



**FLINT MASTER PLAN STEERING COMMITTEE**  
**Meeting Notes**  
**March 3, 2015**



**Members Present:**

Jim Richardson, Co-Chair  
Barry Williams  
Vicki VanBuren  
Paul Mattern  
Elizabeth Jordan  
Bob Wesley

Raynetta Speed  
Mona Munroe-Younis  
Sandra Robinson  
Linda Boose

**Members Not Present:**

Bryant Nolden  
John Henry (excused)  
Pamela Hawkins  
Richard Boone  
Judy Hovey (excused)

Isaiah Oliver  
Clarence Pierce  
Charles Tutt  
Jackie Poplar (excused)

**Staff Present:**

Megan Hunter  
Kristin Stevenson

Kevin Schronce  
Vince Slocum

**CALL TO ORDER:**

Co-Chair Richardson called the meeting to order at 5:43 pm. The meeting was held at the Flint Public Library, 1026 Kearsley St., Flint, MI room B1.

**PUBLIC FORUM:**

Co-Chair Richardson stated that this is a working meeting of the Master Plan Steering Committee. Therefore, public comment will be limited to the first ten minutes in order to allow for dialogue between Steering Committee members.

Wendy Johnson of 210 Welch Blvd. asks that the Steering Committee and Planning staff be aware of the amount of party store city-wide and especially surrounding her neighborhood, Metawanenee Hills. The neighborhood association is looking for a way and support to contain criminal activity, accountability of shop owners, and an investigation around the very high number of shops in the area.

Tony Palladeno, private property owner asked: "Where's my neighborhood on your map?" He wants to know what is going on in his neighborhood as it relates to the new zoning code.

Heidi Phaneuf of 403 W. 6<sup>th</sup> St. and President of the Grand Traverse District Neighborhood Association wants the Committee & Planning staff to be aware that the neighborhood association has been approached by neighborhood businesses to begin realizing improvements along M-21. Improvements such as road diets, bike lanes, and traffic calming.

At 5:51 pm, Co-chair Richardson closed the public comment period and introduced Ms. Natasha Henderson, the new City Administrator. Ms. Henderson stated

her pleasure to be present at the meeting and was there only to observe.

**PLANNING COMMISSION UPDATE:**

Co-Chair Bob Wesley gave an update on Planning Commission activity. The Commission authorized the release of the draft Zoning Code with the understanding that it is not perfect but would like to allow sufficient time for public comment and feedback. He also shared that public involvement is crucial and that all should plan to attend one of the 9 zoning workshops to be held in the coming months.

Barry Williams, Steering Committee member asked if the Zoning Code will address public concerns such as the one offered by attendee Ms. Wendy Johnson.

Megan Hunter, Director of Planning and Development responded to Mr. Williams that yes and no. She explained that while the City does not have control of state liquor store regulations, the Zoning Code does attempt to combat the development of more as well as location.

Elizabeth Jordan, Planning Commission & Steering Committee member shares that the Planning Commission plans to create a “cheat sheet” for the Zoning Code addressing “hot-button issues”.

Mr. Williams shared that the public needs to understand that the Zoning Ordinance does not always coincide with state regulations.

Mr. Wesley reiterates to the public that attendance at the upcoming zoning ward workshops is very important.

**ZONING CODE UPDATE:**

Co-chair Jim Richardson gave a quick overview of the Master Plan Land Use Plans and how it relates to the Zoning Code before calling upon Megan Hunter for an update.

Ms. Hunter shared that staff is continuing to review the draft Zoning Code, particularly wording and is looking at 10 days – 2 weeks for release. Within that period, the plan is to consult the Mayor, City Administrator, and the Legal Department on the draft code. Megan also shared that the plan is to establish locations for the public to leave comments throughout the community, as well as on the Imagine Flint website. Lastly, she stated that the City is getting technical assistance from the Michigan Economic Development Corporation (MEDC).

Kevin Schronce, Planner II at the City informed attendees that the Planning Division will be hosting a primer session. He also encouraged the Steering Committee to help spread the word about this and future zoning events as staff will be leaning on them for that. Mr. Schronce explained that the Flint Zoning Trainings, beginning in April will be more intense and is for those interested in a deeper understanding of zoning. Mr. Schronce then asked for feedback on the Proposed Zoning Outreach Calendar.

Elizabeth Jordan stated that those with neighborhood groups interested in being more involved than they previously had been should contact Kevin Schronce.

Mr. Schronce reminded that Planning staff is putting a significant effort towards the inclusion of local businesses.

Co-chair J. Richardson asked that should people have location ideas for the ward workshops, to direct them to Kevin.

Mr. Williams asks if the City Council could be of assistance in getting people to attend the workshops and helping to identify locations.

