



## FLINT MASTER PLAN STEERING COMMITTEE Meeting Notes June 3, 2014



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### Members Present

Jim Richardson, Co-Chair  
Bob Wesley, Co-Chair  
Bryant Nolden, City Council  
Raynetta Speed  
John Henry  
Linda Boose  
Charles Tutt

Richard Boone  
Clarence Pierce  
Elizabeth Jordan, PC Rep  
Sandra Robinson  
Pamela Hawkins  
Paul Mattern

### Members Not Present

Jackie Poplar, City Council-excused  
Supt Quintin Marshall – excused/resigned  
Mona Munroe-Younis-excused  
Judy Hovey-excused

Pastor LaTrelle Holmes  
Isaiah Oliver  
Barry Williams

### Staff Present

Vincent Slocum, Kevin Schronce,  
Megan Hunter

### CALL TO ORDER:

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

### PUBLIC FORUM:

Co-Chair Richardson stated that this is a working meeting for 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. The audience will be invited to participate in small group discussions.

On behalf of the Central Park Neighborhood Association, Ed Custer voiced concern over Central Park Neighborhoods designation within a Mixed Residential zoning district. He urged Steering Committee members to keep Central Park Neighborhood within the zoning district it is already located in.

Ingrid Halling, a concerned resident of Central Park Neighborhood, also voiced concerns that the new zoning designation of Central Park Neighborhood would disrupt neighborhood character within the Central Park Neighborhood, and urged Steering Committee members not to change its current zoning standards.

Dave Johnson, resident of Central Park Neighborhood, voiced concern over the Master Plan process, and stated that meetings were not convenient and often held during the day, making it very difficult for himself and others to be a part of the process.

Erich Spielmaker, a resident of the City's eastside neighborhood, voiced support for Green Innovation zoning districts, and voiced support for progressive agricultural development, especially

in the eastside Green Innovation zoning district.

#### **PLANNING COMMISSION UPDATE:**

Co-Chair Bob Wesley gave a brief update on recent Planning Commission Activities, including the recent approval of applicants to the Master Plan Implementation Task Groups.

#### **MASTER PLAN ZONING DISCUSSION**

Planning and Development Director, Megan Hunter began the discussion by outlining the various sustainability aspects of the Zoning Ordinance. To begin this discussion, Mrs. Hunter gave a brief overview of aquaponics & aquaculture and asked Steering Committee members for feedback on whether such uses should be allowed in Green Neighborhood and Green Innovation zoning districts. Linda Boose asked whether the ordinance would include language on what types of fish may be raised in an aquaculture operation, to which Mrs. Hunter responded no, indicating that there would, however, be language that outlined the maximum size that aquaponic and aquaculture tanks could be. Other committee members expressed concern about the amount of waste that would be produced by these uses. Mrs. Hunter indicated that, while waste could potentially be a concern, often aquaculture and aquaponic operations reuse waste through a closed-loop system that continues to feed itself. Often, she said, dead fish are reutilized as fertilizer. There was then discussion on whether or not aquaponics and/or aquaculture should be restricted to Green Neighborhood and Green Innovation zoning districts. Steering Committee members expressed support for allowing these uses in Traditional Neighborhood place-types as well, with committee member Jordan indicating that aquaculture and aquaponic uses should be scalable based on which land-use place-type they are located in.

Steering Committee members then discussed whether bee keeping should be allowed as a viable use in Green Neighborhood, Green Innovation, and Traditional Neighborhood zoning districts. Committee member Robinson voiced support for this by pointing out that bee keeping promotes pollination of local agriculture and community gardens. Co-chair Richardson asked what the risks to surrounding residents are for bee keeping. Mrs. Hunter responded by stating that risks could be minimized by requiring fly-away barriers to be included on the bee hive to control the flow of bees into and out of the hive. No objections were given by Steering Committee members to including bee hives as suitable permitted uses in Green Neighborhood and Green Innovation zoning districts and accessory uses in Green Neighborhood, Green Innovation, and Traditional Neighborhood zoning districts.

Steering Committee members then approved farm stands as suitable accessory uses in Green Neighborhood and Green Innovation zoning districts, provided that the size of those stands was limited. Committee members also approved Greenhouses as permitted uses in Green Neighborhood and Green Innovation zoning districts and as accessory uses in Traditional Neighborhood and Green Neighborhood zoning districts.

Steering Committee members then discussed whether or not to allow the raising of chickens as an accessory use in Green Neighborhood and Green Innovation zoning districts. Hunter indicated that, if Steering Committee members did not wish to approve chickens in the Zoning Ordinance, they could be included as a pilot program to be tested only in the Eastside Sub-Area. Committee member Nolden expressed concern that, if chickens were included, it would be very difficult to get approval from City Council. In addition, Ms. Speed expressed concern that, with limited staff in the Department of Animal Control, enforcement would be a challenge and that many residents may not properly manage and care for their chickens. Committee member Jordan suggested that the number chickens allowed could be scaled by place-type, and Ms. Robinson voiced support for allowing chickens as a means of supplementing income and providing access to healthy food options for low-

income families. Due to disagreement among Steering Committee members, Co-chair Richardson suggested that the decision be made by the Planning Commission without any formal recommendations by the Steering Committee. When asked by Ms. Hunter whether chickens could be allowed as a pilot program in the Eastside Sub-Area, Mr. Nolden responded, yes, but cautioned that planning staff should still expect resistance from City Council.

Steering Committee members then approved hoopouses as permitted uses in Green Neighborhood and Green Innovation zoning districts, and as accessory uses in Green Neighborhoods. Committee members also approved small-scale solar power as an accessory use in all zoning districts, as well as large scale solar energy production as a permitted use in Green Innovation zoning districts. Committee members also approved community gardens as permitted and accessory uses in all zoning districts. After discussing the possibility of nuisance related to noise and the falling hazard to neighboring structures, Steering Committee Members approved small wind turbines for all zoning districts and large-scale wind energy production in Green Innovation zoning districts.

### **SUB-AREA PLANS PRESENTATION**

Planning then presented Steering Committee members with draft copies of all eight *Imagine Flint* Sub-area plans. Associate Planner Kevin Schronce briefly discussed changes that were made to the South Saginaw Corridor Sub-area plan as a result of Steering Committee feedback. Upon reviewing the Sub-area plan, Co-chair Richardson cautioned against using trees in streetscapes along above ground power lines, to which Ms. Hunter indicated that only functional varieties of trees would be used along such City streetscapes, adding that those trees differed from the ones that were shown in the Sub-area graphic.

### **IMPLEMENTATION TASK GROUPS**

Mr. Schronce announced that membership for the Master Plan Implementation Task Groups has been approved by the Planning Commission. He explained to Steering Committee members that planning staff would be hosting an initial meet-and-greet session with all Task Group members that would be similar to the Master Plan Advisory Group Mixer that was held in 2012.

Before adjourning, Mr. Schronce asked Steering Committee members if they still wished to meet as scheduled on Tuesday, July 1<sup>st</sup> given its close proximity to Independence Day. Committee members agreed that they would still like to meet at that time.

The next Master Plan Steering Committee meeting will be held on July 1<sup>st</sup>, 2014, 5:30 p.m. at the Flint Public Library, Room B1

### **ADJOURNMENT:**

Meeting adjourned at 7:30 p.m.

Submitted by: Vincent Slocum