

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
July 7, 2022

Commissioners Present

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

Staff Present

William Balcer, Assistant City Attorney
William Vandercook, Zoning Coordinator
Jonathan Mateen, Planner I
Max Lester, Planner I

Absent:

Kurt Neiswender

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:50 p.m. Roll was taken, and a quorum was present.

The meeting was held in-person as well as via Zoom and phone conferencing as approved.

Heather Burnash, present in-person
Beverly Davis, present in-person
Michael Hurley, appearing virtually via Zoom

Kurt Neiswender, absent
Joe Schipani, present in-person
Stephanie Wright, present in-person

ADOPTION OF THE AGENDA:

Commissioner Schipani asked for the Patterson Building to be added to *Old Business*.

Commissioner Schipani made a motion to adopt the agenda with additions. Commissioner Davis supported the motion.

M/S – Schipani/Davis

Motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of May 5th, 2022, were presented.

Commissioner Davis noted a question was attributed to her regarding 421 Garland St. that was asked by someone else. Chairperson Burnash and Commissioner Davis agreed it was likely Chairperson Burnash who asked the question.

Commissioner Davis made a motion to accept the minutes of May 5th, 2022 as corrected. Commissioner Schipani supported the motion.

M/S – Davis/Schipani

Motion carried by voice vote.

PUBLIC FORUM:

Chairperson Burnash opened the floor for public comment. No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Ralph Vincent
Property Owner: Carriage Town Ministries
Location: 705 Garland St (PID 40-12-430-025)
Scope of work: Replacing existing privacy fence and building a wood wall to close the east side of the donations area.

Ralph Vincent spoke on the project starting with the fence. Mr. Vincent stated the fence was deteriorating and the intent is to replace the fencing on the west side of the building. Mr. Vincent also stated that the donations enclosure is open on the east side, and they would like to build a wall with sliding doors to prevent theft and weather intrusion.

Chairperson Burnash asked if the fence would look the same as it does now. Mr. Vincent said it would remain relatively the same except that the fence would run more in a straight line than it does now. Chairperson Burnash asked if the fence is being replaced from wood to wood and if it would be the same approximate height, Mr. Vincent confirmed.

Chairperson Burnash asked if they were planning on closing off the existing structure on the site, Mr. Vincent confirmed. Commissioner Burnash asked if it would be using the same materials, Mr. Vincent confirmed saying they would use wood and T1-11 siding. Chairperson Burnash asked what the sliding doors would look like, Mr. Vincent said it would be the same materials in a barn style door track.

Commissioner Hurley asked if any of the buildings themselves were historic. Commissioner Burnash said that they were non-contributing structures.

Commissioner Hurley made a motion to approve the application as submitted. Commissioner Schipani supported the motion.

Roll Call:

Commissioner Davis, yes
Commissioner Wright, yes
Commissioner Schipani, yes
Commissioner Neiswender, absent
Commissioner Hurley, yes
Commissioner Burnash, yes

M/S – Hurley/Schipani

5 – yes, 0 – no, 1 – absent

Motion carried.

Applicant: Carriage Town Ministries
Property Owner: Carriage Town Ministries
Location: 604 Garland St (PID 40-12-435-006)
Scope of work: Signage on the east exterior wall.

Applicant was not present to speak.

Commissioner Schipani asked if this was a sign with lighting and for other details. Bill Vandercook spoke on the background of this case and property, stating that the other signs were approved last year but when evaluating them there was an additional sign that was not mentioned in the original approval.

Commissioner Schipani asked if it was similar to other signs that the commission approved, Mr. Vandercook confirmed. Commissioner Hurley noted the sign is indicated as non-illuminated in the application.

Chairperson Burnash asked Mr. Vandercook if it was his understanding that this was a single sign or individual letters. Max Lester read the description of the sign as “3/4-inch-deep aluminum letters mounted flush to wall.”

**Commissioner Wright asked a question regarding the coloring of the letters but was inaudible.*

Commissioner Burnash stated that the original building has been mostly replaced making the building a new build, noncontributing.

Commissioner Schipani made a motion to approve the sign with the understanding that it is not illuminated. Commissioner Hurley supported the motion.

Roll Call:

Commissioner Davis, yes	Commissioner Neiswender, absent
Commissioner Wright, yes	Commissioner Hurley, yes
Commissioner Schipani, yes	Commissioner Burnash, yes

M/S – Schipani/Hurley

5 – yes, 0 – no, 1 – absent

Motion carried.

OLD BUSINESS:

Patterson Building – Commissioner Schipani asked if anyone knows why there is a fence around the Patterson Building when it was discussed in the previous meeting the applicant and contractor wanted to erect scaffolding to keep the building open. Mr. Vandercook stated the Building Department may need to be involved to better answer the question, but his understanding is that the applicant has been to court. Commissioner Schipani asked if it was known how long it would be up for. Mr. Vandercook added that the Building Department was in court regarding the Patterson Building last week and that he is not sure how long things will take.

Commissioner Wright spoke on the applicant’s stated goal to allow the building to still be open while the repairs are made which would require scaffolding, speculating that there may have been new developments that change the original plan. Attorney Balcer stated that he has knowledge of the hearing, and that Judge Crawford ordered the fencing be put up and there is a formal hearing set for July 18th, 2022 regarding the municipal civil infractions that they were issued.

Chairperson Burnash stated that she has spoken to the attorney representing the applicant and that the building is not half occupied with half the tenets having left, and that the remaining tenets do not have a lot of information as to what is happening.

NEW BUSINESS:

Jeffrey L. Bennett, THA Architects, Berston Fieldhouse, 3300 Saginaw St (PID 41-06-101-001), Improvements and expansion of facilities.

Chairperson Burnash asked Mr. Bennett if he would like to present the project now or to wait after the meeting to share details informally. Mr. Bennett elected to share information informally.

ADJOURNMENT:

Commissioner Schipani made a motion to adjourn. Commissioner Wright supported the motion.

M/S – Schipani/Wright

The meeting was adjourned at 6:17 p.m.

Unanimously carried by voice vote.