

FLINT HISTORIC DISTRICT COMMISSION
Meeting Minutes
July 1, 2021

Commissioners Present

Heather Burnash, Chair
Beverly Davis, Vice Chair
Michael Hurley
Kurt Neiswender
Joe Schipani

Staff Present

Bill Vandercook, Zoning Coordinator
Keizzy Anpalagan, GIS Technician
Joanne Gurley, Assistant City Attorney
Jonathon Mateen, Planner I

Absent:

Stephanie Wright

ROLL CALL:

Chairperson Burnash called the meeting to order at 5:34 p.m. Roll was taken and a quorum was present.

The meeting was via Zoom and phone conferencing as approved.

Mrs. Gurley read the Amendment to the Open Meeting Act, adopted in Senate Bill 1108 as passed on October 13, 2020, and signed into law on October 16, 2020.

Heather Burnash, remotely – City of Flint
Beverly Davis, remotely – City of Flint
Michael Hurley, remotely – City of Flint

Kurt Neiswender, remotely – City of Flint
Joe Schipani, remotely – City of Flint
Stephanie Wright, remotely – Absent

ADOPTION OF THE AGENDA:

Commissioner Schipani made a request to postpone 703 Mason Street to the August 5th meeting if Commissioner Wright does not show up.

Voice Vote

Motion to adopt the meeting agenda with changes.

M/S – Schipani/Hurley

Unanimously carried.

MINUTES OF PREVIOUS MEETING AND DISPOSAL:

Minutes for the meeting of May 6, 2021 were presented.

Voice Vote

Motion to approve the minutes of May 6, 2021 as presented.

M/S – Schipani/Wright

Unanimously carried.

Final

PUBLIC FORUM:

No one spoke.

CERTIFICATES OF APPROPRIATENESS/NOTICES TO PROCEED:

Applicant: Riverside Tabernacle

Property Owner: Same

Location: 429 NB Chavez Dr.

Prefinished metal siding

Howard Thompson presented the application. Mr. Thompson stated that the application was presented at the June 3rd meeting. Riverside Tabernacle returned to present changes from the original plan.

Commissioner Schipani made a motion to approve the application as presented. Commissioner Davis supported this motion.

Mr. Thompson shared that they have not settled on which windows to install and asked if they are required to install the windows shown on the plan. Chairperson Burnash stated that as long as the materials and fenestration patterns match what is on the plan there will not be a need for another application.

Commissioner Hurley stated that because the building is not historical, there is leeway in what is allowed with the windows.

Chris Honea, Case Construction, shared that lead times for pre-engineered buildings are 30 weeks and asked if an all block building with the same style would be allowed. Commissioner Hurley stated that the Commission can only rule on the case that is front of them, and if significant changes were going to be added then another application would be required to be submitted in order to get approved.

Commissioner Neiswender stated that the drawing shows a dumpster enclosure to the Northeast of the new building with the statement “new wood screen dumpster enclosure”, however, there is not a drawing of the dumpster enclosure elevations. Mr. Honea stated that the enclosure would be a six foot dog-eared dumpster enclosure.

M/S – Schipani/Davis

Motion carries 5 yes – 1 absent

Applicant: GM LDHA LP

Property Owner: Same

Location: 411 Lyon Street

Exterior renovations including new ornamental aluminum sliding gate and fence, new patio retaining wall, new asphalt shingles, new wood frame balconies with metal railing, new sliding windows and sliding doors at existing openings, new painted metal louver at new mechanical units, new wall sconce lighting at balconies, new appliance exhaust louvers, new aluminum and glass storefront window system, new entry doors.

Final

John Costa, representing Communities First, presented the application. Mr. Costa stated that the building would require a few minor repairs to the masonry. Additionally, they are planning to rebuild the 26 units and add balconies with sliding patio doors to a number of them. They are planning to build sliding vehicle gates at each entrance of the building. All of the windows and sliding doors are within existing openings. HVAC units were created, however, the openings were already there and made larger to fit the units. Mr. Costa stated that 4 units on the ground floor were deteriorated and these retaining walls will be replaced. These walls will not be visible from the street.

Glenn Wilson, Communities First, stated that work had already started at the location in February 2020. Work was stopped due to COVID-19. Today they are seeking approvals for the fencing, entry way, and lighting scones.

Commissioner Hurley asked for clarity on the items that are different from the first presentation. Mr. Wilson stated that there is fencing, a new entry, and lighting. Michael Scott, Communities First, added that the retaining wall patio is also being presented for approval.

Commissioner Neiswender asked if the retaining wall will have a railing in front of it. Mr. Costa stated that there will be landscaping in front of the retaining wall.

Commissioner Schipani asked for clarity on where the retaining walls will be in relation to the street. Mr. Costa stated that there are two on Lyon Street and two First Street.

Commissioner Hurley made a motion to accept the application as presented. Commissioner Neiswender supported this motion.

Chairperson Burnash shared concerns raised by residents regarding the flooring on the decks of the patios and asked what flooring material will be used. Additionally, residents shared that new holes were put on the building without approval. Mr. Costa stated that penetrating the masonry was part of the original plan. Additionally, the HVAC units were part of the original plan. The new balconies are wood framed and the flooring is composite decking.

Chairperson Burnash asked if the flooring can be seen from the street. Mr. Costa stated that only the framing can be seen.

Commissioner Schipani asked if the aluminum fencing will be replacing the chain link fencing. Mr. Costa confirmed this.

M/S – Hurley/Schipani

Motion carries 5 yes – 1 absent

Applicant: Communities First, Inc.

Property Owner: Same

Location: 413 Lyon Street

Patch or replace existing damaged horizontal wood siding as required, paint all wood siding and trim, replace existing missing or damaged basement and attic windows to match existing first and second floor windows, repair damaged brick and repoint masonry chimney, new asphalt shingles at porch to match existing, new painted treated wood railing at front porch, install new aluminum gutter and downspouts.

Final

John Costa presented the application.

Mr. Costa stated that his property is adjacent to 411 Lyon Street and will be a part of the overall Georgia Manor project. The renovations will be primarily on the inside with one-unit upstairs and community space on the ground floor. The exterior rehabilitation includes repairs to the chimney, painting and repairing the wood siding, and replacing two upstairs windows under the attic to match the first floor windows, masonry repairs on the main level.

Commissioner Schipani asked what material will be used to replace the window. Mr. Costa stated that vinyl windows will be used to match the first floor window. Commissioner Schipani stated that the windows should be wood. Mr. Wilson stated that the vinyl windows were already on the property.

Commissioner Hurley stated that a Notice to Proceed would be most appropriate due to the vinyl windows.

Commissioner Schipani asked if the windows will be able to be opened and if the wood trim will remain around the window. Mr. Costa stated that the windows will be fixed and the wood trim will remain.

Commissioner Neiswender made a motion to approve a Notice to Proceed as presented. Commissioner Hurley supported this motion.

M/S - Schipani/Neiswender
Motion carries 5 yes – 1 absent

OLD BUSINESS:

Michigan Historic Preservation Network Training

Chairperson Burnash asked for Commissioners to share ideas about potential topics to cover during the training. Commissioner Hurley asked to have training cover noncontributing resources. Commissioner Schipani asked to include a topic on new constructions in the Historic District.

Bricks on Saginaw Street

Jonathon Mateen shared that Mark Adas, City Engineer, is planning to present at the Historic District Commission meeting in August once funding has been secured.

NEW BUSINESS:

No new business.

ADJOURNMENT:

M/S – Wright/Schipani

The meeting was adjourned at 6:27 p.m.

Unanimously carried.

Final