



Sheldon Neeley  
Mayor

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

**FLINT ZONING BOARD OF APPEALS**  
**Meeting Minutes**  
**September 19th, 2023**

**Board Members Present:**

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

**Staff Present:**

Tom Sparrow, Assistant City Attorney  
Tyler Bailey, Small Business Specialist  
Max Lester, Int. Zoning Coordinator

**Planning Commission Representative:**

**Absent:**

Ari McCaskill

**ROLL CALL:**

Chairperson Telliga called the meeting to order at 6:09 p.m. Roll was taken, and a quorum was present. The meeting was held in the dome at the City of Flint City Hall as well as via Zoom meetings.

Matthew Telliga, Chair – present  
Jerry Kea, Vice-Chair – present  
Ari McCaskill – absent  
Lauren Coney – present

Florlisa Stebbins – present  
John E. Hardy II – present  
Derek Dohrman – present  
Ramie Yelle – present

**ADOPTION OF SEPTEMBER 19TH, 2023 AGENDA:**

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

Commissioner Coney made a motion to approve the agenda as written. Commissioner Kea seconded the motion.

**M/S – Coney/Kea**

***Motion carried via voice vote.***



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**ADOPTION OF JULY 18TH, 2023 MINUTES**

Chairman Telliga asked if there were any changes to the minutes of July 18<sup>th</sup>, 2023.

Commissioner Coney motioned to approve the minutes from July 18<sup>th</sup>, 2023, as presented.  
Commissioner Yelle supported the motion.

Chairman Telliga asked for a roll-call vote.

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

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

**M/S – Coney/Yelle**

*7 – yes 0 – no 1 – absent*

***The motion carried.***

**ADOPTION OF AUGUST 29TH, 2023 MINUTES**

Chairman Telliga asked if where it said on page three “made a friendly amendment to the motion” it needed to have who made the motion. Max said they could make that change.

Commissioner Kea asked about the voting requirements to pass use variances, as they had passed one with six votes on August 29<sup>th</sup> according to the minutes. Commissioner Kea believed they needed seven. Chairman Telliga said they should table that discussion for after the meeting.

Commissioner Coney motioned to approve the minutes from July 18<sup>th</sup>, 2023, as amended.  
Commissioner Dohrman supported the motion.

Chairman Telliga asked for a roll-call vote.

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

Commissioner Dohrman, yes  
Commissioner Kea, no  
Commissioner Coney, yes  
Commissioner Telliga, yes

**M/S – Coney/Yelle**

*6 – yes 1 – no 1 – absent*

***The motion carried.***

**PUBLIC FORUM:**

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



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**REPORTS:**

No reports.

**COMMUNICATIONS:**

No Communications.

**PUBLIC HEARING:**

**ZBA 23-15:**

Jeffrey Ferweda, representing Carman Hills Pointe, LLC, requests a Use Variance to allow for an Art Gallery in a TN-2 zoned district at 2000 Corunna Rd. Flint, MI 48503 (PID # 40-13-351-005)

Chairman Telliga explained the public hearing process.

Max presented the staff report. Max noted this area of Corunna Rd. is currently being reviewed by the Planning Commission for potential Zoning Map amendments, though this is still an active process and no final determinations have been made by the Planning Commission or City Council at this time, which is the final step of approval or Ordinance amendments.

Chairman Telliga asked staff how long the owner has had possession of the property. Staff was unsure. Chairman Telliga asked if in the event the variance is approved, what other uses would be allowed. Max explained the approval would only allow the proposed use as a commercial art gallery.

Chairman Telliga invited the property owner or anyone on their behalf to speak to this matter. Briana Fuller with Sedgewick and Ferweda Architects presented as the head architect on this project, she is accompanied by the client Pauly M. Everett.

Chairman Telliga stated he knows the client and that it will not influence his decision.

Mr. Everett explained the benefits for the community provided by the proposed art gallery. He then confirmed he had owned the property for two years.

Commissioner Kea confirmed the section of the building that would be used for the proposed art gallery with Ms. Fuller. Chairman Telliga pointed out that the variance would allow the use for not just that portion of the building, but the entire parcel.

Chairman Telliga opened the floor for public comment. Commissioner Coney read the rules for public comment.



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Nic Custer, President of Buckham Gallery, spoke in favor of the variance. He spoke to his relationship with the applicant and head architect and their reliability.

Shirley Cobb, President of West Flint Community Watch spoke to the existing blight in the area and expressed favor in bringing in new life to the area in the form of proposed art gallery.

Coon Dreson, owner of the property east of the parcel, spoke about the investment he has made in the area. He expressed his excitement to see development in the area. Mr. Dreson expressed a minor concern regarding parking but viewed that as a minor issue compared to the area's current problems.

Michael Everett, who lives near the property and is a fellow local business owner, said that the proposed art gallery will benefit the community.

Anthony Everett spoke in favor of approving the variance.

Tanya Burns, City Councilwoman for Ward 6, expressed her belief that this will be a beneficial addition to the community. She further spoke about the benefit of removing blight.

Tamra and Robb Klaty expressed favor for the proposed use.

Bernard Drew, local property owner, spoke in favor of the variance. He described the positive experiences he has had with the Flint art community.

Commissioner Kea said he will support the people who spoke tonight as a representative of Ward 6.

Commissioner Dohrman made a motion to approve the application based on the following standards:

It complies with Standard 1 because there are unique conditions to the subject property that create an unnecessary hardship when attempting to establish a new use that is permitted in the TN-2 zoning district.

It complies with Standard 2 because the property was zoned Traditional Neighborhood by the City of Flint during the Zoning Ordinance update and not by the applicant.

It complies with Standard 3 because the requested use will not cause substantial detriment or alter the existing character of the surrounding area.

It complies with Standard 4 because the subject property cannot be reasonably used.

It complies with Standard 5 because it complies with the intent of the Zoning Ordinance and Master Plan.

Commissioner Coney seconded the motion.



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Chairman Telliga called for a roll call vote.

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

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

**M/S – Dohrman/Coney**

*Motion carried –*

*7 – yes, 0 – no, 1 – absent*

**CITY ATTORNEY REPORT:**

No report.

**OLD BUSINESS:**

No old business at this time.

**NEW BUSINESS:**

No new business at this time.

**ADJOURNMENT:**

Commissioner Yelle made a motion to adjourn. Commissioner Dohrman supported the motion.

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

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

***M/S – Yelle/Dohrman***

*The meeting was adjourned at 6:53 pm.*