our Featured Homes and Ready for Rehab programs. We also sell commercial properties and land for development and re-use. The revenue generated from these sales helps to support program operations, such as property maintenance. However, not all the structures in our inventory are currently fit to sell. There

are currently roughly 2,000 unfunded demolitions in the City of Flint. (see [flintpropertyportal.com](http://flintpropertyportal.com) for updates). An additional 1,100 properties are in poor condition and are currently being inspected to determine if they should be prioritized for demolition.

**The Case for Eliminating Hazards in Neighborhoods**

Eliminating hazards in neighborhoods and commercial corridors is the first step to restoring value to neighboring homeowners, creating opportunities for homeowners to build wealth through homeownership, and creating new opportunities for investment and improvements in areas that have experienced significant hardship over the past few decades. Hazardous structures in neighborhoods attract dumping and other criminal activity, create health and safety risks to residents, and depress the value of surrounding homes and businesses. Demolition is consistently ranked as a very high priority for residents.

**Benefits of Blight Elimination**

Public health research links blight elimination and revitalization to reductions in firearm violence and drug crime<sup>i</sup> and creating safe and healthy neighborhoods when combined with resident engagement.<sup>ii</sup> Furthermore, research linking abandoned building remediation to significant reductions in firearm violence and vacant lot remediation indicates that returns on investment for firearm prevention were \$5 and \$79 for every dollar spent on abandoned building remediation and \$26 and \$333 for every dollar spent on vacant lot remediation.<sup>iii</sup> Research completed in Baltimore indicates that building remediations were significantly associated with citywide reductions in overall crimes, total assaults, gun assaults and nuisance crimes (p <0.001).<sup>iv</sup> Additional research suggests that remediating neighborhood blight may reduce stress and improve health.<sup>v</sup>

**Leveraging Additional Funding for Demolition**

We have set an ambitious goal of securing \$16 million in ARPA funds from the City of Flint to leverage additional funding from other sources to secure a total of \$45.3 million as detailed in the chart and table below:

FUNDING SOURCE	FUNDS
ARPA - CITY	\$16,000,000
ARPA - COUNTY	\$8,000,000
OTHER CONFIRMED AND POTENTIAL SOURCES	\$13,300,000
CS MOTT FOUNDATION LEVERAGED	\$8,000,000
<b>TOTAL</b>	<b>\$45,300,000</b>



## Proposed Budget for City ARPA

The GCLBA has provided cost estimates to complete the demolitions below. However, the number of demolitions and the type of demolitions (residential v. commercial) will vary and depend on the market conditions and pricing secured through competitive bidding. The cost estimates for demolition are based on pricing of demolitions during the past few years. Costs may fluctuate with variable market conditions, an increase in gas prices, and labor shortages. Additional details on the budget are provided below.

Budget Item	Estimated Units	Estimated Unit Rate	Budgeted Expenditures
Residential demolition	745	\$ 14,500	\$ 10,803,000
Commercial demolition	55	\$ 65,400	\$ 3,597,000
Property maintenance	800	\$ 1,000	\$ 800,000
Project Management (5%)	800	5%	\$ 800,000
<b>TOTAL</b>	<b>800</b>		<b>\$ 16,000,000</b>

**Estimated Demolition Cost:** The cost of demolition includes but is not limited to dangerous building inspection, environmental inspection, utility cuts, environmental abatement, demolition, site restoration, and field oversight/compliance oversight.

**Property Maintenance:** This includes up to five years of property maintenance after demolition through the Land Bank's Clean & Green program.

**Project/Grant Management:** This includes all competitive procurement of all demolition activities, project management of bids/contracts to ensure compliance with the bid specifications and grant requirements, and grant and financial management.

### Property Selection

There are currently roughly 2,000 unfunded demolitions in the City of Flint. (see [flintpropertyportal.com](http://flintpropertyportal.com) for updates). An additional 1,100 properties are in poor condition and may also be in need of demolition. Many of these properties will be added to the unfunded demolition list after inspections are complete.

Dangerous structures on the unfunded demolition list in need of immediate response due to dangerous conditions may be prioritized for demolition first. In addition, structures with utilities retirements already completed or underway may be completed before others to enable us to begin work as soon as possible.