Ms. Hunter responded that the Council is being helpful and that the two newest members have been quite active.

Raynetta Speed, Steering Committee member asked if there is a possibility to host one ward workshop on a Tuesday morning in order to accommodate more people, specifically the University Avenue Corridor Coalition.

Mona Monroe-Younis shared with committee members a draft of a zoning overview created by herself and committee member Paul Mattern. The hope is to be able to share the

document with the community as something that makes it easy for the public to understand what zoning is about. She asked for feedback from committee members and if Planning staff thinks it could be helpful.

Megan Hunter replied that yes it could be an addition to the department's constant contact reach.

Mr. Schronce shared that it could be integrated into the existing FAQ but warned that it is important to be wary of text amount.

Ms. Jordan stated that there are other ways to get the document out in other community publications that should be considered.

Mr. Schronce reminded that the Planning division does a publication in 'Our Community, Our Voice' where the document could be integrated.

Co-chair Richardson asked that Ms. Younis and Mr. Mattern work with Mr. Schronce and staff on including the piece as part of the roll-out of zoning and asked if Ms. Hunter thinks this to be feasible.

Ms. Hunter responded that yes it could be helpful and that she plans to encourage staff to take more initiative.

Ms. Speed shared another resource: neighborhood group publications.

Ms. Younis asked for a list of newsletters.

Mr. Schronce said him/staff will provide it.

Ms. Hunter announced that the Planning Division is looking for people who are willing to go out to the community and encourage people to advertise the ward workshops.

### **PROPOSED ZONING DISTRICTS MAP EXERCISE:**

Co-chair Richardson moved to item V on the agenda at 6:20 pm. He explained that the exercise is meant to help all gain a better understanding of zoning districts. He then gave an example of the different zoning districts.

Mr. Schronce gave more details on how to participate in the activity.

Co-chair Richardson closed the activity at 7:10 pm and invited all those present to join at the table and add to the wrap-up discussion and review of the exercise. Mr. Richardson opened the floor up to public comment/questions.

Carma Lewis shared that she learned about zoning districts in the North West quadrant of the City and found that it looks to be turning more rural = "more personal space".

Wendy Johnson shared that she learned that the plan allows for Traditional Neighborhoods to implement green neighborhoods and that vacant spaces are becoming more present which allows for additional green interest.

Glenn Wilson suggested the use of a transparent density map to layover the zoning districts to be able to see where population has been lost.

Mr. Schronce pointed out that the density was a part of the equation during land use planning / district assignments.

Tony Palladeno expressed his thanks as he felt as though he was treated like a resident being heard. He also said that he was still a bit confused but will address his questions to the appropriate people at another time. His only concern was how the living environment will be effected and wondered about people who want to "get off the grid" and be less dependent on City infrastructure.

Ms. Hunter clarifies that Green Neighborhoods are residential and there are permitted uses such as hoop houses but they are still residential so consideration for farms etc. are to be looked at in Green Innovation districts. She said that in terms of "going off the grid", the City is looking very much in favor of solar power.

Jack Minore talked about selling lots and said that there was and potentially still is an ordinance that prohibits the building of garages.

Co-chair Richardson responded that that issue is addressed in GN1 & GN2.

Heidi Phaneuf noticed that the density changes in the downtown area and finds it too dense. She said that consideration needs to be given for more flexibility for permitted uses in Green Neighborhoods as the most leeway for uses is given in Green Innovation districts by people don't necessarily want to move there. She said that being flexible allows for people to support themselves and thrive where they are.

Ms. Hunter responded that the Steering Committee has been an advocate all along for flexibility which the department is attempting to incorporate. She clarified that Green Innovation districts

will not be residential, they present opportunities for sustainable commercial development. The idea of Green Neighborhoods is to not change the character of residential areas. She said that people are willing to accept flexibility but don't want to live next to a goat farm so balancing the different community wants has to be taken into account also. Mr. Schronce added that the purpose of the placetype is to accommodate current residents.

Ms. Johnson asked if there have been efforts to address infrastructure problems such as flooding—something like on surface water management.

Ms. Hunter responded yes, that is something the department looks at getting into with vacant lot reuse.

Tom Wyatt posed two questions, the first of which was whether the impact on developers is considered, specifically Habitat for Humanity. Second, he asked if in Mixed Residential districts there are areas where implementation of new things are not allowed.

Ms. Hunter responded that infill will be allowed as well as single family residences.

Glenn Wilson pointed out that in Green Neighborhood districts it's important to recognize that people don't know and to look at a way to offer lots to land-owner first before a tax increase / going to the Land Bank.

**NEXT STEPS:**

**MEETING ADJOURNMENT:**

Co-chair Richardson adjourned the meeting at 7:31 pm and thanked everyone for their input.

Submitted by: Kristin Stevenson