

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
July 17, 2018

Commissioners Present

John Hardy
August Janke
Jacqueline Jordan
Matthew Telliga, Vice-Chair
Mona Munroe-Younis
Heather Kale
Jerry Kea
Carol-Anne Blower

Staff Present

Kevin Schronce, Lead Planner/ Planner III
Corey Christensen, Zoning Coordinator
Reed Eriksson, Assistant City Attorney
Andy Aamodt, Planner I

Commissioners Not Present

Chris Zuwala, Chair

ROLL CALL:

Vice-Chair 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 McKenzie Room, 2nd Floor, Flint City Hall.

ADOPTION OF THE AGENDA:

No additions or changes to the agenda.

M/S – Blower/Kea

Motion to adopt the meeting agenda.

Unanimously carried.

APPROVAL OF MINUTES:

M/S – Munroe-Younis/Kale

The Board made modifications to the minutes from 6-19-18.

Motion to adopt the minutes as amended from 6-19-18.

Yes: Hardy, Janke, Kea, Kale, Telliga, Munroe-Younis

Abstain: Blower

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)

Richard King presented the project. The proposed project will be a mixed use development, with commercial use on the ground floor and residential units on the floors above. A non-use variance permitting 0' setbacks and a maximum height up to 60' was granted by the ZBA at last month's meeting. The property is currently zoned "B" Two-Family District, so the use variance would permit the commercial use. Mr.

King expressed that this type of development is what the City's downtown is aspiring to develop like in the future.

Commissioner Blower commended the applicant for trying to work around barriers that are currently in place under the current zoning ordinance.

Commissioner Hardy asked about the process of the zoning code update and why this has not occurred yet. Corey Christensen explained to them that it has yet to go through City Council, which is the body that needs to approve it.

No one spoke for or against the project. Corey Christensen confirmed staff received no feedback.

M/S – Telliga/Blower

Motion to approve ZBA 18-2216: use variance to permit commercial and multi-family residential.

Yes: Blower, Janke, Kea, Kale, Telliga, Munroe-Younis

No: Hardy

Motion fails.

Commissioner Hardy stated he voted against the variance because the zoning code expresses it to be used for residential. He also expressed concern that the adoption of the new zoning code has not yet occurred.

Commissioner Munroe-Younis stated this type of application might be a recurrent theme because the current zoning code is such an outdated document. Kevin Schronce described that a variance is a legal tool applicants can use to get over barriers that the outdated zoning code imposes.

Commissioner Jordan entered the meeting.

M/S – Telliga/Kale

Motion to reconsider ZBA 18-2216 because of the addition of Commissioner Jordan.

Yes: Blower, Janke, Kea, Kale, Telliga, Munroe-Younis, Jordan

No: Hardy

Mr. King presented the project again.

M/S – Telliga/Kea

Motion to approve ZBA 18-2216: use variance to permit commercial and multi-family residential.

Yes: Blower, Janke, Kea, Kale, Telliga, Munroe-Younis

No: Hardy, Jordan

Motion fails.

Commissioner Hardy voted no for the reasons he voted no last vote.

Commissioner Jordan stated she voted against the variance because the height and setbacks will infringe on the neighboring properties and also that there is enough commercial use in that area and that type of project could be implemented somewhere else. Corey Christensen reminded Commissioner Jordan that the height and setbacks do not pertain to this case as the non-use variance was decided on last meeting.

ZBA 18-2216: Use variance to permit commercial and multi-family residential was denied 6-2.

ZBA 18-2218: Genesee County Habitat for Humanity requests a use variance to permit a mixed use development including residential and commercial.

Applicant was not present.

ZBA 18-2219: Genesee County Habitat for Humanity requests a non-use variance to permit 25' rear setbacks at 317 Sylvan Ct.

Applicant was not present.

M/S – Telliga/Blower

Motion to postpone ZBA 18-2218 and ZBA 18-2219 due to the applicant, Genesee County Habitat for Humanity, not present.

Unanimously carried.

CITY ATTORNEY REPORT:

There was no city attorney report.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Commissioner Kale made nameplates for the commissioners.

PUBLIC FORUM:

Chris Del Morone, Flint resident, inquired about who to talk to about zoning permits. Corey Christensen informed Mr. Del Morone staff can be reached regarding any zoning questions.

ADJOURNMENT:

M/S – Telliga/Kale

The meeting was adjourned at 6:40 pm.

Unanimously carried.