The GCLBA will select the remaining demolitions from the GCLBA's unfunded demolition list following resident priorities. In 2021, the Land Bank gathered input using a survey available for

residents to complete on-line or in paper format. Land Bank staff encouraged residents to complete the survey by publicizing it on local news, social media, press releases, emails, presentations at neighborhood meetings and by making phone calls. Based on more than 400 survey responses, residents ranked the following factors based on what they felt was most important, with 0 being not important, and 10 being particularly important.

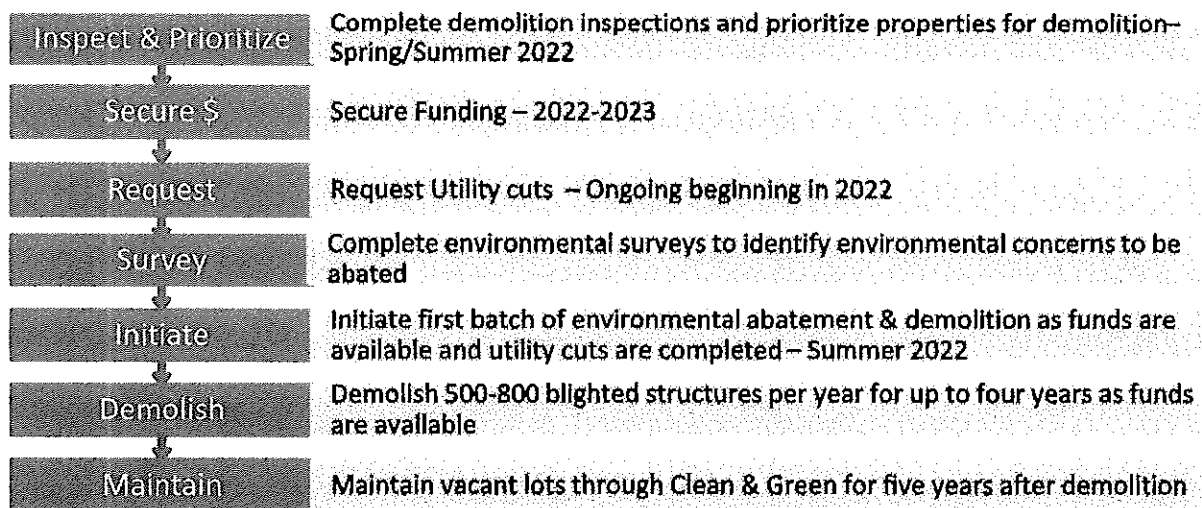
- Houses directly next door to occupied properties (score of 9.5 out of 10)
- Houses in areas where more people live, and homes are occupied (score of 8.9 out of 10)
- Houses near open schools (score of 8.7 out of 10)
- Houses that are burnt (8.5 out of 10)
- Houses with fire insurance funds (8.1 out of 10)
- Houses near local parks (8 out of 10) ◊ Houses on or near major roads (7.7 out of 10)

Properties will be prioritized for demolition as funds are available by creating a system of weights aligning with the collective ranking of each factor. The weights are then used to score each property. The highest scoring properties are selected for demolition.

**Schedule**

We will follow the process detailed below to prepare properties and complete demolitions within geographic areas in the City. This will help to control costs and increase efficiencies. Utility cuts from Consumers can take several months to complete. Therefore, once the funding is secured and the demolition list is finalized, we will divide the city into sections and submit properties within each section for utility cuts followed by surveys, bidding, and demolition. As utility cuts are completed, we will bid and contract demolition projects.

All of the city ARPA funds will be expended by December 31<sup>st</sup>, 2026.



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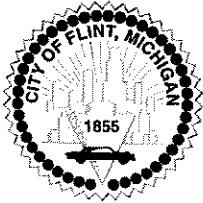
<sup>i</sup> Jay, J., Miratrix, L. W., Branas, C. C., Zimmerman, M. A., & Hemenway, D. (2020). A response to "Comment on 'Urban building demolitions, firearm violence and drug crime.'" *Journal of Behavioral Medicine*, *43*(1), 152–153. <https://doi.org/10.1007/s10865-019-00126-0> CITE

<sup>ii</sup> Rupp, L. A., Zimmerman, M. A., Sly, K. W., Reischl, T. M., Thulin, E. J., Wyatt, T. A., & Stock, J. J. P. (2020). Community-Engaged Neighborhood Revitalization and Empowerment: Busy Streets Theory in Action. *American Journal of Community Psychology*, *65*(1–2), 90–106. <https://doi.org/10.1002/ajcp.12358> CITE

