



FLINT MASTER PLAN STEERING COMMITTEE

Meeting Notes
January 5, 2016



Members Present:

Judy Hovey
Pamela Hawkins
Councilwoman VanBuren
Charles Tutt
Raynetta Speed

Elizabeth Jordan
Sandra Robinson
Bob Wesley
Jim Richardson

Members Not Present:

Bryant Nolden
Richard Boone
Barry Williams
Linda Boose
Paul Mattern

John Henry
Isaiah Oliver
Clarence Pierce
Mona Monroe-Younis - Excused
Councilwoman Poplar

Staff Present

Kevin Schronce
Jonathan Moore

Isaac DeGraaf

CALL TO ORDER:

Co-Chair Jim Richardson called the meeting to order at 5:39 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. The first public comment wanted to ensure the updated Proposed Zoning District Map handed out would be discussed at the meeting and he was assured it was scheduled to be on the agenda. A second public comment asked about the process that was used to create the Master Plan. He asked about the origins of the steering committee and how the public could add input and get involved. The Steering Committee then took some time to explain how the Master Plan was created, the outreach plan that took place, how the new proposed zoning code reflects the Land Use Plan established by the Master Plan and that the Master Plan will be updated every five years. After a brief discussion Co-Chair Richardson wrapped things up and called on Co-Chair Bob Wesley to give the Planning Commission update.

PLANNING COMMISSION UPDATE:

Mr. Wesley took the time to thank everyone on the committee for being involved and the commitment they've shown throughout the six year process.

DRAFT ZONING CODE DISCUSSION:

After the completion of the planning commission update Mr. Richardson called on Mr. Schronce to begin the Draft Zoning Code discussion. Mr. Schronce began with an overview of public comments on the draft zoning map that the planning division has received. He explained that it is important to note what legally can be changed between the zoning code and already adopted Master Plan. Currently the only aspect that can legally be changed between the zoning code and Land Use Plan is the level of intensity of a particular parcel(s). In other words if a parcel was categorized to be MR-1 (lowest intensity mixed residential) it could be changed to be MR-2 but would not be able to be changed to a Traditional Neighborhood at this time. Mr. Schronce explained the reason for this is because the Land Use Plan became adopted when the Master Plan was approved by City Council and therefore cannot be altered at this time.

Mr. Schronce then went on to go into detail of some of the public comments submitted by explaining the basis of the comment, what city staffs response to that comment would be, and what action if any would then be taken by city staff as a result of the public comment. A number of requests asked for certain MR-1 areas to be changed to MR-2. As previously stated since all that is changing is the level of intensity that change is permitted. As a result city staff updated the draft zoning map to change the intensity of many of these parcels the public commented on. Mr. Schronce went on to explain that some of the public comments just can't be adopted for a particular reason. For example a few comments asked for various green spaces to be zoned open space. The problem was that a parcel can only be zoned open space if the parcel is city owned and many of the areas suggested were not city owned such as Wilson park along E 1st Street which is owned by U of M Flint or the cemeteries in the area which are not owned by the city. A number of comments asked about the difference between TN-1 and TN-2 districts. Mr. Schronce explained that really the only difference was in lot size and therefore the determining factor in deciding if an area was TN-1 or TN-2 was the current size of the lots in that area. Mr. Wesley then went on to ask if a bed and breakfast would be allowed in a Traditional neighborhood. Mr. Schronce replied that they are working on making it a special use for Traditional Neighborhoods and that any place that is currently operating as one could be grandfathered in.

Mr. Schronce went on to point out a key edit in the draft zoning map was the creation of GI-1 and GI-2 districts. Instead of only having one Green Innovation district like previous drafts they have separated it into two based on geography. The Green Innovation areas that are boarding residential districts are being zoned GI-1 and will be less intense with more approval processes in place, GI-2 districts are located in areas surrounded by production centers and commerce & employment districts. They will allow for more intense uses and will allow for less of an approval process for certain uses. Mr. Schronce went onto explain other edits included changing parcels that were mistakenly zoned and expanding the Downtown district a couple extra blocks to Interstate 69.

At this point the committee took the time to take a break from the discussion and examine two large copies of the updated draft zoning map that were posted around the room. At the completion of the break updated Master Use tables were handed out for committee members to look at in their own time and the discussion moved on to the remaining timeline for getting the draft zoning code put in place

ZONING CODE REVISIONS UPDATE:

Mr. Schronce then presented a time-line for finishing the revisions of the code and the process of getting it adopted. The next steering committee meeting will take place February 16, 2016. The Planning division plans to host a few more community meetings around the city in February and March. The goal is then to get the draft in front of the planning commission for the formal review process beginning in April.

MEETING ADJOURNMENT:

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

Submitted by Isaac DeGraaf 1.7.16