



Sheldon Neeley
Mayor

CITY OF FLINT
FLINT ZONING BOARD OF APPEALS
MATTHEW TELLIGA, CHAIRMAN

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
October 18th, 2022

Board Members Present:

Matthew Telliga, Chair
Ari McCaskill
Ramie Yelle
Florlisa Stebbins
Johnnetta Ricks
Lauren Coney
Derek Dohrman
John E. Hardy II

Staff Present:

Joanne Gurley, Assistant City Attorney
Tom Sparrow, Assistant City Attorney
William Vandercook, Zoning Coordinator
Jonathon Mateen, Planner I
Max Lester, Planner 1

Planning Commission Representative:

Absent:

Jerry Kea, Vice-Chair

ROLL CALL:

Chairperson Telliga called the meeting to order at 6:03 p.m. Roll was taken, and a quorum was present. The meeting was held in the Dome Auditorium at the City of Flint City Hall as well as via Zoom call-in.

Matthew Telliga, Chair – appearing in person
Jerry Kea, Vice-Chair – absent
Ari McCaskill – appearing in person in Flint, MI
Lauren Coney – appearing in person

Florlisa Stebbins – appearing virtually in Flint, MI
Johnnetta Ricks – appearing in person
John E. Hardy II – appearing in person
Derek Dohrman – appearing in person
Ramie Yelle – appearing in person

ADOPTION OF OCTOBER 18th, 2022 AGENDA:

Chairman Telliga asked for any changes/comments to be made to the agenda. Chairperson Telliga asked for a voice vote. There were no objections and the minutes were approved unanimously.

M/S – McCaskill/Coney
The motion carried.



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ADOPTION OF SEPTEMBER 20th, 2022 MINUTES

Chairman Telliga asked if there were any changes to the minutes of September 20th, 2022. None were given.

Commissioner McCaskill motioned to approve the minutes from September 20th, 2022. Commissioner Coney supported the motion.

Chairperson Telliga asked for a voice vote. There were no objections and the minutes were approved unanimously.

M/S – McCaskill/Coney
The motion carried by voice vote.

PUBLIC FORUM:

Commissioner Telliga read the Rules of the Public Forum. No one spoke.

REPORTS:

Status of Draft Zoning Ordinance

A brief update regarding the approval and publishing date of the Approved Zoning Ordinance was shared by Attorney Gurley. Chairman Telliga reminded staff to provide Commissioners with an bound copy of the new zoning ordinance.

Status of Permanent Marihuana Ordinance, JoAnne Gurley, Assistant City Attorney

A brief update regarding the approval and publishing date of the Permanent Marihuana Ordinance was shared by Attorney Gurley. Chairman Telliga reminded staff to provide Commissioners with a bound copy of the Permanent Marihuana Ordinance.

COMMUNICATIONS:

No Communications.

PUBLIC HEARING:

ZBA 22-10: Twin Peaks 28 Inc. requests a use variance to allow operation of a members only club in the D-2 district at 2407 Lewis St. Flint, MI 48506 (PID # 41-06-429-035).

Bill Vandercook read the staff report.

The applicant, Kevin Wilson, spoke on the application to request a variance. Mr. Wilson spoke about the properties he owns and his efforts to fix them up. Mr. Wilson said this location has



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always been a bar and should continue as a members only club. Mark Ross, attorney for Mr. Wilson, clarified points made by Mr. Wilson.

Jim Peterson, Thang Duc Thach, Jerry Gains, James Kloska, Rene Peterson, and Jean Kloska spoke in opposition to the variance request. The speakers noted concerns of loud music playing all night well into the early morning, violence, littering of trash and needles, gasoline being poured onto the ground to control rats, and lack of emergency vehicle access due to cars parking triple wide on nearby streets.

Mr. Wilson responded to the concerns raised stating the previous tenant is no longer at this location and that he will be taking over operations. Mr. Wilson said the new hours would be from 12:00 p.m. to 2:00 a.m. Mr. Wilson continued by saying he has fixed up his properties and has removed large rats from the area and would add a dumpster area and fencing.

COMMISSION DISCUSSION

Commissioner McCaskill made a motion to deny ZBA 22-10 based on Standard 1, “The property cannot be put to a reasonable use for the purposes permitted in the zone.” Staff findings in opposition states “Granting the variance would allow a prohibited use in the D-2 district near existing single-family dwellings changing the character of the D-2 area.

Commissioner Yelle supported the motion.

Chairman Telliga called for a roll call vote.

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

Commissioner Kea, absent
Commissioner Ricks, yes
Commissioner Coney, yes
Commissioner Telliga, yes

M/S – McCaskill/Yelle

8 – yes, 0 – no, 0 – abstain, 1 – absent

The motion carried.

CITY ATTORNEY REPORT:

Attorney Tom Sparrow gave a report on amending by-laws, stating the ZBA had authority to amend their by-laws.

OLD BUSINESS:

NEW BUSINESS:

Jonathon Mateen noted that a special meeting was scheduled for October 27th, 2022.



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ADJOURNMENT:

Commissioner McCaskill made a motion to adjourn. Commissioner Coney supported the motion.

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

Commissioner Kea, absent
Commissioner Ricks, yes
Commissioner Coney, yes
Commissioner Telliga, yes

M/S –McCaskill/Coney

The meeting was adjourned at 7:20 pm.