<sup>iii</sup> Branas, C. C., Kondo, M. C., Murphy, S. M., South, E. C., Polsky, D., & MacDonald, J. M. (2016). Urban Blight Remediation as a Cost-Beneficial Solution to Firearm Violence. *American Journal of Public Health; Washington*, *106*(12), 2158–2164. <http://dx.doi.org/10.2105/AJPH.2016.303434>

<sup>iv</sup> Kondo, M. C., Keene, D., Hohl, B. C., MacDonald, J. M., & Branas, C. C. (2015). A Difference-In-Differences Study of the Effects of a New Abandoned Building Remediation Strategy on Safety. *PLoS One; San Francisco*, *10*(7), e0129582. <http://dx.doi.org/10.1371/journal.pone.0129582>

<sup>v</sup> South, E. C., Kondo, M. C., Cheney, R. A., & Branas, C. C. (2015). Neighborhood Blight, Stress, and Health: A Walking Trial of Urban Greening and Ambulatory Heart Rate. *American Journal of Public Health*, e1–e5. <https://doi.org/10.2105/AJPH.2014.302526>



RESOLUTION NO.:

220155

PRESENTED:

APR 11 2022

ADOPTED:

**RESOLUTION TO REMOVE COUNCILMEMBER ERIC MAYS FROM THE ROLE OF FLINT CITY COUNCIL PRESIDENT**

**BY THE FLINT CITY COUNCIL:**

**WHEREAS**, on February 28, 2022, Council President Eric Mays displayed behavior throughout the meeting of the Flint City Council in violation of the Rules Governing the Flint City Council and the Flint City Charter; and,

**WHEREAS**, Mr. Mays' actions toward City of Flint staff, the Flint City Clerk, and fellow Flint City Councilmembers, is a direct violation of section 3-104 of the Flint City Charter, and

**WHEREAS**, Mr. Mays' actions led to a formal censure by action of the Flint City Council on March 15, 2022, and

**WHEREAS**, the Ethics and Accountability Board recommends enforcement of Rule 30.1, 31.1, 32.1, 33.4 of the Rules Governing the Flint City Council in a letter of corrective action dated March 17, 2022; and

**WHEREAS**, pursuant to the Rules Governing the Flint City Council, the Flint City Council has the authority to punish its members for misconduct and for violations of the Flint City Charter;

**BE IT RESOLVED**, that the Flint City Council shall do all things necessary to remove Council President Eric Mays from the role of Flint City Council President effective immediately upon the decision of the Flint City Council.

**APPROVED BY CITY COUNCIL:**

**APPROVED AS TO FORM:**

William Kim, Acting City Attorney

ORDINANCE NO. \_\_\_\_\_

A Proposed ordinance to amend Chapter 50 of the Code of the City of Flint has been requested by the Flint Planning Commission for a rezoning change of the future zoning designation for the property at 4811 Fenton Rd. (Parcel ID# 41-30-302-004) from CC – City Corridor to CE – Commerce and Employment.

The Planning Commission recommends APPROVAL of a Zoning Ordinance map amendment to the future zoning map concerning this property located in WARD 9.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF FLINT:

Sec. 1. That the code of the City of Flint is hereby amended to change the District boundaries or regulations established in Chapter 50 thereof, specifically allowing under 50-4 a zoning map amendment, as follows:

4811 Fenton Rd. Flint, MI 48507 parcel #41-30-302-004 legally described as PART OF SW FRAC 1/4 OF SEC 30, T7N R7E DESC AS: BEG AT THE INTERSEC OF E LINE OF FENTON RD WITH THE N LINE OF VAC CARMAN ST; TH ALG SD E LINE N 0 DEG 31' 19" E, 388.75 FT; TH S 89 DEG 28' 41" E, 130 FT; TH N 0 DEG 31' 19" E, 235 FT; TH N 89 DEG 38' 41" W, 130 FT TO SD E LINE OF FENTON RD; TH ALG SD E LINE, 465.76 FT; TH S 89 DEG 9' 27" E, 150 FT; TH N 0 DEG 31' 19" E, 151.27 FT TO S LINE OF HEMPHILL RD; TH ALG SD S LINE THE FOLL FOUR (4) COURSES: 163.40 FT ALG AN ARC OF A CURVE TO THE LEFT, HAVING A RAD 771.10 FT AND A CHORD BEARING N 81 DEG 22' 08" E, 163.09 FT; TH N 75 DEG 17' 08" E, 4.88 FT; TH 174.70 FT ALG AN ARC OF A CURVE TO THE RIGHT, HAVING A

