

City of Flint, Michigan

*Third Floor, City Hall
1101 S. Saginaw Street
Flint, Michigan 48502
www.cityofflint.com*



Meeting Agenda – FINAL

Wednesday, March 6, 2024

5:00 PM

CITY COUNCIL CHAMBERS

LEGISLATIVE COMMITTEE

Quincy Murphy, Chairperson, Ward 3

*Eric Mays, Ward 1
Judy Priestley, Ward 4
Tonya Burns, Ward 6
Dennis Pfeiffer, Ward 8*

*Ladel Lewis, Ward 2
Jerri Winfrey-Carter, Ward 5
Candice Mushatt, Ward 7
Eva Worthing, Ward 9*

Davina Donahue, City Clerk

ROLL CALL

REQUEST FOR CHANGES AND/OR ADDITIONS TO THE AGENDA

PUBLIC SPEAKING

Members of the public shall have no more than two (2) minutes to address the City Council on any subject.

COUNCIL RESPONSE

Councilpersons may respond to any public speaker, but only one response and only when all public speakers have been heard. Individual council response is limited to two (2) minutes.

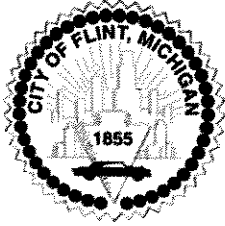
RESOLUTIONS

240093 Rezoning of Parcels/W. Fifth Avenue/Genesee County Land Bank (GCLB)

Resolution resolving that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission. [NOTE: The proposed rezoning of two parcels from MR-3 to MR-2 will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels.]

ADJOURNMENT

240093



RESOLUTION NO.: _____

PRESENTED: 3-06-2024

ADOPTED: _____

RESOLUTION FOR APPROVAL OF RECOMMENDED REZONING OF TWO PARCELS ON W. FIFTH AVENUE (OWNED BY GCLB) IN SUPPORT OF HOUSING DEVELOPMENT

WHEREAS, the City of Flint Planning Commission opened a public hearing on September 26th, 2023 and made a final motion for recommending approval of the proposed rezoning to City Council at the same meeting on September 26th, 2023; and

WHEREAS, the proposed rezoning of two parcels from MR-3 to MR-2 will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels; and

WHEREAS, maintaining the current MR-3 zoning would require multiple variances for lot width and lot area by the housing developers without any additional benefit to the city; and

WHEREAS, the request is consistent with the Imagine Flint Comprehensive Plan; and

IT IS RESOLVED, that the appropriate City officials are hereby authorized to do all things necessary to act on the recommendation of the Planning Commission.

For the City:

CLYDE D EDWARDS
CLYDE D EDWARDS (Feb 20, 2024 16:45 EST)

Clyde D. Edwards, City Administrator

For the City Council:

Approved as to Form:

William Kim
William Kim (Feb 20, 2024 14:02 EST)

William Kim, City Attorney

Approved as to Finance:

Phillip Moore
Phillip Moore (Feb 20, 2024 14:01 EST)

Phillip Moore, Chief Finance Officer

RESOLUTION STAFF REVIEW

Date: February 20, 2024

Agenda Item Title:

RESOLUTION FOR APPROVAL OF RECOMMENDED REZONING OF TWO PARCELS ON W. FIFTH AVENUE (OWNED BY GCLB) IN SUPPORT OF HOUSING DEVELOPMENT

Prepared by:

Emily Doerr, Director of Business and Community Services (previously called Planning and Development)

Background/Summary of Proposed Action:

The City of Flint Planning Commission opened a public hearing on September 26th, 2023 and made a final motion for recommending approval of the proposed rezoning of parcels 40-12-430-006 and 40-12-430-007 from MR-3 to MR-2 to City Council at the same meeting on September 26th, 2023.

The request is consistent with the Imagine Flint Comprehensive Plan and will provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St, and the rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels. Maintaining the current MR-3 zoning would require multiple variances for lot width and lot area by the housing developers without any additional benefit to the city. More information can be found in the staff report to the Planning Commission on the subsequent pages.

This rezoning resolution is now being moved forward because City Council has approved the Brownfield Plan necessary for this housing development to proceed.

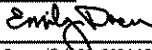
Financial Implications: N/A

Budgeted Expenditure: Yes ___ No X **Please explain, if no:**

Pre-encumbered: Yes ___ No x **Requisition #:** _____

Other Implications: No other implications are known at this time.

