

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
April 5, 2018

Commissioners Present

Dale Suomela, Chair
Heather Burnash, Vice-Chair
Michael Hurley
Stephanie Wright
Beverly Davis

Staff Present

Corey Christensen, Zoning Coordinator
Andy Aamodt, Planner I
Harrell Millhouse, Assistant City Attorney

ROLL CALL:

Chairman Suomela called the meeting to order at 5:37 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Room, 3rd Floor, Flint City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

There were no additions or changes to the agenda.

ADOPTION OF THE AGENDA:

M/S – Hurley/Burnash

Motion to adopt the meeting agenda.

Unanimously carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

M/S – Hurley/Wright

Motion to adopt the previous meeting minutes from March 1, 2018.

Unanimously carried.

PUBLIC FORUM:

Shirley Person and Karen Foreman, both residents of Civic Park and members of Civic Park Neighborhood Association, spoke in favor of the project at 1401 W. Dayton St.

CERTIFICATES OF APPROPRIATENESS:

Applicant: Maurice Davis

Property Owner: Maurice Davis Enterprises

Location: 1401 W. Dayton St., Parcel ID# 40-02-402-002

New construction of pavilion/stage made of wood framing, wood decking, and metal roofing.

Commissioner Davis mentioned she has to abstain from discussion and voting because of conflict of interest.

Maurice Davis presented the project's proposal. He also described the annual festival in the Civic Park neighborhood, and imagines this can be the gathering place for the event. The community has pride in their neighborhood and wants to celebrate the neighborhood. Mr. Davis's goal was to buy the property from the Land Bank so that the pavilion/stage could be built. The property will help revitalize the area and will be used by the community. This project is supported by the Mott Foundation and Habitat for Humanity.

Habitat for Humanity is the contractor. George MacEachern, a representative of Habitat for Humanity spoke about the construction. He provided that they have built the exact stage down the street on Dayton St. This stage will be a replicate. They will have a small power/generator station at the site.

Commissioner Wright asked about the awning of the stage. Mr. MacEachern described the awning and roofing. It will be plywood and standard sheet metal.

Commissioner Hurley asked if the lot is currently vacant. Mr. Davis confirmed so, and stated he has been mowing the lot to keep it clean.

Commissioner Suomela asked if Mr. Davis's building is nearby. Yes, the building is on the adjacent block. Because of the sun, the project is proposing the stage to face north.

Commissioner Burnash asked about the discrepancies in application materials between a galvanized metal roof and a shingle roof. Mr. MacEachern confirmed it will be a galvanized metal roof.

Commissioner Suomela asked about the relative size of the lot. The lot is comparable to about six area residential lots, but is one parcel.

Maurice Davis spoke about the plants and flowers they plan on landscaping throughout the site. He also brought up that he is concerned about why demolitions that HDC has approved for have not happened yet. Commissioner Wright mentioned he should reach out to the demolition coordinator. Approvals are good for one year, so demolitions should take place soon.

George MacEachern confirmed the dimensions of the pavilion/stage. The roof will be 30 feet by 32 feet.

Commissioner Wright asked about the history of the property. The property was formerly Savon Foods supermarket.

Commissioner Burnash brought up addressing this application as a Notice to Proceed rather than a Certificate of Appropriateness because it is a rebuild.

M/S –Hurley/Burnash

Motion to approve application as presented, with the condition that the metal roofing matches what the application says, and that the "Certificate of Appropriateness" is modified to be a "Notice to Proceed."

Yes- Suomela, Burnash, Wright, Hurley

Abstain- Davis

OLD BUSINESS:

Saginaw Street Bricks Update

Staff updated the Commission that the Legal Department will handle this situation, because the construction may have been done by UM-Flint. This should have required approval from the HDC and a permit for this. There are no records of permits for this construction.

Commissioner Suomela wondered if there had been a reduction of supply of bricks, and if new bricks are added to the street then approval from the HDC is necessary. There are bricks on some of the side streets, so he wondered if bricks can be taken from the side streets.

The Commission expressed that the City needs to investigate this to get someone to take responsibility. The Commission requested that the Legal Department provides a report on this at next month's meeting.

NEW BUSINESS:

HDC Application Update

The Commission provided staff with ideas on improving the language in the HDC application.

Member Vacancies

The Commission stated they will email staff suggestions for the two vacancies remaining. Staff stated they will then put together a memo to the Mayor on potential candidates.

ADJOURNMENT:

M/S –Burnash/Davis

The meeting was adjourned at 6:26 p.m.

Unanimously carried.