RAD OF 664.93 FT AND A CHORD BEARING N 83 DEG 3' 8" E, 174.20 FT AND S 89 DEG 10' 52" E 111.83 FT TO ELY LINE OF W 1/2 OF NW 1/4 OF SW FRAC'L 1/4 OF SD SEC 30; TH ALG SD ELY LINE S 0 DEG 6' 3" W, 1283.35 FT TO EXT OF E LINE OF OUTLOT B OF BURTON GARDENS SUBDIVISION; TH ALG SD EXT S 01 DEG 32' 44" W, 283.81 FT; TH S 89 DEG 39' 33" W, 313.62 FT; TH N 0 DEG 20' 27" W, 155.84 FT; TH N 89 DEG 28' 41" W, 288.71 FT TO E LINE OF FENTON RD; TH ALG SD E LINE N 0 DEG 31' 19" E 126.75 FT TO POB CON'T 19.226 AC +/-from "CC" "CC" City Corridor to "CE" Commerce and Employment.


Sec. 2. This ordinance shall take effect on the \_\_\_ day of \_\_\_\_\_, 2022 A.D.

Approved this \_\_\_ day of \_\_\_\_\_, 2022 A.D.

\_\_\_\_\_  
Sheldon A. Neeley, Mayor

\_\_\_\_\_  
Inez M. Brown, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
William Kim (Mar 29, 2022 16:19 EDT)  
William Kim, Acting Chief Legal Officer



# CITY OF FLINT

## RESOLUTION STAFF REVIEW FORM

TODAY'S DATE: 3/29/2022

BID/PROPOSAL# n/a

AGENDA ITEM TITLE: RESOLUTION AUTHORIZING A REZONING CHANGE FOR THE PROPERTY AT 4811 FENTON RD. (PARCEL ID# 41-30-302-004) FROM D-3 COMMUNITY BUSINESS TO D-5 METROPOLITAN COMMERCIAL SERVICE.

PREPARED BY Suzanne Wilcox, Director of Planning and Development  
(Please type Name, Department, Phone Number)

VENDOR NAME: n/a

### BACKGROUND/SUMMARY OF PROPOSED ACTION:

At its meeting on March 22, 2022, the Flint Planning Commission recommended to City Council a request to consider designating 4811 Fenton Rd. (PID 41-30-302-004) as "CE" Commerce and Employment as opposed to the designation "CC" City Corridor due to the fact that it is in keeping with the surrounding residential uses and meets the needs of the property. The submitted request for a rezoning from D-3 Community Business to D-5 Metropolitan Commercial Service was denied and a new motion was made to consider changing the future designation. The applicant, Deda Juncevic, requested a rezoning in order to find enough occupants to fill the large building, which is nearly 300,000 square feet. The applicant seeks to attract different business uses, including principal permitted uses listed in D-4 and D-5 zoning districts. The applicant hopes to convert vacant units into "contractor condos".

FINANCIAL IMPLICATIONS: No financial implications

BUDGETED EXPENDITURE? YES  NO  IF NO, PLEASE EXPLAIN: n/a

Dept.	Name of Account	Account Number	Grant Code	Amount
<b>FY19/20 GRAND TOTAL</b>				

PRE-ENCUMBERED? YES  NO  REQUISITION NO:



CITY OF FLINT

ACCOUNTING APPROVAL: n/a Date: \_\_\_\_\_

FINANCE APPROVAL: n/a Date: \_\_\_\_\_

WILL YOUR DEPARTMENT NEED A CONTRACT? YES  NO   
(If yes, please indicate how many years for the contract) YEARS

WHEN APPLICABLE, IF MORE THAN ONE (1) YEAR, PLEASE ESTIMATE TOTAL AMOUNT FOR EACH BUDGET YEAR: (This will depend on the term of the bid proposal)

BUDGET YEAR 1

BUDGET YEAR 2

BUDGET YEAR 3

OTHER IMPLICATIONS (i.e., collective bargaining): none

STAFF RECOMMENDATION: (PLEASE SELECT):  APPROVED  NOT APPROVED

DEPARTMENT HEAD SIGNATURE: Suzanne Wilcox, Director, Dept. of Planning and Development  
(PLEASE TYPE NAME, TITLE)

Signature: Clyde D. Edwards  
Clyde D. Edwards (Mar 30, 2022 00:32 EDT)

