



Sheldon Neeley  
Mayor

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

**FLINT ZONING BOARD OF APPEALS**  
**Meeting Minutes**  
**October 17th, 2023**

**Board Members Present:**

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

**Staff Present:**

Tom Sparrow, Assistant City Attorney  
Tyler Bailey, Deputy Director of Business Services  
Max Lester, Int. Zoning Coordinator

**Planning Commission Representative:**

**Absent:**

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

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

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

**ADOPTION OF OCTOBER 17<sup>TH</sup>, 2023 AGENDA:**

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

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

**M/S – Coney/McCaskill**

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

**ADOPTION OF SEPTEMBER 19<sup>TH</sup>, 2023 MINUTES**

The Minutes for September 19<sup>th</sup>, 2023 are not available at this time.



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**PUBLIC FORUM:**

Chairman Telliga opened the public forum. No one spoke.

**REPORTS:**

No reports.

**COMMUNICATIONS:**

No Communications.

**PUBLIC HEARING:**

**ZBA 23-16:** Uptown Reinvestment Corporation requests a Non-Use Variance for relief from Section 50-155 Building Foundation Zone Landscaping for the southern elevation of the MSU Expansion project at 200 E. First St., Flint, MI 48503 (PID# 41-18-126-020)

Max Lester read the Staff Report and Review Standards Checklist.

Moses Timlin presented on behalf of Uptown Reinvestment Corporation. Mr. Timlin explained that based on conversations with several architects, the addition of landscaping along the Southeast façade would cause undo financial hardship. Chairman Telliga asked how the tipping point for a twenty-million-dollar project was adding landscaping to the south façade.

Mr. Timlin explained that under the new Zoning Code there are very strict requirements for the maintenance of landscaping and over time it would become very costly to maintain. Their intended substitute to maintain the aesthetic quality of the façade is to install mural windows. Additionally, he explained that the existence of landscaping would block the view from the said windows.

Chairman Telliga responded saying you could design the façade and landscaping in such a way that the view is not obstructed.

Commissioner Kea commented that Uptown Reinvestment Corporation is not short on funding and can afford landscaping.

Commissioner McCaskill commented that he does not see how landscaping improves the character of the building aside from fulfilling the requirements of the Zoning Code.

Mr. Timlin stressed the differences between the old code and the new code and reiterated the long-term costs.

Chairman Telliga expressed concern that if the variance is allowed, there are no existing requirements compelling Uptown Reinvestment Corporation to follow through on the mural substitution and future owners may choose to paint over it.



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Mr. Timlin noted that few buildings in the area abide by the landscaping requirements.

Chairman Telliga stated they were grandfathered in as they were established prior to the updated Zoning Code. Additionally, he stressed his desire to support Uptown Reinvestment Corporation as he admires what they do for the City. Chairman Telliga continued that in this case he does not believe they have presented a good enough argument for the proposed variance.

Mr. Timlin explained they want the surrounding area to be pedestrian friendly, citing the expanded sidewalk on their site plan. To make up for the lack of landscaping in that section they intend to add more than required on the eastern elevation.

Chairman Telliga asked the Board if they had any more questions. Commissioner Coney asked if there were any safety concerns with the proposed design. No safety concerns were noted in regard to landscaping.

Commissioner McCaskill made a motion to approve ZBA 23-16 based on the following findings of fact:

It complies with Standard 2 because granting the variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the neighboring area.

It complies with Standard 4 because granting the requested variance would not cause substantial detriment to adjacent properties and the surrounding neighborhood.

It complies with Standard 5 because the requested variance is consistent with, and not materially impair, the purpose and intent of the Master Plan and Zoning Ordinance including the zoning district.

Commissioner Coney seconded the motion.

Chairman Telliga called for a roll call vote.

Commissioner Stebbins, no  
Commissioner Hardy, yes  
Commissioner McCaskill, yes  
Commissioner Yelle, no

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

**M/S – McCaskill/Coney**  
*4 – yes, 4 – no, 0 – absent*  
**The motion failed.**



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**CITY ATTORNEY REPORT:**

No report.

**OLD BUSINESS:**

**Appointment of a Planning Commissioner to the ZBA**

Max sent an email to the Chair and Vice-Chair of the Planning Commission. At this stage we are waiting for their recommendation.

Chairman Telliga expressed his frustration at the amount of time this is taking to resolve.

**ZBA Commissioner Expired Terms and Vacancies**

No updates at this time. Further communication is needed.

**NEW BUSINESS:**

Commissioner Stebbins has accepted a new position with the City of Flint as a Clerk Teller.

The Board reached out for legal opinion on whether Commissioner Stebbins could continue as a Board member, Attorney Sparrow says she cannot.

The Board is seeking further counsel, as her position is clerical and working in a department the Board has no communication with or appeal authority over.

**ADJOURNMENT:**

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

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

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

***M/S –McCaskill/Coney***

*The meeting was adjourned at 7:16 pm.*