Staff Recommendation: Staff recommends approval of this resolution.

APPROVAL 
Emily Doerr (Feb 20, 2024 13:21 EST)

Emily Doerr, Director, Business and Community Services



CITY OF FLINT

FLINT PLANNING COMMISSION
ROBERT WESLEY, CHAIRMAN

PC 23-11 STAFF REPORT

DATE: September 20, 2023

TO: City of Flint Planning Commission

STAFF REPORT BY: Max Lester, Int. Zoning Coordinator

ADMINISTRATIVE DEPT: Department of Planning and Development

SUBJECT: PC 23-11: The Genesee County Land Bank requests the rezoning of two parcels on W. Fifth Ave. between Garland St. and Mason St., with PIDs 40-12-430-006 and 40-12-430-007, from MR-3: Mixed Residential High Density to MR-2: Mixed Residential Medium Density.

LOCATION: W. Fifth Avenue between Mason and Garland.
Subject Parcels – (No street addresses)
40-12-430-006
40-12-430-007

AFFECTED WARD: Subject parcels are located in Ward 5.

PERTINENT SECTION OF THE ORDINANCE:
Sections 50-21 MR-2 Mixed Residential-Medium Density
Section 50-22 MR-3 Mixed Residential-High Density
Section 50-191 Map (Rezoning) and Text Amendment Procedure.

EXISTING LAND USE PATTERNS:
Both parcels requesting to be rezoned are currently vacant.
Surrounding Uses:
North: Commercial
East: Commercial
South: Residential, Institutional and Cultural
West: Vacant

EXISTING ZONING PATTERNS:
Subject Properties: MR-3
North: MR-3, UC
East: MR-3
South: MR-2, MR-3
West: MR-2

BACKGROUND

The applicant is requesting the rezoning of two of the properties from MR-3 to MR-2 to provide for future proposed residential development of duplexes and triplexes on six contiguous lots all bordering W. Fifth Avenue between Mason St. and Garland St. The rezoning of these two parcels would align them all to an MR-2 designation and allow the applicants to combine the parcels.

APPLICANT REQUEST:

The applicant is requesting a rezoning from an MR-3 designation to MR-2. Key differences between the two districts in the zoning ordinance are:

- MR-2 permits single family dwellings by special land use and two-family dwellings by-right. Neither are permitted in MR-3.
- MR-2 permits several agricultural uses as an accessory use that are not permitted in MR-3.
- The MR-2 district requires commercial, retail, and office uses to be located on the ground floor of a mixed-use building. MR-3 permits these as standalone uses.

STAFF COMMENTS

The subject parcels are in an area where an increase in intensity of use beyond single-family residential is appropriate and encouraged by the City's Comprehensive Plan and current zoning. However, a rezoning from MR-3 to MR-2 removes the current transition provided by the step-down from Downtown Edge zoning on Garland Street to the MR-3 zoning designation which permits a greater range of commercial uses.

The applicant states their intent is to "build a total of 4 triplexes and 2 duplexes for a total of 16 units of townhomes." As discussed with staff, the proposal would designate the duplexes under a Two-Family Dwelling use and the triplexes under the Multi-Family use.

Depending on the internal configuration of the residential units, they could also be classified as Single-Family Attached Dwellings, which are permitted in both MR-2 and MR-3 districts, if they are located on separate parcels. However, to have Single-Family Attached Dwellings in separate MR-3 designated parcels, the current six parcels would need to be split into sixteen parcels. Bulk standards for MR-3 districts require minimum lot widths of 40 ft. and minimum lot areas of 10,000 s.f. This approach would likely require multiple variances for lot width and lot area for all sixteen parcels.

Overall, the request is not significant and is consistent with the Comprehensive Plan. While staff has concerns regarding the requirements for commercial uses in MR-2 zone districts as compared to MR-3 zone districts, the request for MR-2 would create far less of a burden on the applicant as it relates to their intended use for these properties. For these reasons, staff recommends approval of the request, to be forwarded to City Council as a recommendation of approval. Future review of MR-2 and MR-3 district standards may be appropriate at a later date, separate from this request.