Email: cedwards@cityofflint.com

**SUBMIT TO:**  
 City of Flint  
 Zoning Office  
 1101 South Saginaw Street Rm. S105  
 Flint, MI 48502  
 810.766.7355  
 Fax: 810.766.7249    www.cityofflint.com

For Office Use Only  
 Case No. PC 22-3  
 Date Rec'd 3-3-2022  
 Meeting Date 3-22-2022

*Reviewed by BV. on 3-3-2022  
 CK. No. 52009 \$1002.00*

**APPLICATION FOR FLINT PLANNING COMMISSION**

Concerning a request to amend, supplement, or change the district boundaries of regulations established in Chapter 50, commonly referred to as the Zoning Ordinance of the City of Flint.

Application Filing Fee due at time of submission. Fees are non-refundable.

**To be completed by applicant:**

<u>Applicant/Agent</u>	<u>Property Owner (if different than Applicant)</u>
Name <u>JEDA Tuncevic</u>	Name <u>Flint Plaza LLC</u>
Address <u>379 E 2nd St.</u> <u>Imlay City MI 48444</u> (City) (State) (Zip)	Address <u>53 Miry Brook Rd</u> <u>Danbury CT 06810</u> (City) (State) (Zip)
Telephone <u>586-822-7440</u> Fax _____	Telephone _____ Fax _____
Email <u>dauid@allcitiesrestoration.com</u>	Email _____

**Requested Action and Non-refundable Filing Fee:**

- |  |  |
|--|--|
| <input type="checkbox"/> Street Name Change - \$1,002.00   | <input type="checkbox"/> Street/Alley Vacations - \$1,002.00 |
| <input checked="" type="checkbox"/> Rezoning - \$1,253.00  | <input type="checkbox"/> Conditional Use - \$1,002.00        |
| <input type="checkbox"/> Conditional Rezoning - \$1,002.00 | <input type="checkbox"/> Special Regulated Use - \$1,002.00  |

**Information regarding the site:**

Street Address 4811 Fenton Rd

Major Cross Streets Fenton & Hemphill

Parcel No. 41-30-302-004 Current Zoning District D-3

Current Use Commercial

**Information regarding request:**

Proposed Use Commercial Proposed Zoning District D-5

Explain Request (On Page 2)

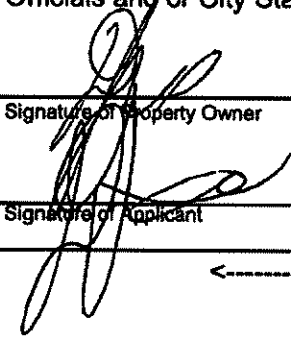


Explain Request:

Today's society does not support Business and Mercantile uses enough to fill nearly 300,000 square feet of building. In order to find enough occupants to fill this large building, we need to be able to attract different types of businesses including those uses listed in D-4 and D-5 principal permitted uses possibly make some units into "contractor condos"

PROPERTY OWNER MUST ATTEND PLANNING COMMISSION MEETINGS OR BE REPRESENTED BY A PERSON WITH NOTORIZED LETTER OF REPRESENTATION TO ACT ON BEHALF OF OWNER.

I hereby affirm that the above information is correct to the best of my knowledge and grant permission for City Officials and/or City Staff to conduct an on-site inspection.



Signature of Property Owner

Print Name

3/02/2022  
Date

Signature of Applicant

Print Name

3/02/2022  
Date

-----> For Office Use Only <-----

3-22-2022

Date Planning Commission Hearing is Scheduled

3-6-2022

Date notice of Planning Commission meeting published

3-4-2022

Date notice of Planning Commission meeting was mailed to property owners/occupants within 300ft of parcel

**Planning Commission Decision:**

Approved

Denied

Approved as Amended

Other: \_\_\_\_\_

Remarks:



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

## STAFF REPORT (22-3)

DATE: March 18, 2022

TO: City of Flint Planning Commission

STAFF REPORT BY: Bill Vandercook, Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: 22-3, Deda Juncevic/Flint Plaza LLC, Rezoning from D-3 to D-5

LOCATION: 4811 Fenton Rd. (41-30-302-004)

AFFECTED WARD: Subject site is located in Ward 9.

PERTINENT SECTION OF THE ORDINANCE: D-3 Permitted and Special Land Uses (50-47 & 50-48); D-5 Permitted and Special Land Uses (50-58 & 50-59) Planning Commission Action for Amendments (50-151).

