



CITY OF FLINT
ZONING BOARD OF APPEALS
MATTHEW TELLIGA, CHAIRMAN

Draft Meeting Minutes
October 21st, 2025

Board Members Present:

Matthew Telliga, Chairman
Jerry Kea, Vice-Chairperson
John Hardy
Willie Buford
Lauren Coney
Derek Dohrman
Ramie Yelle
Carol-Anne Blower, PC Liaison

Board Members Absent:

Ari McCaskill

Staff Present:

Joshua Cambri, Assistant City Attorney
Dalton Castle, Planner I

ROLL CALL:

Chairman Telliga called the meeting to order at 6:00 p.m. Roll was taken, and a quorum was present. The meeting was held in the Council Chambers at Flint City Hall as well as via Zoom.

Matthew Telliga, Chairman – present
Jerry Kea, Vice-Chairperson – present
John Hardy – present
Ari McCaskill – absent
Ramie Yelle – present

Willie Buford – present
Lauren Coney – present
Derek Dohrman – present
Carol-Anne Blower – present

ADOPTION OF THE AGENDA:

Chairman Telliga noted the by-laws update items should be postponed to the next meeting because Max is absent for this meeting.

Commissioner Coney made a motion to approve the agenda, with the by-laws review tabled to the next meeting. Commissioner Buford seconded the motion. Chairman Telliga asked for a voice vote.

M/S – Coney/Buford

The motion carried via voice vote.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

The draft minutes of September 16th, 2025 were presented.

Vice-Chairperson Kea noted grammar corrections on Page 4 to “asked” and on Page 6 to “grew”.

Commissioner Coney made a motion to approve the minutes of September 16th, 2025 with the noted corrections. Commissioner Buford seconded the motion. Chairman Telliga asked for a voice vote.

M/S – Coney/Buford

The motion carried via voice vote.



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PUBLIC FORUM:

Chairman Telliga opened the public forum. No one spoke.
Chairman Telliga closed the public forum.

REPORTS:

There was no new information to report for this meeting.

COMMUNICATIONS:

There were no communications received for this meeting.

PUBLIC HEARING:

ZBA 25-09: *Kate Gross of Powers Catholic High School requests a Use Variance to allow a 7,908 sq.ft. expansion for the addition of a chapel to the nonconforming high school use for the property located at 1505 W. Court St. (PID # 40-24-201-010) in a TN-1 Traditional Neighborhood Low Density zone district.*

Commissioner Blower noted that she had paid for a niece to attend Powers Catholic High School, but she no longer attends. Chairman Telliga stated he does not see that as a conflict of interest. Vice-Chairperson Kea stated both of his daughters attended Powers as well. Commissioner Coney attended powers. These were not identified as conflicts of interest.

Kate Gross, President of Powers Catholic High School spoke for this case. Ms. Gross explained that Powers is seeking to build a dedicated chapel on the property, but the current zoning does not allow expansion of the school. The chapel is intended for student use only and not for the public.

Chairman Telliga opened the floor to public comment. No one spoke.
Chairman Telliga closed the floor to public comment.

Chairman Telliga asked Dalton if the expansion could have proceeded under the previous zoning designation and ordinance. Dalton answered that he believes that is true, and that there is a slideshow presentation prepared with more information about the case. Dalton also explained that worksheets are included in the packets for those that would like to use them and asked they be left behind for staff after the meeting.

Dalton Castle gave a summary presentation for ZBA 25-09, as prepared by Max Lester, Zoning Coordinator. The presentation included information on current and past zoning designations, the scale of the proposed addition, details on the terms and stipulations for owning the subject property, and the Religious Land Use and Institutionalized Persons Act. The recommendation from Max is to approve the variance and recommend the possibility of rezoning the parcel, amending the zoning use table, or both to the Planning Commission.

Commissioner Dohrman asked for clarification regarding the authority of Zoning Board of Appeals when it comes to zoning designations, more specifically whether that is outside their scope. Dalton confirmed, noting the process



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would be to get a recommendation from the Planning Commission following a public hearing, then moving that recommendation forward to Council for a final vote.

Commissioner Blower asked if the TN-1 designation was set in error. Dalton said he assumes it was, but he has not had any contact with the staff members who worked on the zoning map. Vice-Chairperson Kea emphasized that surrounding parcels are zoned TN-2.

Vice-Chairperson Kea asked if the height of the addition is listed. Dalton responded that it is 25 ft. tall. Vice-Chairperson Kea stated that he is visualizing the addition in his mind and depending on the height it may never be seen from the road. The architect for the project stated the addition will match the existing façade in terms of the brick, masonry, and stone.

Commissioner Blower expressed that cases like this one is why the Zoning Board of Appeals is truly needed.

Commissioner Coney made a motion to approve ZBA 25-09 for the use variance to allow a 7,908 sq.ft. expansion for the addition of a chapel to the nonconforming high school use for the property located at 1505 W. Court St. (PID # 40-24-201-010) in a TN-1 Traditional Neighborhood Low Density zone district.), based on staff materials, the discussion held, and the following findings of fact:

- It complies with **Standard 1** because the property cannot be reasonably used or cannot yield a reasonable return for the purposes permitted in that zone district.
- It complies with **Standard 2** because the plight is due to unique circumstances of the property and does not apply generally to the same zone district or to general neighborhood conditions.
- It complies with **Standard 3** because the need for the variance was not created by the applicant or the applicant's predecessors in title.
- It complies with **Standard 4** because the variance shall not alter the essential character of the neighborhood, nor be a detriment to adjacent properties.
- It complies with **Standard 5** because the variance shall be consistent with, and not materially impair, the purpose and intent of the Comprehensive Plan and Zoning Ordinance.

Commissioner Hardy seconded the motion.

Chairman Telliga asked for a roll call vote.

Commissioner Hardy, yes
Commissioner Buford, yes
Commissioner Yelle, yes
Commissioner Dohrman, yes
Commissioner Kea, yes

Commissioner McCaskill, absent
Commissioner Coney, yes
Commissioner Blower, yes
Commissioner Telliga, yes



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M/S – Coney/Hardy

8 – yes, 0 – no, 0 – abstain

The motion carried via roll call vote.

CITY ATTORNEY REPORT:

Joshua Cambri, Assistant City Attorney, had no information to report.

OLD BUSINESS:

By-Laws Review – Tabled to the next meeting.

NEW BUSINESS:

Recommendation of Action – Commissioner Dohrman discussed his support to send a recommendation to the Planning Commission to review this property and request to make any updates necessary to correct the zoning issue.

MSU Extension Landscaping – Vice-Chairperson Kea stated he is happy to see that the landscaping was completed at 529 Harrison St., specifically along the façade fronting E. 2nd St. He noted it doesn't follow the entire length of the façade and asked staff check that this is correct as it was approved.

ADJOURNMENT:

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

M/S – Yelle/McCaskill

The motion carried via voice vote.

The meeting was adjourned at 6:31 p.m.