



FLINT MASTER PLAN STEERING COMMITTEE

Meeting Notes September 1, 2015



Members Present:

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

Charles Tutt
Raynetta Speed
John Henry
Elizabeth Jordan
Sandra Robinson
Bob Wesley
Jim Richardson

Members Not Present:

Bryant Nolden
Barry Williams

Isaiah Oliver
Clarence Pierce- excused

Staff Present:

Kevin Schronce
Paul Joice, Flint SC2 Team Lead

Katie Ross
Isaac DeGraaf

CALL TO ORDER:

Co-Chair Jim Richardson called the meeting to order at 5:36 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. One public comment was shared regarding Open Space zoning in the Central Park neighborhood.

PLANNING COMMISSION UPDATE:

Co-Chair Richardson called on Mrs. Elizabeth Jordan to give the Planning Commission update. Mrs. Jordan stated that the Planning Commission is currently focused on matters concerning zoning, rezoning and site plan review across the City. Mrs. Jordan also shared that the Planning Commission will be continuing engagement of the public and discussion moving forward.

HUD INTERACTIVE DATA TOOL:

Co-Chair Richardson called on the committee guest, Mr. Paul Joice to share with the group information on the new HUD online mapping application. Mr. Joice began with a PowerPoint. He explained that the online mapping service uses census tracts to generate a map that may then be used as a spatial reference for a multitude of situations. The service may be found at: egis.hud.gov/cpdmaps. There was a public comment asking if there is block level data available. Mr. Joice responded no, that the only available data is within census tracts

DRAFT ZONING CODE DISCUSSION:

Co-Chair Richardson called on Mr. Kevin Schronce to begin discussion on the zoning code. Mr. Schronce began by giving an overview of the latest revisions to the code including: reduction of unnecessary content from 49-39 pages; removal of redundant or reparative definitions; re-formatting for the numbering system; adjustments to group Living section to comply with the State of Michigan regulations; regrouping of health care, open space, live entertainment, material salvage, agriculture; clarification of agricultural uses including hoop house and green house; cross reference with other cities zoning codes (Indianapolis Cincinnati Grand Rapids); add Clear Zoning

suggestions; revision of medical marijuana definitions to comply with City ordinance; removal of signage and parking terms into the appendix of their respective chapters.

Mr. Schronce then presented to the group excerpts from the draft code on the use regulations for live-work and home occupations. He explained that a home occupation is not a business and is secondary to the use of the structure as a residence. Mr. Schronce commented that a home occupation must also accommodate for the level and type of activity in a residential area (the home occupation must not create excess traffic, operate during odd hours, or generate noticeable noise).

Co-chair Richardson asked if infrequent auto repair would be allowed as a home occupation. Mr. Schronce answered, no it would not be allowed as auto uses are not considered to be low impact. Mrs. Poplar commented that, currently within the City there are auto related uses operating in residential areas. She asked if those individuals would qualify for grandfathered rights. Mr. Schronce replied that if the current owners are operating in compliance with the current code and have all the necessary documentation – yes they may obtain grandfathered rights in that case. Co-chair Richardson commented to the group that the purpose of zoning is to regulate the land use and to separate non-compatible uses from one another and that it is subject to interpretation by the zoning administrator.

Mr. Schronce then began to discuss the revisions made based on Clear Zoning recommendations. He explained that Clear Zoning proposed that home occupations have to have either a separate entrance from the residence or exist in an accessory building (such as a garage). Mrs. Robinson commented that she approved of the recommendation.

Mrs. Boose asked if there is any language that protects a home occupation as a business. Mr. Schronce replied that a home occupation is not a business, the zoning code will protect the rights of the homeowner as it relates to the land and property but not a business, and he stated that there are separate entities established to protect businesses. Mr. Henry asked if issues relating to home occupations are dealt with on a case-by-case basis. Mr. Schronce answered – yes.

Mr. Schronce moved to discuss the live-work section of the article. He explained to the group that this section is completely new and does not exist in the current code. He explained further that live-work is primarily a business used jointly for commercial and residential purposes. At least one person must live AND work within the unit and the unit must have separate entrances for both the residential and commercial spaces.

Mr. Henry asked if an owner can lease their live-work space to a tenant and if there is a minimum or maximum time period for the lease. Mr. Schronce replied yes, you can as long as the lease is for both the residential and commercial space, no separate leases allowed. Mr. Schronce commented that he has not seen any time stipulations in other codes previously. Mr. Henry asked if there are screening measures in the lower density live-work areas. Mr. Schronce replied that the planning department is still working to refine the language but that is something we will look into.

CONTINUING CIVIC ENGAGEMENT:

Mrs. Jordan proposed that the group should transition it an advisory committee at the completion of the zoning code, reporting to the Planning Commission. She 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. Jordan then told the group that if they have any comments that they wish to share to contact her within the next two weeks. Mrs. Boose suggested that the meetings for this new committee be held at various locations around the City to promote resident engagement. Mrs. Monroe-Younis also suggested that the groups have defined goals moving forward to promote cohesion.

MEETING ADJOURNMENT:

Co-chair Richardson adjourned the meeting at 7:17pm and thanked everyone for their input.

Submitted by: Katie Ross 9.3.2015