



FLINT MASTER PLAN STEERING COMMITTEE
Meeting Notes
April 7, 2015



Members Present:

Pamela Hawkins
Judy Hovey
Councilwoman VanBuren
Sandra Robinson
Elizabeth Jordan
Bob Wesley Co-Chair

Raynetta Speed
Mona Munroe-Younis
Pamela Hawkins
Charles Tutt
Councilwoman Poplar

Members Not Present:

Bryant Nolden
John Henry (excused)
Linda Boose
Paul Mattern

Isaiah Oliver
Clarence Pierce
Barry Williams
Jim Richardson (Co-Chair, excused)

Staff Present:

Megan Hunter
Kristin Stevenson

Kevin Schronce
Jonathan Moore

CALL TO ORDER:

Co-Chair Bob Wesley called the meeting to order at 5:45 pm. The meeting was held at the Flint Public Library, 1026 Kearsley St., Flint, MI room B1.

PUBLIC FORUM:

Co-Chair Wesley 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.

No comments were submitted by the public.

At 5:46 pm, Co-chair Wesley closed the public comment period and asked that Mr. Kevin Schronce, begin his presentation of the proposed zoning districts.

ZONING DISTRICTS RESOURCE GUIDE OVERVIEW:

Mr. Schronce began a presentation of the zoning toolkit provided and explanation of each proposed zoning district.

Megan Hunter, wanted it to be clear for Steering Committee members and residents that many of the proposed districts will not change because much of what is proposed has already been approved in the land use plan developed with the adopted Master Plan.

Mr. Schronce clarified that a 'placetype' is what is found in the adopted Master Plan whereas a proposed 'district' lays out the regulations and explains how the placetype should be implemented. He also added that "the draft code attempts to stay as close to the placetypes found in the Master Plan". He then shared that there are 11 satellite sites throughout the City where a draft zoning code can be found and feedback can be submitted.

Ms. Raynetta Speed, asked Mr. Schronce what the word 'special' pertains to. Mr. Schronce and Ms. Hunter explained that 'special' implies a "Special use" that must be separately approved and 'accessory' implies a use that compliments a bigger use.

Councilperson Poplar asked that during the zoning workshops it be made very clear what 'accessory' means especially in regards to the term 'food stand'.

Ms. Hunter and Councilperson VanBuren discussed enforcement of the code.

Councilperson Poplar asked for an explanation of 'mobile home special'. Ms. Hunter responded that in the toolkit, it can / should be clarified to say 'modular home' or the definition may need to be changed.

Ms. Hovey asked why a townhouse was listed as a special use under the proposed TN-2 district, and wondered why it is not restricted to the proposed MR district. She then asked how 'group living facility' is defined. Ms. Hunter responded that staff will look into her question on townhouses and pointed to the definition section of the draft code for an answer to her question on 'group living facilities'. Ms. Hovey emphasized that it should be made very clear what 'group living facility' refers to. Ms. Hunter added that she thought Ms. Hovey raised a good point and that staff will be sure to clean up the language of the toolkit.

Ms. Hunter asked that the staff cross-reference the proposed MR-1 district at Pierson Rd. east of Flint Park Lake with the sub-area plan. She thinks that maybe it should be changed to MR-2.

Co-chair, Wesley asked if the use for a bed and breakfast should be special or by right in the proposed NC district. Ms. Munroe-Younis followed this question and asked if it made sense for residential uses to be permitted in a NC district if it is only meant to be about 8 parcels large and for retail purposes. Ms. Hunter responded that the idea is not to prevent a project that could change a neighborhood.

At 7:21pm Mr. Schronce noted the time and gave a quick overview of the remaining subjects.

ZONING "KEY MATTERS" DISCUSSION:

Mr. Schronce offered to send the Steering Committee members the remaining slides on 'Key Matters' and briefly shared some of the matters to be discussed; signage, livestock/chicken keeping, Green Neighborhood lot sizes / relation to surrounding area..

DRAFT ZONING CODE OUTREACH UPDATE:

Mr. Schronce shared that the zoning workshops begin this week in Wards 6 & 2 and asked that members continue to spread the word and that should they be interested in attending and offering their knowledge to residents, they are welcome to do so.

MEETING ADJOURNMENT:

Co-chair Wesley adjourned the meeting at 7:35 pm and thanked everyone for their input.

Submitted by: Kristin Stevenson 4.8.15