



**Sheldon Neeley**  
Mayor

# CITY OF FLINT

## FLINT ZONING BOARD OF APPEALS

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**Meeting Minutes**  
**February 15, 2022**

**Board Members Present:**

Matthew Telliga, Chair  
Jerry Kea, Vice-Chair  
Johnnetta Ricks  
Lauren Coney  
Derek Dohrman  
John E. Hardy II

**Staff Present:**

Keizzy Anpalagan, GIS Administrator  
Jonathon Mateen, Planner I  
Joanne Gurley, Assistant City Attorney  
Corey Christensen, ROWE Consultant  
Lauren Marshall, Planner I  
William Vandercook, Zoning Coordinator

**Planning Commission Representative:**

Carol-Anne Blower

**Absent:**

Ari McCaskill  
Ramie Yelle  
Florlisa Stebbins

**ROLL CALL:**

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 Council Chambers at the City of Flint City Hall as well as via Zoom meetings.

Matthew Telliga, Chair – in-person  
Jerry Kea, Vice-Chair – Remotely – City of Flint  
Ari McCaskill – absent  
Lauren Coney – in-person  
Florlisa Stebbins – absent

Johnnetta Ricks – in-person  
John E. Hardy II – in-person  
Derek Dohrman – in-person  
Ramie Yelle – absent  
Carol-Anne Blower – in-person

**ADOPTION OF February 15, 2022 AGENDA:**

Chairman Telliga asked for any changes/comments to be made to the agenda. Commissioner Telliga stated to add the Pledge of Allegiance after Roll Call. Commissioner Blower requested that the formal legal opinion about the Planning Representative roll be discussed under Old Business. Commissioner Dohrman made a motion to approve the agenda with the addition of the Pledge of Allegiance. Commissioner Coney supported the motion.

Commissioner Telliga called for a roll call vote.



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Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Blower, yes

Commissioner Dohrman, yes  
Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Telliga, yes

**M/S – Dohrman/Coney**

***Motion carried.***

***7 – yes 0 – no 3 - absent 0 – abstain***

### **ADOPTION OF November 16, 2021 MINUTES**

Commissioner Coney motioned to approve the minutes from November 16, 2021, as presented. Commissioner Ricks supported the motion.

Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Dohrman, yes

Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Blower, yes  
Commissioner Telliga, yes

**M/S – Coney/Ricks**

***7 – yes 0 - no 3 – absent 0 - abstain***

***The motion carried.***

### **Public Forum:**

No public forum.

### **Reports:**

No reports.

### **Communications:**

No Communications.

### **PUBLIC HEARING:**

**ZBA 22-1-1537:** Brett Brindley requests a non-use variance at 1537 S Saginaw Street Flint, MI 48503 (PID# 41-18-410-009) to provide 76.92 feet of relief from the 300-foot setback requirement from a residential zone.

Corey Christensen, ROWE consultant, provided a report to the Zoning Board of Appeals as noted in the staff report for ZBA 22-1-1537.



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Commissioner Blower asked for clarification on whether the variance was for the business itself or for the parcel. Mr. Christensen stated that the variance would stay with the property.

Brett Brindley, applicant, stated that he is a third-generation pawn broker, and the business is currently across the street from the proposed building. Mr. Brindley stated a non-profit organization bought their current building. Mr. Brindley stated that they wished to upgrade buildings.

Commissioner Telliga stated his support for the business.

Commissioner Dohrman made a motion to approve ZBA 22-1-1537 Brett Brindley requests a non-use variance at 1537 S Saginaw Street, Flint MI 48503 (PID# 41-18-410-009) to provide 76.93 feet of relief from the 300-foot setback requirement from a residential zone based on the application complies with all standards. Commissioner Kea supported the motion.

Chairman Telliga called for a roll call vote.

Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Dohrman, yes

Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Blower, yes  
Commissioner Telliga, yes

### **M/S – Dohrman/Kea**

*Motion carried –*

*7 – yes, 0 – no, 0 – abstain, 3 – absent*

**ZBA 22-2-1537:** Brett Brindley requests a non-use variance at 1537 S Saginaw Street Flint, MI 48503 (PID# 41-18-410-009) to provide full relief from the 300-foot setback requirement from a church.

Mr. Christensen provided a report to the Zoning Board of Appeals as noted in the staff report for ZBA 22-2-1537.

Mr. Brindley stated that they would consider putting up a fence so that the church could not see the building.

Commissioner Dohrman made a motion to approve ZBA 22-2-1537 Brett Brindley requests a non-use variance at 1537 S Saginaw Street Flint, MI 48503 (PID# 41-18-410-009) to provide full relief from the 300-foot setback requirement from a church based on that the application complies with the five standards. Commissioner Ricks supported the motion.



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Chairman Telliga called for a roll call vote.

Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Dohrman, yes

Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Blower, yes  
Commissioner Telliga, yes

### **M/S – Dohrman/Ricks**

*Motion carried –*

*7 – yes, 0 – no, 0 – abstain, 3 – absent*

**ZBA 22-2-352:** Michael Boggio requests a non-use variance at 352 Bradley Avenue Flint, MI 48503 (PID# 40-14-178-001) to allow for an additional one foot to the 5-foot maximum height of a fence on the property line in the C-1 district.

Mr. Christensen provided a report to the Zoning Board of Appeals as noted in the staff report for ZBA 22-3-352.

William Vandercook, Zoning Coordinator, stated the applicant intends to redevelop the vacant property. Mr. Vandercook stated there is a problem with dumping at this location.

Commissioner Coney made a motion to approve ZBA 22-3-352 Michael Boggio requests a non-use variance at 352 Bradley Avenue Flint, MI 48503 (PID# 40-14-178-001) to allow for an additional one foot to the 5-foot maximum height of a fence on the property line in the C-1 district based on that the application complies with the five standards. Commissioner Ricks supported the motion.

Chairman Telliga called for a roll call vote.

Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Dohrman, yes

Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Blower, yes  
Commissioner Telliga, yes

### **M/S – Coney/Ricks**

*Motion carried –*

*7 – yes, 0 – no, 0 – abstain, 3 – absent*



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### **CITY ATTORNEY REPORT:**

No reports.

### **OLD BUSINESS:**

*Legal Opinion of the Planning Commission Representatives Role on the Zoning Board of Appeals*

Attorney Gurley stated the formal legal opinion was emailed to the Chair Commissioners of the Zoning Board of Appeals and Planning Commission as well as Zoning staff. The legal opinion is a privileged internal document; however, the findings of the opinion were discussed. In summary the Planning Commission Representative has both discussion and voting rights on all cases, except for appeals from the Planning Commission. The Planning Commission Representative must abstain from both discussion and voting during appeals heard at the Zoning Board of Appeals. Mr. Vandercook stated that staff will forward the legal opinion to the entire Zoning Board of Appeals and to the entire Planning Commission.

### **NEW BUSINESS**

Commissioner Kea stated that the agenda item “Old Business” should read as “Unfinished Business”.

### **ADJOURNMENT:**

Commissioner Ricks made a motion to adjourn. Commissioner Blower supported the motion.

Commissioner Stebbins, absent  
Commissioner Hardy, yes  
Commissioner McCaskill, absent  
Commissioner Yelle, absent  
Commissioner Dohrman, yes

Commissioner Kea, yes  
Commissioner Ricks, yes  
Commissioner Coney, yes  
Commissioner Blower, yes  
Commissioner Telliga, yes

***M/S –Ricks/Blower***

*The meeting was adjourned at 7:00 pm.*

*Motion carried –*

*7 – yes, 0 – no, 3 - absent*