

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
April 6, 2017

Commissioners Present

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

Staff Present

Corey Christensen, Zoning Coordinator
Jake Parcell, Planner I

ROLL CALL:

Chairman Suomela called the meeting to order at 5:50 p.m. Roll was taken and a quorum was present. The meeting was held in the Committee-of-the-Whole Meeting Room, 3rd Floor, Flint City Hall.

ADDITIONS/CHANGES TO THE AGENDA:

There are no additions to the agenda.

ADOPTION OF THE AGENDA:

M/S – Hurley/Davis

Motion to adopt the meeting agenda as amended.

Unanimously carried.

Minutes of Previous Meeting and Disposal

M/S – Hurley/Wright

Motion to adopt the previous meeting minutes.

Unanimously carried.

PUBLIC FORUM:

R. L. Mitchell- Civic Park has been a blighted area for a long time, this neighborhood needs to be cleaned up as the only thing left is the center of it. Kettering students have done clean-ups here before and did a great job.

Paul Herring- Works for Spectacle Productions, was in attendance to videotape the meeting to stream it live on Facebook and for the news.

Jake Parcell- Introduces self as the new attendee of the meeting.

CERTIFICATES OF APPROPRIATENESS:

Applicant: Nickolas Hoffman

Property Owner: Nickolas Hoffman

Location: 314 W. University Ave, parcel # 40-12-476-016

Demolition of Structure

Freeman Greer, architect, spoke on behalf of the applicant. Stated that an addition was made to the building in the 1960s, previously used as an orthodontist office. Removal of the front of this house presented structural damage that is estimated at \$300,000 to restore. Demolition is the better option.

Commissioner Burnash referenced the history of the case, stating that the application was denied in May or June of last year and that the next step is to appeal to the state.

Corey Christensen stated that he will look through old files to find evidence of denial of the past application.

Nickolas Hoffman withdrew the application of 314 W. University Avenue.

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank

Location: 2402 Humboldt Ave, parcel # 40-02-402-006

Demolition of structure.

Raymond Glass and Carol Freeman spoke on behalf of the Genesee County Land Bank. Since the last meeting the Land Bank has re-inspected all the properties and cut their demolition list down. Inspectors determined that the 7 seen today are in need of demolition. The Land Bank will secure the remaining properties but cannot afford to rehabilitate them.

M/S – Wright/Davis

Motion to approve the certificate of appropriateness for a demolition of 2402 Humboldt Ave, parcel # 40-02-402-006.

Yes: D. Suomela, S. Wright, M. Davis.

No: H. Burnash, M. Hurley.

Motion is not carried 3-2.

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank

Location: 2406 Humboldt Ave, parcel # 40-02-402-005

Demolition of structure.

Commissioner Davis spoke regarding the conditions of the neighborhood, stating that without investment the houses will continue to be a burden on the community and blight needs to be removed.

Carol Freeman stated that these do not have architectural or structural integrity.

Commissioner Davis stated that he believes the money would be better spent on rehabilitation rather than demolition.

M/S – Wright/Davis

Motion to approve the certificate of appropriateness for a demolition of 2406 Humboldt Ave, parcel # 40-02-402-005.

Yes: S. Wright.

No: H. Burnash, M. Hurley, D. Suomela, M. Davis.

Motion is not carried 4-1

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank
Location: 2609 Humboldt Ave, parcel # 40-02-251-017
Demolition of structure.

Carol Freeman explained that the house has changed since some of the photos were taken, and that the addition of vinyl siding has eliminated the historic character.

Commissioner Burnash agreed, adding that the house does not look secure and that there are holes in the floor.

M/S – Wright/Hurley

Motion to approve the certificate of appropriateness for a demolition of 2609 Humboldt Ave, parcel # 40-02-251-017.

Unanimously Approved

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank
Location: 2613 Humboldt Ave, parcel # 40-02-251-016
Demolition of structure.

Commissioner Hurley asked if anyone has approached the Land Bank about salvaging the slate on the building.

Raymond Glass and Carol Freeman stated that generally they tell people no.

Commissioner Burnash clarified that this application is for the house and the garage.

M/S – Wright/Davis

Motion to approve the certificate of appropriateness for a demolition of 2613 Humboldt Ave, parcel # 40-02-251-016.

Unanimously Approved

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank
Location: 1218 W Rankin St, parcel # 40-02-253-034
Demolition of structure.

Raymond Glass informed the Commission that the site has been actively used as a dump site.

Commissioner Davis stated that the house is nothing but a shell.

M/S – Hurley/Wright

Motion to approve the certificate of appropriateness for a demolition of 1218 W Rankin St, parcel # 40-02-253-034.

Unanimously Approved

Applicant: Genesee County Land Bank

Property Owner: Genesee County Treasurer

Location: 2313 Forest Hill Ave., parcel # 40-02-403-031

Demolition of structure.

M/S – Burnash/Davis

Motion to approve the certificate of appropriateness for a demolition of 2313 Forest Hill Ave., parcel # 40-02-403-031.

Unanimously Approved

Applicant: Genesee County Land Bank

Property Owner: Genesee County Land Bank

Location: 2310 Forest Hill Ave., parcel # 40-02-404-016

Demolition of structure.

Raymond Glass and Carol Freeman stated that on December 9, 2010 City of Flint building inspector Mike Reiter sent out a demolition notice showing that the structure was not habitable. Nothing happened after the violation was sent so the Land Bank received ownership. The property has had a cut plug since 2010 and it was boarded one month ago.

M/S – Hurley/Burnash

Motion to approve the certificate of appropriateness for a demolition of 1218 W Rankin St, parcel # 40-02-404-016.

Unanimously Approved

OLD BUSINESS:

There is no old business.

NEW BUSINESS:

Claire Nowak-Boyd will no longer be attending meetings on behalf of the City of Flint. Jake Parcell will be attending monthly meetings from now on.

ADJOURNMENT:

M/S – Burnash/Hurley

Unanimously carried