DEFINITIONS AND FIGURES:

Table 50-24D Bulk Site Standards: MR-2 and MR-3 Districts											
District	Height		Lot Area			Max Impervious Lot Coverage	Front /Setback (F)	Min. Corner Side Setback (C)	Min. Interior Side Setback		Min. Rear Setback (R)
			Min. Lot Width (W)	Min. Lot Area	Min. Lot Area per Dwelling Unit				Width of Smaller Side Yard (S1)	Aggregate width of Both Side Yards (S1+S2)	
MR-2											
<i>Detached Single-Family or Two-Family</i>	Max. 2 ½ stories/35'		30'	3,000 sq. ft.	1,500 sq. ft.	80%	10' min. w/ ground floor residential, 20' max. 0' min. w/ ground floor commercial, 10' max.	5' residential, 0' w/ground floor commercial	2'	5'	20'
<i>Attached Housing</i>	Max. 4 stories/45'		20'	1,500 sq. ft.	1,000 sq. ft.				0'	5'	20'
<i>Multifamily/ Mixed use</i>			20'	2,000 sq. ft.	1,000 sq. ft.				0'	5'	20'
MR-3	Max. 100'	Min. 2 stories	40'	10,000 sq. ft.	800 sq. ft. per efficiency or one bedroom apartment; 1,000 sq. ft. per two or more bedroom apartment	90%	0' min., 15' max.	10' residential, 0' w/ ground floor commercial	0'	0'	20'

Attached single-family - a single-family dwelling attached to one (1) or more other single-family dwellings by a common vertical wall, with each dwelling located on a separate lot; this term includes town houses and row houses.

Detached single-family - a principal residence intended for occupancy by a single household, located on a separate lot or parcel, and not sharing common structural elements with any other structure intended for occupation by another household.

Two-family - a building designed originally for residential occupancy by two (2) families living independently of each other, which contains two (2), legally complete, dwelling units. Each unit in a two-family dwelling is completely separated from the other by either; a) an unpierced wall extending from ground to roof; or, b) an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units. Also known as a duplex.

Multi-family - a building for residential purposes with three (3) or more dwelling units, having common or party walls, on a single lot. Each unit is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common or individual stairwell(s) exterior to any dwelling unit(s).

PC 23-11 W. Fifth Ave Rezoning Request

40-12-409-014 UC

40-12-406-016
MR-3

40-12-406-030
MR-3

40-12-426-010
MR-3

Lyon Street

40-12-409-024 UC

West Fifth Avenue

West 5th
Avenue
C

40-12-430-007
MR-2

40-12-430-006
MR-2

40-12-430-024
MR-2

40-12-430-003
MR-2

40-12-430-002
MR-2

40-12-430-001
MR-2

40-12-430-011
MR-2

40-12-430-018
MR-2

40-12-430-020
MR-2

40-12-430-013
MR-2

40-12-430-019
MR-2

40-12-430-014
MR-2 40-12-430-015
MR-2

40-12-430-016
MR-2 40-12-430-017
MR-2

40-12-476-009
MR-1

40-12-476-008
MR-1
09/30/23

0 0.01 0.01 Miles



gis





Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

Meeting Minutes
September 26th, 2023

Commissioners Present

Robert Wesley, Chair
Carol-Anne Blower, Vice-Chair
Harry Ryan
Robert Jewell
Mona Munroe-Younis
Jeffrey Curtis Horton

Staff Present

Joanne Gurley, Assistant City Attorney
Max Lester, Int. Zoning Coordinator

Absent:

Leora Campbell
April Cook-Hawkins
Lynn Sorenson, Secretary

ROLL CALL:

Chairperson Wesley called the meeting to order at 5:34 p.m. Roll was taken, and a quorum was present.

The meeting was held both in-person in the Council Chambers and via Zoom and phone conferencing as approved.

Roll Call:

Commissioner Ryan: appearing in-person
Commissioner Campbell: absent
Commissioner Blower: appearing in-person
Commissioner Jewell: appearing in-person
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: appearing in-person
Commissioner Horton: appearing in-person
Chairperson Wesley: appearing in-person

ADDITIONS/CHANGES TO THE AGENDA:

None.

ADOPTION OF THE AGENDA:

Commissioner Wesley asked for a motion to approve the agenda. Commissioner Blower motioned to accept the agenda as presented. Commissioner Munroe-Younis seconded the motion.

