

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
June 7, 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
Kelly Kiertzner, Assistant City Attorney

ROLL CALL:

Chairman Suomela called the meeting to order at 5:32 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:

The projecting signs application by Signs by Crannie was added to the agenda.

The concrete approach application by Nick Kedovary was removed from the agenda. Andy Aamodt explained to the Commission that the application was removed because the proposed work occurs outside of the property parcel, within the street right-of-way. Mr. Aamodt provided an example in the past where the Commission did not review such work. Commissioner Suomela confirmed the Commission should not need to review such work. The applicant will still need to obtain proper permits from Street Maintenance to conduct work.

ADOPTION OF THE AGENDA:

M/S – Hurley/Burnash

Motion to adopt the meeting agenda as amended.

Unanimously carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

M/S – Burnash/Davis

Motion to adopt the previous meeting minutes from May 3, 2018.

Unanimously carried.

PUBLIC FORUM:

No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Tracy Schmitz

Property Owner: Delta Nu Housing Corp.

Location: 924 E. 6th St., Parcel ID 41-18-228-023

Renovation to attached garage access.

Tracy Schmitz, president of the housing corporation. The house is used as a sorority house for Kettering University. The house is residence to 16 Kettering University students. The plan is to convert the garage to a usable living space. There is not adequate access to this garage space from inside the house, so they are enclosing the side-porch space in front of the door.

Commissioner Burnash asked how old the house is. Ms. Schmitz believes the house was built in 1928.

Commissioner Hurley asked about the viewpoints of this door area. Ms. Schmitz explained that this area can basically only be seen if you are walking up to it or close to the house. This area is not the front door.

Commissioner Hurley and Burnash suggested the appearances of the new proposed door to match the existing door and the existing paneling. Commissioner Suomela suggested reusing the existing door would be efficient. He explained that once the enclosure happens, the Commission will not have any jurisdiction over the interior of the house.

Ms. Schmitz noted the ultimate goal is to make the approximate 300 square feet of garage space usable as a living space or study area.

M/S –Hurley/Burnash

Motion to approve application as presented, at 924 E. 6th St. (Parcel ID 41-18-228-023) with the condition that the new door will match the previous door.

Approved unanimously.

Applicant: Signs by Crannie

Property Owner: Friends of the Capitol Theatre, LLC

Location: 130 E. Second St., Parcel ID 41-18-129-001

Projecting signs.

Dan Crannie, Signs by Crannie, presented. He explained that the City had permitted the construction of the signs, and the signs are already up. City staff and the property owner initially missed the fact the parcel is historically designated, so they are coming back now to get their HDC approval. Mr. Crannie explained the signs are tasteful for an old downtown, as well as being properly secured and built.

Commissioner Burnash asked about the illumination of the lights. Mr. Crannie explained there are small LED lights above that will provide illumination down onto the sign.

Commissioner Hurley asked about the businesses. Heidi McAra, SHIFT, was present and replied she is one of two tenants that operate the space. Both businesses opened Tuesday.

M/S –Hurley/Burnash

Motion to approve application as presented, at 130 E. Second St. (Parcel ID 41-18-129-001).

Approved unanimously.

Applicant: Flint Cultural Center Corporation

Property Owner: Flint Cultural Center Corporation

Location: 1103 Manning Court, Parcel ID 41-07-426-020

Demolition.

Mark Sinila, Chief Operating Office of Flint Cultural Center Corporation, presented the application. With him was Todd Moyer, Director of Operations for Flint Cultural Center. Mr. Sinila provided the Commission with the required materials the Commission requested after the postponement of the application last

meeting. These items included architectural documents, and an inspection report documenting conditions of the house and its hazards.

Commissioner Wright asked if anything can be salvaged from the house if the demolition does occur. Mr. Moyer replied that anything exterior-wise might not be salvageable because of the pervasive mold. It would not be safe to be salvaged. Mr. Sinila noted the windows have asbestos glazing. Mr. Moyer explained from an architectural standpoint the door might be the only item of interest but even that has some mold. Mr. Moyer explained there is about a foot of water in the basement.

Commissioner Davis and Commissioner Burnash asked about the water in the basement. Mr. Moyer explained that years ago, the power was disconnected, as it was not economically feasible to power the unused house. Therefore, no sump pump was powered and as the foundation of the house deteriorated, groundwater accumulated in the basement.

Commissioner Suomela stated that the documentation the Commission previously requested has been sufficiently provided.

Commissioner Hurley commented if the house is demoed, there will only be one house remaining of this set of historic properties. Mr. Moyer updated the Commission on that other remaining house. So far, FCC is moving forward with their projects without needing to acquire that house.

The Commission encouraged the FCC in their future projects to include a special Manning Court exhibit documenting the historic district and the history that happened there.

Commissioner Wright asked if the motion needs to specify “demolition of house and garage”. Staff and Commission clarified the demolition will account for all structures on the property.

M/S – Burnash/Wright

Motion to approve application as presented, at 1101 Manning Court (Parcel ID 41-07-426-020), as a “Notice to Proceed”.

Approved unanimously.

Applicant: Flint Cultural Center Corporation

Property Owner: Flint Cultural Center Corporation

Location: Bounded by Sloan Museum to the south, and Robert T. Longway Blvd. to the north, Parcel ID 41-07-426-020 and various adjacent parcels

New construction of school.

Mark Sinila presented the charter school application. This item was also postponed from the previous meeting. Mr. Sinila pointed out where the house that will be demoed exists in relation to the conceptual plans that were provided.

Andy Aamodt and Corey Christensen explain that the Commission is only responsible for reviewing the plans for the historic parcel, which is the parcel the demolition will take place at (Parcel ID 41-07-426-020). The other parcels involved in the conceptual plan are non-historic.

M/S – Hurley/Burnash

Motion to approve application as presented, at 1101 Manning Court (Parcel ID 41-07-426-020), as a “Notice to Proceed”.

Approved unanimously.

OLD BUSINESS:

Saginaw Street Bricks Update

Kelly Kiertzner updated the Commission that Betty Wideman of the Transportation Division has replacement bricks but does not have the original bricks. The Commission will require Ms. Wideman to come before the Commission to present the bricks.

Ms. Kiertzner confirmed Ms. Wideman has expressed interest to speak to the Commission about long-term maintenance of Saginaw Street, in the near future.

The Commission considered the possibility of holding a special meeting regarding the bricks at an upcoming Thursday. The meeting would preferably take place at the site on Saginaw Street.

Member Vacancies

Andy Aamodt updated the Commission on progress of finding possible candidates that can be recommended to the Mayor.

NEW BUSINESS:

Andy Aamodt updated the Commission that the regularly scheduled meeting for July 5th will need to be rescheduled for July 12th because of City Hall staff’s mandatory day off.

ADJOURNMENT:

M/S – Hurley/Burnash

The meeting was adjourned at 6:50 p.m.

Unanimously carried.