

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
November 7, 2024

Commissioners Present

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

Staff Present

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

Absent:

Michael Hurley
Megan McAdow

ROLL CALL:

Chairperson Wright called the meeting to order at 5:43 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 Surface made a motion to adopt the agenda as presented. Commissioner Neiswender seconded the motion.

M/S – Surface/Neiswender

The motion carried by voice vote.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of October 3, 2024, were presented.

Commissioner Davis made a motion to accept the minutes of October 3, 2024 as presented.
Commissioner Farah seconded the motion.

M/S – Davis/Farah

The motion carried by voice vote.

PUBLIC FORUM:

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

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: *The Genesee County Land Bank*
Property Owner: *The Genesee County Land Bank*
Location: *309 W. Fifth Ave. (PID # 40-12-430-003)*

Travis Gilbert is speaking on behalf of the Genesee County Land Bank (GCLB). The intent of the request is to change the design of the porches from the previously approved pitched awning brick and wood design to a flat awning metal and wood design. One reason for the change is because the buildings have flat roofs, and the different styles would clash.

Chairperson Wright asked what the extent of the changes would be. Mr. Gilbert responded that there are six buildings and sixteen units altogether and the porches would all match. Chairperson Wright asked when the units are scheduled to be finished. Mr. Gilbert said he believes they will be done by January.

Commissioner Surface asked if there were any other details or context that he would like to share. Mr. Gilbert said he believes the design would be more cohesive overall. Commissioner Surface asked if there were any other reasons behind the decision such as financial considerations. Mr. Gilbert stated that the proposed design would be less costly. Commissioner Farah asked when the decision was made to alter the design. Mr. Gilbert answered that it was made shortly after the last building was placed and they could see the buildings in person.

Commissioner Neiswender stated the units appear to have vinyl siding inconsistent with the brick siding shown in the renderings as previously approved. He continued saying that he does not believe they would have an issue with this but the request has not been made despite the change of design. Mr. Gilbert stated they would still be brick and the mason has not yet been out to the property. Commissioner Neiswender indicated the provided photographs appear to show vinyl siding on some of the units along the interior side walls. Mr. Gilbert clarified that the areas that currently have Tyvek wrapping will be brick but the areas that have vinyl siding are intended to remain.

The Commission discussed possible motions considering the porch design and the vinyl siding needing an updated approval. Commissioner Surface stated he has some difficulty approving the amended porches while unapproved work is left unaddressed at the same time.

Commissioner Surface asked if the renderings are correct in showing the canopies will be smaller than the porches. Mr. Gilbert stated the canopies will actually be similarly sized to the porches. Commissioner Surface asked if there would be any changes to the rear porches. Mr. Gilbert answered the rear porches will also be amended to match the proposed design for the front porches.

Commissioner Neiswender discussed the benefits of tabling the application, so the applicant does not need to pay a separate application fee later and for the Commission to get complete materials for review. Commissioners discussed potential dates for a special meeting with the applicant.

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Chairperson Wright made a motion to table the request until the week of September 17th, 2024 in order to review revised complete materials for the porches, siding, and any other modification to the previously approved plans. Commissioner Davis seconded the motion.

Roll Call:

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

Stephanie Wright, yes
Samantha Farah, yes
Cade Surface, yes

M/S – Wright/Davis

The motion carried via voice vote.

OLD BUSINESS:

Chairperson Wright discussed the previously mentioned Joint Meeting. Max stated it is unlikely that it will be held this year.

Chairperson Wright discussed potential training opportunities. Max stated that staff will need to locate funding for training sessions but will notify the Commission when it is available.

Commissioner Farah asked about the status of application fees. Max responded that application fees go into the Department's general account, but they keep track of collected fees on a spreadsheet. An update can be provided at the next meeting.

Commissioner Davis asked about the generator constructed in Carriage Town. Max stated that a date has been given for a response from the property owner. Complete materials for the Zoning Permit must first be submitted to ensure zoning compliance prior to moving to the HDC for review. Staff will continue to follow up on the matter.

NEW BUSINESS:

N/A

ADJOURNMENT:

Commissioner Surface made a motion to adjourn the meeting. Chairperson Wright seconded the motion.

M/S – Surface/Wright

The motion carried via voice vote.

The meeting was adjourned at 6:08 p.m.