M/S – Blower/Munroe-Younis
Unanimously carried by voice vote



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

MINUTES OF PREVIOUS MEETINGS:

Meeting minutes for August 8th, 2023, August 22nd, 2023, and September 12th, 2023, were not prepared in time for review at this meeting.

PUBLIC FORUM:

Chairman Wesley opened the Public Forum. No one spoke.

PUBLIC HEARINGS:

PC 23-11: The Genessee County Land Bank requested the rezoning of two parcels on W. Fifth Ave. between Garland St. and Mason St., with PIDs 40-12-430-006 and 40-12-430-007, from MR-3: Mixed Residential High Density to MR-2: Mixed Residential Medium Density.

Max Lester presented the Staff Report on this application. Staff recommended approval of this request. Staff also noted that a future review of MR-2 and MR-3 standards may be appropriate at a later date.

Chairperson Wesley asked if MR-2 parcels cannot be joined. Max clarified that two of the parcels are MR-3 and four are MR-2 and you cannot join parcels of different types.

Chairperson Wesley asked for clarification on the differences between MR-2 and MR-3. Max explained that MR-2 permits single family dwellings by special land use and two-family dwellings by right. Neither are permitted in MR-3. MR-2 permits several agricultural uses as an accessory use that are not permitted in MR-3. And the MR-2 district requires commercial, retail, and office uses to be located on the ground floor of a mixed-use building while MR-3 permits these as standalone uses.

Commissioner Horton asked if the Genessee County Land Bank will be the developer of this project. Max recommended holding the question for the applicant. Commissioner Horton asked about the disadvantages of rezoning the parcel. Max said the only disadvantage is MR-2 does not allow standalone commercial, retail, and office uses. Commissioner Horton's last question was on the intended timeline of development. Max does not have this information.

Commissioner Ryan expressed concerns that the Genessee County Land Bank may have a conflict of interest in developing this land, alleging they collect tax money from it how can they also develop and sell it. Chairperson Wesley has no knowledge of this.

Applicant Travis Gilbert, Development Manager for the Land Bank, presents.

Commissioner Ryan asked the applicant about legality, referring to his previous discussion. Travis Gilbert said as far as he is aware the Land Bank's actions are legal and common in most counties. Commissioner Jewell clarified that the Genessee County Land Bank is the title owner of the 2 parcels.

Mr. Gilbert explained the intent to construct condos to be sold at or below market rate. Mr. Gilbert is also a member of the Carriage Town Neighborhood Association, which has expressed its approval of



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

the construction. The Historic District Commission has also been largely in favor of the development.

Chairman Wesley opened the floor for public comment in favor of the proposal. Melissa [Last Name Inaudible] asked for clarification of the location of the lots and their proximity to Lion St. Mr. Gilbert clarified it is next to La Familia. No one else spoke.

Chairman Wesley opened the floor for public comment opposing the proposal. No one spoke.

Commissioner Blower motions to approve PC 23-11. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis
6 yes, 0 no, 0 abstain
The motion carried.

Zoning Code Map Amendments (Continued): A hearing will be held before the Flint Planning Commission at this meeting to consider the adoption of a new zoning map with a focus on rezoning parcels along commercial corridors such as Saginaw St., Dort Hwy., Davison Rd., Franklin Ave., ML King Ave., Clio Rd., and Fenton Rd.

Max went over the proposal and lists the following changes:

The first focus area with changes is “Davison Rd, Arlington to Dort, Branch to Dexter.” The new materials leave a row of residential properties as TN-2 between N. Averill Ave. and N. Dexter St. The Northeast corner of N. Averill Ave. and Davison Rd. was left with the proposed CC designation for a commercial property and its parking lot which is spread across multiple parcels.

The second focus area with changes is “Lewis St., Davison Rd. to Leith St.” The new materials extend the proposed NC designated areas into the area along Lewis St. between E. Hamilton Ave. and Bennett Ave.

Chairman Wesley opened the floor for public comment regarding the changes. No one spoke.

Commissioner Blower moved to accept these changes to the proposal. Commissioner Jewell supported.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/Munroe-Younis
6 yes, 0 no, 0 abstain
The motion carried.

Chairman Wesley opened the floor for public comment regarding the proposal. No one spoke.

Commissioner Blower motioned to recommend the proposed map amendments to be forwarded to City Council for review and final approval. Commissioner Munroe-Younis supported the motion.