### EXISTING LAND USE PATTERNS:

North-Commercial  
East- Multi-Family (Burton)  
South-Residential/Commercial (Burton)  
West-Residential (Flint Township)

### EXISTING ZONING PATTERNS:

Subject Property – D-3

North- D-3 & D-1  
East- N/A (Burton)  
South- N/A (Burton)  
West- N/A (Burton)

### BACKGROUND

The property had several complaints for blight issues in 2015-2018, but there have not been any complaints or issues since according to city records. All the blight violations on record have been addressed and the complaint has been closed out. The South Flint Plaza is identified as the City Corridor Placetype in the Master Plan.

APPLICANT REQUEST:

The applicant is requesting a rezoning from the D-3 zoning district to the D-5 zoning district to provide for a wider range of allowable uses on the property including “contractor condos”, which are typically small spaces for use by small contractors (plumbing, HVAC, minor home repair and remodel, etc.). The applicant indicated that due to a decreased demand for retail space, there was a need for a larger range of allowable uses.

The D-5 district permits any use in the D-3 District as well as:

- **D-4 district uses**, which include office buildings, printing, light manufacturing, residential uses of any kind provided that such use does not occupy the ground floor, clubs and lodges.
- **C-2 district uses**, which include multifamily housing and institutional uses by-right, and hotels, offices, clinics, funeral homes, and mobile home parks as conditional land uses.
- **D-5 district uses**, which include automotive service and repair, rental, and sales; manufacturing, provided such use shall not occupy any ground floor street frontage, schools, wholesale and warehouses, laboratories, and studios.
- **Group B Special Regulated Uses**, which include pawnshops, liquor stores, and tattoo parlors.

The Commercial Corridor Placetype Land Use is described in the Master Plan as:

*City Corridors can host a range of commercial uses of varying types and intensities, including commercial uses that serve and draw customers from a larger region, including grocery stores and large format retailers. Smaller commercial can also be located along the City Corridor, as standalone uses, in mixed retail centers, or as outlots of larger centers. Mixed use development, consisting of multi-family uses above ground floor commercial uses, can be suitable for the City Corridors. While better suited for other place types, institutional uses may also be appropriate.*

This parcel is zoned CC in the draft zoning ordinance. The draft ordinance states:

*The CC City Corridor district is intended to accommodate a wide range of commercial and institutional uses strung along Flint's major roadways. Retail, service, and employment are the primary uses with structures oriented toward the roadway. Development may be auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting, and landscaping that make it easy for residents and visitors to traverse the corridor. Multi-family residential and mixed-use development with residential on the upper floors is also permitted. Duplexes and attached single-family residential development such as rowhomes are allowed as a special land use where they will serve as a transition between City Corridor and a lower density residential district.*

STAFF COMMENTS

Current D-5 zoning surrounds Flint’s Downtown and includes the areas along Saginaw St. and Martin Luther King Jr. Ave. North of the Flint River. Generally, D-5 zoning is not

in close proximity to residential uses and neighborhoods. Furthermore, the range of uses permitted in the D-5 district, particularly manufacturing and automotive uses, do not correspond to the Commercial Corridor Placetype designation in the Master Plan.

Based on the information provided, at this time we recommend denial of the rezoning request.



# CITY OF FLINT

FLINT PLANNING COMMISSION  
ROBERT WESLEY, CHAIRMAN

March 23<sup>rd</sup>, 2022

Deda Juncevic  
379 E. 2<sup>nd</sup> St.  
Imlay City, MI 48444

RE: Planning Commission Public Hearing Action Notification

**PC 22-3:** Deda Juncevic requests a rezoning from D-3 to D-5 at 4811 Fenton Rd. (PID 41-30-302-004).

At its meeting on March 22<sup>nd</sup>, 2022, the Flint Planning Commission recommended to City Council a request to consider designating 4811 Fenton Rd. (PID 41-30-302-004) as "CE" Commerce and Employment as opposed to the designation "CC" City Corridor due to the fact that it is in keeping with the surrounding residential uses and meets the needs of the property.

If you have any questions, please contact the Planning & Zoning Office at (810) 766-7426 ext. 3060

Sincerely,

William Vandercook  
Zoning Coordinator  
City of Flint - Planning & Zoning Division  
1101 S. Saginaw St. Rm. S105  
P: 810.766.7426 x.3060