

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
October 21, 2021

Commissioners Present

Heather Burnash, Chair
Beverly Davis, Vice Chair
Kurt Neiswender
Joe Schipani
Michael Hurley
Stephanie Wright

Staff Present

Bill Vandercook, Zoning Coordinator
Keizzy Anpalagan, GIS Specialist
Joanne Gurley, Assistant City Attorney
Jonathan Mateen, Planner I
Lauren Marshall, Planner I

Absent:

ROLL CALL:

Chairperson Burnash called the special meeting to order at 5:38 p.m. Roll was taken, and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Attorney Gurley read the Amendment to the Open Meeting Act, adopted in Senate Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

Heather Burnash, remotely – City of Flint
Beverly Davis, remotely – City of Flint
Michael Hurley, remotely – City of Flint

Kurt Neiswender, remotely – City of Flint
Joe Schipani, remotely – City of Flint
Stephanie Wright, remotely – City of Flint

ADOPTION OF THE AGENDA:

Chairperson Burnash asked if there were any additions or changes to the Agenda. Chairperson Burnash stated that Genesee County Land Bank has withdrawn all three of their applications thus the applications for the following, 412 W Second, 417 W Second and 427 W Second be removed from the Agenda at the applicant's request.

Bill Vandercook, Zoning Coordinator, stated an addition under New Business, HDC Application and Material Deadlines.

Chairperson Burnash asked for a motion to accept the Agenda with changes. Commissioner Schipani made a motion to adopt the Agenda with changes. Commissioner Hurley supported the motion.

M/S – Schipani/Hurley

Motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of September 2, 2021, were presented.

Commissioner Schipani made a motion to accept the minutes of September 2, 2021. Commissioner Neiswender supported the motion.

M/S – Schipani/Neiswender
Motion carried by voice vote.

PUBLIC FORUM:

No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: *Lurvey White Ventures, LLC*

Property Owner: *Lurvey White Ventures, LLC*

Location: *1235 W Court St*

Re-roofing the Michigan School for the Deaf Superintendents Cottage. Tear off and dispose of existing shingles, repair rotted wood, apply ice and water shield, flashing, etc.

Ridgeway White, Manager of Lurvey White Ventures, stated they are applying for approval to re-roof the superintendent’s cottage at Michigan School for the Death at 1235 W Court Street. Mr. White stated they’ve identified an architectural shingle with a 40-year lifespan which should be at a higher quality than what’s on there historically.

Chairperson Burnash stated the color is different from the current shingles and asked for confirmation that the re-roof would be from asphalt shingle to asphalt shingle. Mr. White stated they could not find an exact match of the existing shingle; however, the new shingles should be in keeping with the historic nature of the building. Mr. White also stated they have warned the contractor to be very careful with using any heat and stated the contractor will not be using any heat.

Chairperson Burnash asked if there would be any changes to the gables, the angle of the roof, the structure of the roof, to gutters, downspouts, cornices, or chimneys. Mr. White confirmed there would be no changes to any of the structure

Commissioner Hurley questioned if the porch roof is the same material. Mr. White stated he believed they are the same material.

Commissioner Hurley motioned to accept the application as presented. Commissioner Schipani supported the motion.

Roll Call:

Commissioner Davis, yes
Commissioner Wright, absent
Commissioner Schipani, yes

Commissioner Neiswender, yes
Commissioner Hurley, yes
Commissioner Burnash, yes

M/S – Hurley/Schipani
Motion carried.

OLD BUSINESS:

No old business.

NEW BUSINESS:

HDC Application and Material Deadlines

Chairperson Burnash asked the commission if there should be a hard cutoff time for application submittal or whether there should be some discretion. Chairperson Burnash stated the appropriateness for a hard deadline for applications, however, the Historic District Commission's responsibilities are to protect these structures. Chairperson Burnash explained that tonight's applicant for a re-roofing may not have been able to wait until the November meeting because the project may not have been able to get done due to weather changes and that could have a detrimental effect on the structure. Chairperson Burnash stated that it should be a case-by-case basis whether a project is deemed emergent to forgo the listed deadlines.

Commissioner Wright stated that flexibility should be used for applications related to roofing, concrete and applications that are temperature and weather dependent. Commissioner Schipani agreed with Commissioner Wright. Commissioner Hurley also agreed and stated that there should be flexibility when it comes to application deadlines that are time and weather sensitive.

ADJOURNMENT:

M/S – Schipani/Neiswender

The meeting was adjourned at 5:58 p.m.

Unanimously carried.