

**FLINT ZONING BOARD OF APPEALS**  
**Meeting Minutes**  
**August 21, 2018**

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**Commissioners Present**

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

**Staff Present**

Kevin Schronce, Lead Planner/ Planner III  
Reed Eriksson, Assistant City Attorney  
Andy Aamodt, Planner I

**Commissioners Not Present**

Jacqueline Jordan

**ROLL CALL:**

Chairman Zuwala called the meeting to order at 6:13 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3<sup>rd</sup> Floor, Flint City Hall.

**ADOPTION OF THE AGENDA:**

There were no additions or changes to the agenda.

*M/S – Telliga/Blower*

Motion to adopt the meeting agenda as presented.

*Unanimously carried.*

**APPROVAL OF MINUTES:**

There were no changes or modifications to the minutes from 7-17-18.

*M/S – Telliga/Blower*

Motion to adopt the 7-17-18 meeting minutes as presented.

*Unanimously carried.*

**REPORTS:**

There were no reports.

**COMMUNICATIONS:**

There were no communications.

**PUBLIC HEARING:**

**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.

Margaret Kato, Director of Genesee County Habitat for Humanity, and Rod Bessick, construction consultant, presented the project. They will have office space on the first floor and multi-family residential above. The project will meet the setback and parking standards of the zoning ordinance. Their goal is to build mixed-use in the Kettering University area. This project will be at the corner of University and Frost. The project is partners with organizations along the University corridor.

Commissioner Telliga asked if the parcels have been combined. The applicant confirmed they have been combined. Commissioner Telliga commented there is mixed use nature in that area. Commissioner Hardy asked if there is mixed use in the area, then how is that permitted. Commissioner Telliga speculated that the mixed use going on in the area must be grandfathered in.

Commissioner Telliga read the letter from Kettering in support of the project.

Commissioner Zuwala clarified he is an acquaintance with the applicant but has never discussed the project with the applicant.

Commissioner Blower asked about the neighborhood and how the residents feel about the project. The applicants stated they have not heard of any negativity. The applicants are part of the University Avenue Coalition and they have reached out to area residents and presented plans to them. Commissioner Telliga reminded the Board that staff sends notices to all properties and property owners within 300 feet of the subject property.

No one spoke in support of the project. No one spoke in opposition.

*M/S – Telliga/Blower*

Motion to approve ZBA 18-2218 as presented.

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

*No: Hardy*

*Variance approved.*

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

Margaret Kato, Director of Genesee County Habitat for Humanity, and Rod Bessick, construction consultant, presented the project. Their use will be a four-unit walk-up apartment, which is permitted in a C-1 zone. They will be asking for 5 feet of relief from the required 30' rear setback requirement. There will be proper parking and Habitat for Humanity has worked to clean up the site. All adjoining properties to the site are currently owned by Habitat for Humanity.

No one spoke in support. No one spoke in opposition.

*M/S – Telliga/Blower*

Motion to approve ZBA 18-2219 as presented.

*Unanimously carried.*

*Variance approved.*

**CITY ATTORNEY REPORT:**

Reed Eriksson notified the Board that it is possible they could be seeing MMFLA location variance appeals. That is if the applicants decided to appeal their Planning Commission decision.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**NEW BUSINESS:**

The Board discussed the importance their role is in issuing variances for applicants who are trying to develop the way the Master Plan provides for, while the City still operates under an old zoning ordinance.

The Board requested staff email website links to relevant MMFLA material.

**PUBLIC FORUM:**

No one spoke.

**ADJOURNMENT:**

*M/S – Munroe-Younis/Kea*

The meeting was adjourned at 7:02 pm.

*Unanimously carried.*