



Sheldon Neeley
Mayor

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

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
June 20th, 2023

Board Members Present:

Matthew Telliga, Chair
Jerry Kea, Vice-Chair
Ari McCaskill
Florlisa Stebbins
Lauren Coney
Derek Dohrman
John E. Hardy II

Staff Present:

Tom Sparrow, Assistant City Attorney
William Vandercook, Zoning Coordinator
Max Lester, Int. Zoning Coordinator

Planning Commission Representative:

N/A

Absent:

Ramie Yelle

ROLL CALL:

Chairperson Telliga called the meeting to order at 6:04 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 meetings.

Matthew Telliga, Chair – appearing in person
Jerry Kea, Vice-Chair – appearing in person
Ari McCaskill – appearing via Zoom from
Albion, MI
Lauren Coney – appearing in person

Florlisa Stebbins – appearing in person
John E. Hardy II – appearing via Zoom from
Flint, MI.
Derek Dohrman – appearing in person
Ramie Yelle – absent

ADOPTION OF JUNE 20TH, 2023 AGENDA:

Chairperson Telliga asked for any changes to be made to the agenda.

Commissioner Coney made a motion to approve the agenda as presented. Commissioner Stebbins supported the motion.

M/S – Coney/Stebbins

The motion carried via voice vote..



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ADOPTION OF MAY 16TH, 2023 MINUTES

Chairperson Telliga asked if there were any changes to the minutes of May 16th, 2023.

Commissioner Kea noted a correction on Page 7 to swap quantitative with qualitative.

Commissioner Coney motioned to approve the minutes from May 16th, 2023 as amended.
Commissioner Stebbins supported the motion.

M/S – Coney/Stebbins

The motion carried via voice vote.

PUBLIC FORUM:

Emily Doerr spoke, sharing her excitement as the new Director of Planning and Development and thanked staff and the commissioners.

REPORTS:

No reports.

COMMUNICATIONS:

No Communications.

PUBLIC HEARING:

ZBA 23-8: 205 Flintstones, LLC/Mark Johnson requests a Non-Use Variance from Zoning Code Sections 50-155, 50-156, and 50-157 at 927 S. Saginaw St. Flint, MI 48504 (PID 41-18-180-009).

Mr. Vandercook noted staff received updated landscaping plans which are included with materials.

Commissioner Kea asked if there are specific species of plants in the Code that staff would have reviewed prior to the meeting. Chairperson Telliga noted the plans show 2-inch diameter trees and ornamental grasses. Mr. Vandercook stated the code calls for 2.5-inch diameter trees. Mr. Vandercook added that if applicants complied with the ordinance, they would be required to have 11 shrubs and 4 trees on the West property line and 11 shrubs and 4 trees on the South property line. Mr. Vandercook stated the proposed landscaping alternative does not meet the code.

Mark Johnson asked that his Attorney Sarah Gabis present. Ms. Gabis said the property has existing pavement covering most of the lot that would have to be removed to meet the ordinance despite there being no exterior modifications proposed. Ms. Gabis stated the proposed plan



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includes several trees and 70 ornamental grasses. Mr. Johnson said he had nothing else to add. Mr. Vandercook stated he misspoke, the code calls for 2-inch diameter trees. Chairperson Telliga noted he made the suggestion to the applicants previously to postpone the case and provide a detailed landscape plan to present a more thorough case.

Chairperson Telliga opened the floor to the Public Forum.

Ms. Doerr stated she is supportive of the Zoning staff who are compiling a list of items to be considered for potential future text amendments, one of which could be reducing landscaping requirements, noting this is all potential and must go through the Planning Commission.

Chairperson Telliga asked if the property was purchased under the previous ordinance, of which wouldn't have required conformance to landscaping. Mr. Vandercook confirmed.

Chairperson Telliga closed the Public Forum.

Commissioner Kea asked for clarification, that he is striking out "from all landscaping standards" and adding for relief that meets the landscaping plan as submitted. Chairperson Telliga confirmed.

Commissioner Kea made a motion to approve the variance for ZBA 23-8 by Mark Johnson for relief per the following landscaping plan as submitted based on the following findings of fact:

- Complies with Standard 1 because the subject property is an existing non-conforming lot that is only required to meet the landscaping requirements due to the change in use relating the adoption of the new Zoning Ordinance.
- Complies with Standard 2 because granting the variance will do substantial justice to the applicant and property owners within the Downtown area who have existing off-street parking areas with limited space for improvements.
- Complies with Standard 3 because the need for the requested variance was created by the adoption of the new Zoning Ordinance.
- Complies with Standard 4 because the requested variance will not cause substantial detriment to the adjacent properties or surrounding neighborhood.
- Complies with Standard 5 because granting the variance will meet the intent of the downtown district to locate buildings in the downtown area at or near the sidewalk.

Commissioner Coney supported the motion.

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

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



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M/S – Kea/Coney

6 – yes, 0 – no, 0 – abstain

The motion carried.

CITY ATTORNEY REPORT:

No report.

OLD BUSINESS:

Appointment of Planning Commissioner to ZBA

Mr. Vandercook stated staff will request a meeting with Chairperson Telliga, Chairperson Wesley, and Legal to determine the exact roles of the PC Representative, adding that the position is a 1-year appointment by City Council.

ZBA Commissioner Expired Terms and Vacancies

Chairperson Telliga read the staff report which stated staff could not find any record within the past year of reappointments going through for Commissioners Kea or Hardy. Commissioners discussed appointments needing to be reappointed and terms impacted by redistricting.

NEW BUSINESS:

Max stated they put in a request to order new nameplates, noting the timeline is unclear on how long it will take to purchase and receive them.

ADJOURNMENT:

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

M/S –Coney/Stebbins

The meeting was adjourned at 6:34 pm.