Roll Call:

Commissioner Ryan: yes
Commissioner Campbell: absent
Commissioner Blower: yes
Commissioner Jewell: yes
Commissioner Cook-Hawkins: absent

Commissioner Sorenson: absent
Commissioner Munroe-Younis: yes
Commissioner Horton: yes
Chairman Wesley: yes

M/S – Blower/ Munroe-Younis
6 yes, 0 no, 0 abstain
The motion carried.

SITE PLAN REVIEW:
None

CASE REVIEW:

1901 S. Dort Hwy., Memo and Materials PID: 41-16-251-020 CE – Commerce & Employment:

Max read the staff report. There were unapproved changes made to the wall signs and a banner was put over the existing EMC cabinet. The applicant has since complied with the request to cover the signing pending approval. Staff has reviewed the proposed signage and recommends approval of the application. The temporary banner complies with the standards for temporary signs and the existing pylon structure is eligible for a reface under the section for nonconforming signs. The proposed signage is intended to be in place under the maximum allowed time period while an EMC sign which was approved under the previous ordinance is delivered for installation.



**Sheldon Neeley
Mayor**

CITY OF FLINT

FLINT PLANNING COMMISSION

Commissioner Blower stated they have seen lights on the building and wondered if that is listed under the application. Max stated the lights are not on the applications and they were not aware of changes to the façade aside from the banner signs.

Commissioner Jewell expressed interest in having an investigation to confirm existence of all changes to the building that may not have been reported. Recommended the chair to send the application back to staff for investigation.

Chairman Wesley moved the hearing to October 10th pending staff investigation.

Green Skies Healing Tree, LLC – 3401 Corunna Rd:

Attorney Gurley provided an update. They currently have one outstanding requirement for the adult recreational permit, the specifications of certain equipment.

Chairman Wesley moved the hearing to October 10th pending the outstanding requirement.

PC-23-7: Alpine Development Group, LLC-2502 S. Dort Hwy:

Staff met with the chair on September 22nd and provided an update.

They agreed that the LED lights must be turned off until an opaque sign face material is put over them per the ordinance.

Chairman Wesley will keep the hearing for this application on the October 10th meeting agenda.

City Council Action on Planning Commission Recommendations

No updates at this time.

Zoning Board of Appeals

ZBA 23-15: Jeffrey Ferweda, represented 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)

- ZBA 23-15 was approved by a unanimous vote. This property is located within the Corunna Rd. focus area within the proposed map amendment.

The committee had no questions at this time.

REPORTS:

Redevelopment Ready Communities (RRC)



Sheldon Neeley
Mayor

CITY OF FLINT

FLINT PLANNING COMMISSION

The joint meeting is expected to take place in October. Staff are also making sure completed items are submitted to RRC staff for review and confirmation.

Commissioner Jewell expressed that the information of who is on the various commissions and boards and their duties should be more publicly available. Including the agenda for the upcoming joint meeting.

No other questions or comments.

Planning Commission Expired Terms

No new information at this time. Staff are aware of redrawn ward lines, the effects they will have are not fully known at this time.

Commissioner Jewell asked for the record the open-ended question of "When?". He stated it has been over a year since the Ward Map was altered and the repercussions on the Planning Commission are still not resolved.

Chairman Wesley stated they are waiting on City Council.

10 Year City of Flint Comprehensive Plan Review

This process is expected to be a focus once map and text amendments are through. Planning and Development Staff will be meeting in early October to discuss the Comprehensive Plan review process.

Commissioner Jewell continued to reiterate the open-ended question of "When?".

Chairman Wesley stated it is not in their hands.

Staffing Update

An interview was held for the second zoning coordinator position.

Commissioner Jewell stressed the importance of being properly staffed.

Text Amendments

The text amendments that were reviewed and motioned for recommendation to City Council are currently being prepared and are planned to be moved forward along with the recommendation for map amendments once it is made and materials are ready.

No questions or comments.

RESOLUTIONS:

No resolutions at this time.



Sheldon Neeley
Mayor

CITY OF FLINT
FLINT PLANNING COMMISSION

OLD BUSINESS:

No old business at this time.

NEW BUSINESS:

No new business at this time.

ADJOURNMENT:

M/S – Blower/Munroe-Younis

Unanimously carried by voice vote.

Meeting adjourned at 6:52 PM.