

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
June 19, 2018

Commissioners Present

Chris Zuwala, Chair
Matthew Telliga, Vice-Chair
Jacqueline Jordan
Mona Munroe-Younis
Heather Kale
Jerry Kea

Staff Present

Corey Christensen, Zoning Coordinator
Kelly Kiertzner, Assistant City Attorney
Andy Aamodt, Planner I

Commissioners Not Present

Carol-Anne Blower
John Hardy
August Janke

ROLL CALL:

Chairman Zuwala called the meeting to order at 6:18 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, Flint City Hall.

ADOPTION OF THE AGENDA:

No additions or changes to the agenda.

M/S – Telliga/Kale

Motion to adopt the meeting agenda.

Unanimously carried.

REPORTS:

There were no reports.

COMMUNICATIONS:

There were no communications.

PUBLIC HEARING:

ZBA 18-2216: Shape of Future Things to Come requests a use variance to permit a mixed use development including residential and commercial at First Ave. and Garland St. (Parcel # 40-12-487-017)

This item was not reviewed at this meeting due to only six commissioners present. A use variance needs seven concurring votes for approval.

ZBA 18-2217: Shape of Future Things to Come requests a non-use variance to permit a 0' setback and an increase in the height maximum at First Ave. and Garland St. (Parcel # 40-12-487-017)

Richard King, Shape of Future Things to Come presented the project. He stated he has a passion for creating exciting urban spaces. This project will be for a mixed use commercial and residential structure. There will be retail space. The plans are for four residential floors above the main floor, combining for five stories total. The 0' setback would pertain to all property lines. He argued the project as a whole is consistent with the Master Plan's mixed-use development and "implementation of downtown place type" initiatives. He argued the project will provide a new housing narrative while improving the streetscape and riverfront.

Commissioner Telliga stated he knows Mr. King as an acquaintance. Commissioner Zuwala stated he knows Mr. Burnash as an acquaintance.

Commissioner Zuwala asked what the downtown apartment vacancy/occupancy rates are. Downtown apartments are currently about 87% occupied.

Commissioner Kea asked why the zoning ordinance is so outdated. Commissioner Munroe-Younis stated the updated zoning ordinance still has to go through City Council.

Commissioner Kea mentioned the 0' setback could be problematic towards the adjoining properties.

Commissioner Kale asked if Mr. King has had conversations with neighbors. Mr. King confirmed he has not.

Corey Christensen explained staff sent notices to properties within 300' of the property. The only feedback was from Mr. Larry Miller.

Larry Miller, neighboring resident, spoke about the project. He is concerned about the project. He interpreted that his property will be landlocked if this project happens. Mr. King and the Board explained that Mr. Miller will still have his access to his home from Lyon Street.

Commissioner Munroe-Younis expressed her concerns about the western boundary, and possible safety and fire control issues. She asked if that property line setback can be increased to 5'. Mr. King and his architect explained that this will create too narrow of a drive for vehicular access. It will also create a pinch-point for the trash receptacle area. The Board decided there would likely be no difference between a 0' and 5' setback, safety-wise. If the project were to go forward, the building plans would require review by the building department and fire department as well.

M/S – Telliga/Kale

Motion to approve ZBA 18-2217: non-use variance to permit a 0' setback and 60' height maximum.
Unanimously carried.

ZBA 18-2218: Genesee County Habitat for Humanity requests a use variance to permit a mixed use development including residential and commercial at 1214 W. University Ave. (Parcel # 40-13-126-016)

This item was not reviewed at this meeting due to only six commissioners present. A use variance needs seven concurring votes for approval.

CITY ATTORNEY REPORT:

There was no city attorney report.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

MMFLA Update

Corey Christensen gave a brief update on the new MMFLA ordinance.

PUBLIC FORUM:

No one spoke.

ADJOURNMENT:

M/S – Telliga/Kale

The meeting was adjourned at 7:14 pm.

Unanimously carried.