

**FLINT HISTORIC DISTRICT COMMISSION**  
**Meeting Minutes**  
**December 7th, 2023**

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**Commissioners Present**

Stephanie Wright, Chair  
Kurt Neiswender, Vice-Chair  
Beverly Davis  
Cade Surface  
Megan McAdow  
Samantha Farah

**Staff Present**

Max Lester, Int. Zoning Coordinator  
Brian Acheff, Zoning Coordinator  
Dalton Castle, Planner I

**Absent:**

Megan McAdow  
Michael Hurley

**ROLL CALL:**

Commissioner Wright called the meeting to order at 6:00 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.

Megan McAdow, absent  
Beverly Davis, present  
Michael Hurley, absent  
Kurt Neiswender, present

Stephanie Wright, present  
Samantha Farah, present  
Cade Surface, present

**ADOPTION OF THE AGENDA:**

Commissioner Wright made a motion to adopt the agenda. Commissioner Neiswender seconded the motion.

*M/S – Wright/Neiswender*

*Motion carried by voice vote.*

**ELECTION OF CHAIR AND VICE-CHAIR:**

Commissioner Davis nominated Commissioner Wright as Chairperson. Commissioner Wright accepted the nomination.

*N – Davis/Wright*

*5 yes, 0 no, 0 abstain*

*The motion carried via roll-call vote.*

Commissioner Wright nominated Commissioner Neiswender as Vice-Chair. Commissioner Neiswender accepted the nomination.

*N – Wright/Neiswender*

*5 yes, 0 no, 0 abstain*

*The motion carried via roll-call vote.*

**MINUTES OF PREVIOUS MEETING AND DISPOSAL:**

Minutes for the meeting of November 2<sup>nd</sup>, 2023, were presented.

Commissioner Farah made a motion to accept the minutes of November 2<sup>nd</sup>, 2023. Commissioner Neiswender supported the motion.

*M/S – Farah/Neiswender*  
*Motion carried by voice vote.*

**PUBLIC FORUM:**

Chairperson Wright opened the floor for public comment.

Maurice Davis stood and discussed his concern regarding the lack of projects in Civic Park versus the many projects that go through for the Downtown area. He said he appreciates the Historic District Commission and what they do, adding that he is planning on discussing the same topic at the meetings of other bodies.

**CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:**

*Applicant:* Kurt Neiswender, AIA  
*Property Owner:* Communities First, Inc  
*Location:* 655 S Saginaw St. (PID 41-18-117-011)  
*Scope of work:* Partial demolition of masonry cornice and brick work to investigate the appropriate repair of the parapet wall and coping along Saginaw and E Third St. Mason to use removed portions to measure new molds for replacement cast stone cornice to match the profile and design of existing building.

Commissioner Neiswender announced he will be abstaining from voting and deliberation on this Certificate of Appropriateness as he is the one presenting the application. He explained that the proposed work had already been done due to the convenience of scheduling with the mason and the urgency of repair. Mr. Neiswender added that he still wanted to present the project to the HDC to inform the Commission of the work that was being done. The work entails exploratory work to determine the current conditions of the parapet and temporarily removing a section of the parapet to make molds for later reconstruction.

Commissioner Surface stated that this really should have come before them prior to the work being done. He stressed the importance of them setting a good example. Commission Neiswender agreed and ensured that future work will come before the Commission ahead of time with detailed drawings.

Commissioner Surface made a motion to approve the application. Commissioner Davis supported the motion.

**Roll Call:**

Megan McAdow, absent	Stephanie Wright, yes
Beverly Davis, yes	Samantha Farah, yes
Michael Hurley, absent	Cade Surface, yes
Kurt Neiswender, abstain	

*M/S – Surface/Davis*  
*The motion carried via roll call vote.*

**Applicant:** *Moses Timlin*  
**Property Owner:** *Uptown Reinvestment Corporation*  
**Location:** *401 ML King Ave. (PID 40-12-484-019)*  
**Scope of work:** *Demolition of a non-contributing structure*

Moses Timlin discussed the building to be demolished. It had originally been a McDonalds and then a coney island restaurant after that. Mr. Timlin said it is non-historic as it was constructed in 1998.

Commissioner Surface agreed with the assessment of the structure being non-historic, noting he would not often say that. Commissioner Surface added that the mural on the building was made by an artist who has since passed; he expressed concern that the family should be contacted prior to the demolition.

Mr. Timlin discussed the difficulty Uptown Reinvestment Corporation has had leasing the building to a business. Mr. Timlin noted the costs of repair have been too prohibitive for potential clients due to the amount of repairs needed and the damage to the roof and interior.

Commissioner Neiswender made a motion to approve the application. Commissioner Surface supported the motion.

Roll Call:

Megan McAdow, absent	Stephanie Wright, yes
Beverly Davis, yes	Samantha Farah, yes
Michael Hurley, absent	Cade Surface, yes
Kurt Neiswender, yes	

***M/S – Neiswender/Surface***  
***The motion carried via voice vote.***

**OLD BUSINESS:**  
No update on the requested legal opinion.

**NEW BUSINESS:**  
No new business at this time.

**ADJOURNMENT:**  
***M/S – Farah/Neiswender***  
The meeting was adjourned at 6:53 p.m.  
***Unanimously carried by voice vote.***