



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

**Sheldon Neeley**  
Mayor

**Agenda**  
**January 16<sup>th</sup>, 2024, at 6 P.M.**  
**Dome Auditorium**  
**Flint City Hall, 1101 S. Saginaw St.**

*Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.*

- A. Roll Call
- B. Pledge of Allegiance
- C. Adoption of the Agenda
- D. Approval of the Minutes of the previous meeting
- E. Public Forum
- F. Reports
- G. Communications
- H. Public Hearing
  - **ZBA 23-17:** Tamika Lang requests a Use Variance to allow for a 'Group Child Care Home' in a GI-1: Green Innovation Medium Intensity zoned district located at 245 E. Lorado Ave., Flint, MI 48505 (PID # 46-25-251-029).
  - **ZBA 24-1:** McNicol Properties/Crooked Ladder requests a Use Variance to allow a Group G – Class A Marihuana Microbusiness in a GN-1: Green Neighborhood zoned district located at 2730 S. Dort Hwy., Flint, MI 48507 (PID # 41-20-278-019).
  - **ZBA 24-2:** McNicol Properties/Crooked Ladder requests Non-Use Variance relief of 300 ft. from the 300 ft. required distance from a residential zone for a Group G – Class A Marihuana Microbusiness located at 2730 S. Dort Hwy., Flint, MI 48507 (PID # 41-20-278-019).
  - **ZBA 24-3:** McNicol Properties/Crooked Ladder requests Non-Use Variance relief of 10.7 feet from the required 15-foot smaller side yard setback and 15 feet from the required 50-foot aggregate side yard setback minimum in a GN-1: Green Neighborhood zoned district located at 2730 S. Dort Hwy., Flint, MI 48507 (PID # 41-20-278-019).
  - **ZBA 24-4:** C3 Construction, LLC requests Non-Use Variance relief of 5.2 feet from the required 40-foot rear setback minimum for a structure in a CE: Commerce and Employment zoned district located at 920 Tower St., Flint, MI 48503 (PID # 41-16-101-027).
  - **ZBA 24-5:** C3 Construction, LLC requests a Non-Use Variance from the Loading Zone Screening requirements of Section 50-158 A. 5. located at 920 Tower St., Flint, MI 48503 (PID # 41-16-101-027).
  - **ZBA 24-6:** C3 Construction, LLC requests a Non-Use Variance from the Sidewalk Construction requirements of Section 50-68 located at 920 Tower St., Flint, MI 48503 (PID # 41-16-101-027).



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- I. City Attorney Report
- J. Unfinished Business
  - Appointment of Planning Commissioner to ZBA
  - ZBA Commissioner Expired Terms and Vacancies
- K. New Business
- L. Adjournment

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***Flint Zoning Board of Appeals Members:***

***WARD 1 – Lisa Stebbins***

***WARD 2 – John E. Hardy II***

***WARD 3 – Vacant***

***WARD 4 – Ramie Yelle***

***WARD 5 – Derek Dohrman***

***WARD 6 – Jerry Kea***

***WARD 7 – Ari McCaskill***

***WARD 8 – Matt Telliga***

***WARD 9 – Lauren Coney,***  
***Planning Commission***

***Representative – Vacant***



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**Rules of the Public Forum:**

- A. The public will be allowed to address the Zoning Board of Appeals on any item on the agenda.
- B. During this time, the speaker will address the Zoning Board of Appeals.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

**Public conduct during a Public Hearing:**

- A. All speakers will address the Zoning Board of Appeals and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Zoning Board of Appeals may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.