

FLINT ZONING BOARD OF APPEALS
Meeting Minutes
December 15, 2020

Board Members Present

Matthew Telliga, Chair
Jerry Kea, Vice-Chair
Carol-Anne Blower
Lauren Coney
Johnnetta Ricks
Jacqueline Jordan
Florlisa Stebbins
John E. Hardy II

Board Members Absent

Ari McCaskill
Jacqueline Jordan

Staff Present

Jeff Schiffman, Lead Planner
Keizzy Anpalagan, GIS Technician
Kelly Thompson, Assistant City Attorney
Corey Christensen, Planning Consultant

ROLL CALL:

Chairperson Telliga called the meeting to order at 6:03 p.m. Roll was taken and a quorum was present. The meeting was held through Zoom meetings.

ADOPTION OF THE AGENDA:

There were no changes to the agenda.

M/S -Ricks/Kea

Motion to adopt the meeting agenda.

Unanimously carried.

APPROVAL OF MINUTES:

There were no minutes to approve.

PUBLIC FORUM:

No one spoke during the Public Forum.

REPORTS:

None

COMMUNICATIONS: None

PUBLIC HEARING:

ZBA 20-2246: Greater Flint Mental Health Facilities Board requests a non-use variance from §50133(b) to reduce the on-site parking space (from 9' x 20' to 9' x 18') at 1402 S SAGINAWST, FLINT, MI, 48503 (PID# 41-18-333-038, 41-18-333-037, 41-18-333-032,41-18-333-034, 41-18-333-045, 41-18333-046, 41-18-334-045, 41-18-334-044,41-18-334-043, 41-18-334-042, 41-18-334-048, 41-18-334041, 41-18-405-009,41-18-334-025, 41-18-334-026, 41-18-405-003, and 41-18-405-007).

The applicant spoke about the proposed use on the site and why they selected this location. Doug Scott, the engineer for the project, spoke about the benefits of being located near the freeway and the reasoning behind applying for three variances. The first two variances they are requesting are to help the applicant design a more sustainable parking lot. They need more space to build a bioswale. The requested variances are in compliance with the draft zoning code.

No one from the public spoke in favor or opposition.

Commissioner Blower presented on the planning commission's experience with the applicant. They applied for multiple street vacations in November.

Commissioner Kea asked commissioner blower to clarify the streets that were approved for street vacations.

M/S – Kea/Blower

Motion to approve ZBA 20-2246 as presented.

Unanimously carried.

ZBA 20-2247: Greater Flint Mental Health Facilities Board requests a non-use variance from §50-141(b) to reduce the on-site parking setback variance (from required 7' parking setback to 1.5') at 1410 S SAGINAW ST, FLINT, MI, 48503 (PID#41-18-333-038, 41-18-333-037, 41-18-333-032, 41-18-333-034, 41-18-333-045,41-18-333-046, 41-18-334-045, 41-18-334-044, 41-18-334-043, 41-18-334-042,41-18334-048, 41-18-334-041, 41-18-405-009, 41-18-334-025, 41-18-334-026, 41-18-405-003,and 41-18-405007).

Doug Scott spoke on the need for this variance to direct storm water through a bioswale in an environmentally friendly way.

Commissioner Kea asked if the variance would reduce the amount of sewage runoff. Doug Scott replied that the variance is to reduce storm water runoff specifically.

Commissioner Kea asked for clarification on where the setback reduction would be measured from. Doug Scott replied that it would be the property line as marked on the blueprint. Commissioner Kea asked how close cars would be parked to the sidewalk if the variance was approved, Doug Scott replied 6 or 7 feet.

M/S – Kea/Ricks

Motion to approve ZBA 20-2247 as presented.

Unanimously carried.

ZBA 20-2248: Greater Flint Mental Health Facilities Board requests a non-use variance from §50-139(a) to reduce the required on-site parking spaces from the required 1 parking space per 300 ft of gross floor area to 1 parking space per 400 ft of gross floor area at 1410 S SAGINAW ST, FLINT, MI, 48503 (PID# 41-18-333-038, 41-18-333-037, 41-18-333-032, 41-18-333-034, 41-18-333-045, 41-18-333-046, 41-18334-045, 41-18-334-044, 41-18-334-043, 41-18-334-042, 41-18-334-048, 41-18-334-041, 41-18-405-009, 41-18-334-025, 41-18-334-026, 41-18-405-003, and 41-18-405-007).

Doug Scott presented on this variance request and explained that the parking needs of the facility are significantly less than what the ordinance requires.

Commissioner Blower asked for a breakdown of the parking spaces specifically ADA and Loading. There will be 145 regulated spaces, 5 ADA. There would be 130 on this property and the remainder on a nearby property.

Commissioner Kea asked for clarification on if the variance would be in compliance with the draft zoning code.

Commissioner Telliga asked the staff if the motion to approve could be conditioned on the applicant obtaining the second property. Kelly Thompson, Assistant City Attorney, replied that such a condition could be made.

M/S – Ricks/Blower

Motion to approve ZBA 20-2248 as presented.

Unanimously carried.

CITY ATTORNEY REPORT:

Mrs. Thompson discussed the draft zoning code. Staff is aiming to get it on the second council agenda in January. Before this can happen, the draft zoning code needs to be put in ordinance format. The code is over 100 pages long and so this process may take longer than hoped. The proposed permanent marihuana ordinance is also on track to go to Council next month. This has already gone through the first reading and the public hearing so now the hope is to have Council hold a second reading and vote.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Mrs. Thompson updated the ZBA on the rental inspection code which was recently updated. The law department is working with BSI in creating a standard operating procedure for conducting rental inspections.

Commissioner Kea asked where to report blight concerns to. Blight concerns can be reported to the blight department.

An extensive discussion was held with Commissioners regarding dating agendas with the current date under the title Zoning Board of Appeals.

ADJOURNMENT:

M/S - Kea/Ricks

The meeting was adjourned at 6:45 pm.

Unanimously carried.