



## FLINT MASTER PLAN STEERING COMMITTEE

Meeting Notes  
August 18, 2015



### Members Present:

Judy Hovey  
Councilwoman Poplar  
Pamela Hawkins  
Councilwoman VanBuren  
Linda Boose  
Mona Monroe-Younis

Raynetta Speed  
Charles Tutt  
Sandra Robinson  
Bob Wesley  
Jim Richardson

### Members Not Present:

Bryant Nolden  
Barry Williams  
John Henry  
Paul Mattern – excused

Elizabeth Jordan - excused  
Isaiah Oliver  
Barry Williams  
Clarence Pierce - excused

### Staff Present:

Kevin Schronce

Katie Ross  
Isaac DeGraaf

### CALL TO ORDER:

Co-Chair Jim Richardson called the meeting to order at 5:40 pm. The meeting was held at the Flint Public Library, 1026 Kearsley St., Flint, MI room 205.

### 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. No public comments were submitted.

### PLANNING COMMISSION UPDATE

Co-Chair Richardson informed the committee that the Planning Commission had no updates at this time.

### DRAFT ZONING CODE DISCUSSION:

Co-Chair Richardson called on Mr. Kevin Schronce to begin the discussion on the draft zoning code.

Mr. Schronce began by sharing that Planning staff has begun to go through the public comments. He shared that the next step will be to conduct outreach and follow-up to the comments received. He also shared that the Planning staff has been working to develop a revised draft based on the input received. Mr. Schronce then opened the floor for questions regarding the revision process. No questions were asked.

Mr. Schronce then began discussion on the specific revisions to the zoning code. He discussed the need to reformat the code to allow for the numbering system to be more consistent and also to clarify and move the definition section forward within the code. He expressed that the definition section of the code needs the most revisions but that language pertaining to the use chart and Green Innovation areas must also be revised, especially when speaking on commercial investment opportunities. He then shared that the next focus will be to discuss the future marketing strategy. Councilwoman Vicki Van Buren raised the question of how to go about defining a marketing strategy. Mr. Schronce answered that the Planning Department will be working to strengthen the language in the code to promote investment from sources both in and outside the City.

Councilwoman Jackie Poplar voiced concern that the code may not be easily understood by all residents and asked how the Planning Department can help all interested individuals better comprehend technical language. Mr. Schronce responded, stating that there is a potential for interactive zoning applications, which would be available through the Imagine Flint website.

Mr. Schronce went on to explain changes to the language on “Group Homes” to be in line with the state requirements thus allowing group homes in any residential district. Faith based groups will also be allowed in areas of assembly within the City (D/E CE). Revisions are being made for small commercial development in MR zones for mixed use, size limits apply to accommodate surrounding areas. Bulk standards are to be addressed in the MR districts to clarify and language.

Mr. Schronce also brought to the committee changes to clarify language regarding buffer zones between commercial and residential districts and changing the code to allow for schools in the Green Neighborhood districts. He highlighted that in response to public safety concerns the signage section will be revised to add language on design and additional graphics.

Lastly, Mr. Schronce brought to the committee a change to allow all auto uses by right in the Production Center district. Mrs. Mona Monroe-Younis expressed concern that the term “auto uses” was very broad and asked what would constitute an auto use in this district. Mr. Schronce replied that examples of auto uses allowed would be vehicle salvage and wrecking services and that the Planning department will have to work on further clarifying that term.

Co-chair Jim Richardson then asked if industrial uses are allowed in the GI district as well as the PC district. Mr. Schronce answered that the GI district is strictly designated for green commerce but that PC district is flexible and will allow for various industrial uses including green commerce. Mr. Schronce went on to explain that the Planning Department will also be working to clarify the terms regarding GI and GN.

Co-chair Jim Richardson then asked what differentiates a project in a GN district from a project in the GI district. Mr. Schronce answered that it would be determined by the size of the potential project and the implication on adjacent parcels. GI projects are to be large scale production and GN districts are small scale.

### **CONTINUING CIVIC ENGAGEMENT**

Co-chair Bob Wesley proposed that, since the Steering Committee will end at the finish of the zoning code, the group should transition it an advisory committee at that time, reporting to the Planning Commission. He suggested that the new advisory committee should be comprised of a resident from each of the 9 wards as well as planning commissioners and representatives with various skill sets. Mrs. Mona Monroe-Younis commented that the proposed advisory committee could help improve outreach for the Master Plan and aspects of implementation goals moving forward with resident involvement.

### **MASTER PLAN IMPLEMENTATION TASK GROUP UPDATE**

Mr. Schronce gave a brief overview of the projects being undertaken by the implementation task groups. Co-chair Richardson asks about continuation of the Master Plan Steering Committee after adoption of the zoning code. Mr. Schronce responded that the groups will continue on to complete their current projects and that continuing community outreach will remain moving forward.

### **CHOICE NEIGHBORHOODS UPDATE**

Mr. Schronce gave a brief progress report on the status of the Choice Neighborhoods project, explaining that public interviews have been held and a consultant has been selected. He continued to say that a contract will be established in early September to begin planning for the project.

### **MEETING ADJOURNMENT:**

Co-chair Richardson adjourned the meeting at 7:30pm and thanked everyone for their input.